



NOTICE OF PUBLIC HEARING

MINOR VARIANCE – AMENDED November 30

Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2023-34

APPLICANT: 2352107 ONTARIO LTD

PROPERTY: 1588 St John's Sdrd E, Aurora, ON M3J0L5
CON 3 PT LOT 26 RS65R9660 PART OF PART 1

RELATED APPLICATIONS: C-2023-05

ZONING: E-BP(504) Business Park, E-BP(503) Business Park

PURPOSE: A Minor Variance Application has been submitted to facilitate the construction of a self-storage facility.

THE FOLLOWING VARIANCES ARE REQUIRED:

- 1) Section 24.503.6 of Zoning By-law 6000-17 states that the maximum Gross Floor Area of all buildings and structure for all uses outlined in Section 24.503 shall be 250% of the lot area or portion of the lot within the E-BP (503) Zone for each individual lot.
 - i) The proposal shows 251.81%.
- 2) Section 10.2 of Zoning By-law 6000-17 requires a maximum lot coverage of 50%.
 - i) The proposal shows 55%.
- 3) Section 5.4 of Zoning By-law 6000-17 requires a minimum of 113 parking spaces for Commercial Self Storage Facilities.
 - i) The proposal shows 8 parking spaces.

- 4) Section 5.8.2 of Zoning By-law 6000-17 requires a minimum of 4 barrier free parking spaces for Commercial Self Storage Facilities.
 - i) The proposal shows 1 barrier free parking space.

- 5) Section 10.3.2 of Zoning-law 6000-17 requires a minimum number of 4 loading spaces.
 - i) The proposal shows 3 loading spaces.

A Location Map and Site Plan illustrating the request are attached. This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

DATE:	December 14, 2023
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. During this time, Committee of Adjustment meetings will be held electronically and may be viewed via live stream. Please visit the Town’s website for further details.

You may express your views about this Application, for consideration by the Committee, in the following ways:

- i) **Participate in the electronic meeting as a live delegate.** Please send a delegation request to the Secretary–Treasurer, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on December 12th, 2023.** Once the request has been received, instructions will be provided on how to make your delegation during the electronic meeting.

The Delegation Request form is located on the Town website: <https://webforms.aurora.ca/Delegation-Request>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on December 12th 2023** Alternatively, comments may be mailed to Town Hall at the address below. Please note, mailed comments must be received by the Town prior to the meeting in order to be considered by the Committee.

Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

If you wish to be notified of the Decision with respect to this Application, you must complete the enclosed "Request for Decision" form. The form can also be found at <https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Request-for-Decision--Fillable.pdf>. This form is to be emailed to PFan@aurora.ca **no later than 4:30pm on December 14, 2023.**

If you receive this notice as an owner of land containing seven or more residential units, please post this notice in a location that is visible to all property residents.

Should you have any questions regarding this application, please contact Peter Fan at PFan@aurora.ca or at **(905) 726-4711**

Personal Information Collection Notice

Your personal information and your comments are collected under the legal authority of the *Planning Act, R.S.O. 1990, Chapter c.P.13, as amended*. Your comments in respect to this Application will become part of the decision making process of the Application as noted on this form. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, as amended, (the "Act")* public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with *the Act*. Questions about this collection should be directed to the Town Clerk, Town of Aurora, 100 John West Way, Box 1000, Aurora ON L4G 6J1 905-727-3123.

DATED THIS 30th DAY OF NOVEMBER 2023



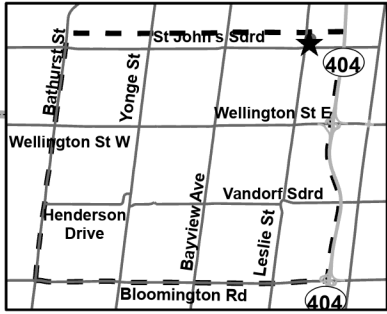
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Site Plan
Attachment 3 – Request for Decision

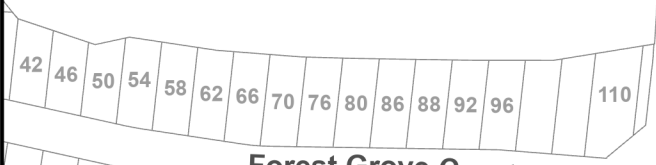
Agenda packages will be available prior to the Hearing at:

<https://www.aurora.ca/agendas>

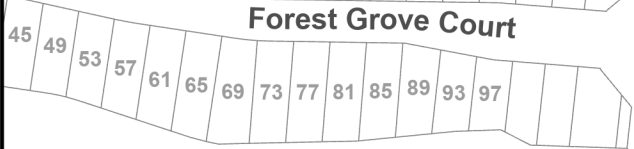


Town of Newmarket

168

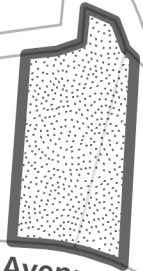


Forest Grove Court



Leslie Street

1588



Melvin Robson Avenue

Melvin Robson Avenue

1756

St John's Sideroad

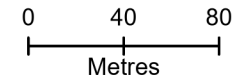
Leslie Street

St John's Sideroad

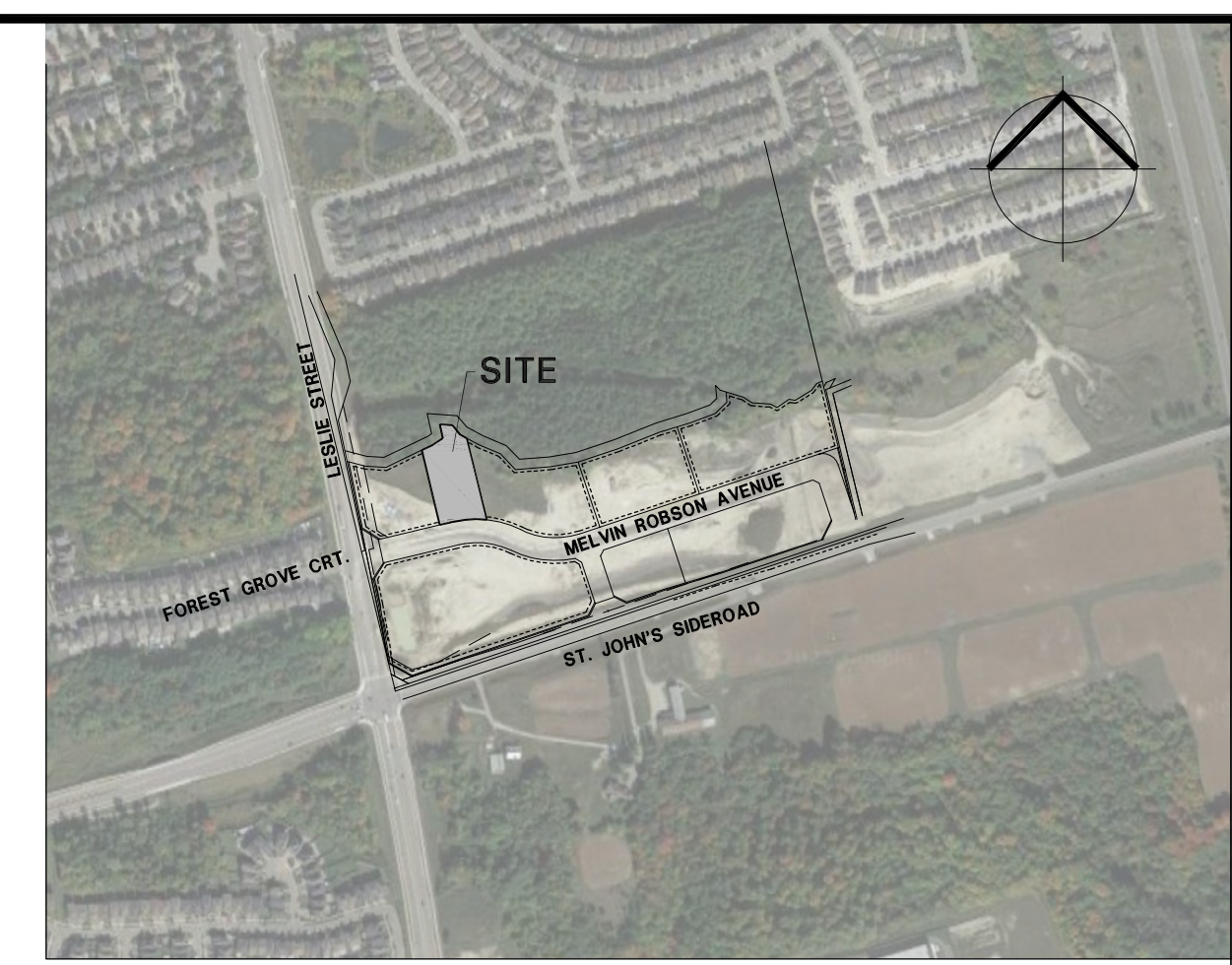
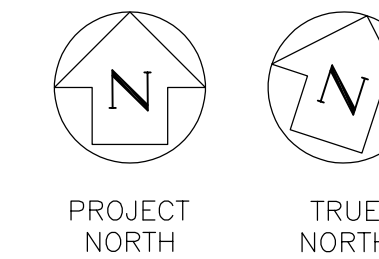
1675

LOCATION MAP
1588 ST.JOHN'S SIDEROAD
FILE: MV-2023-34
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



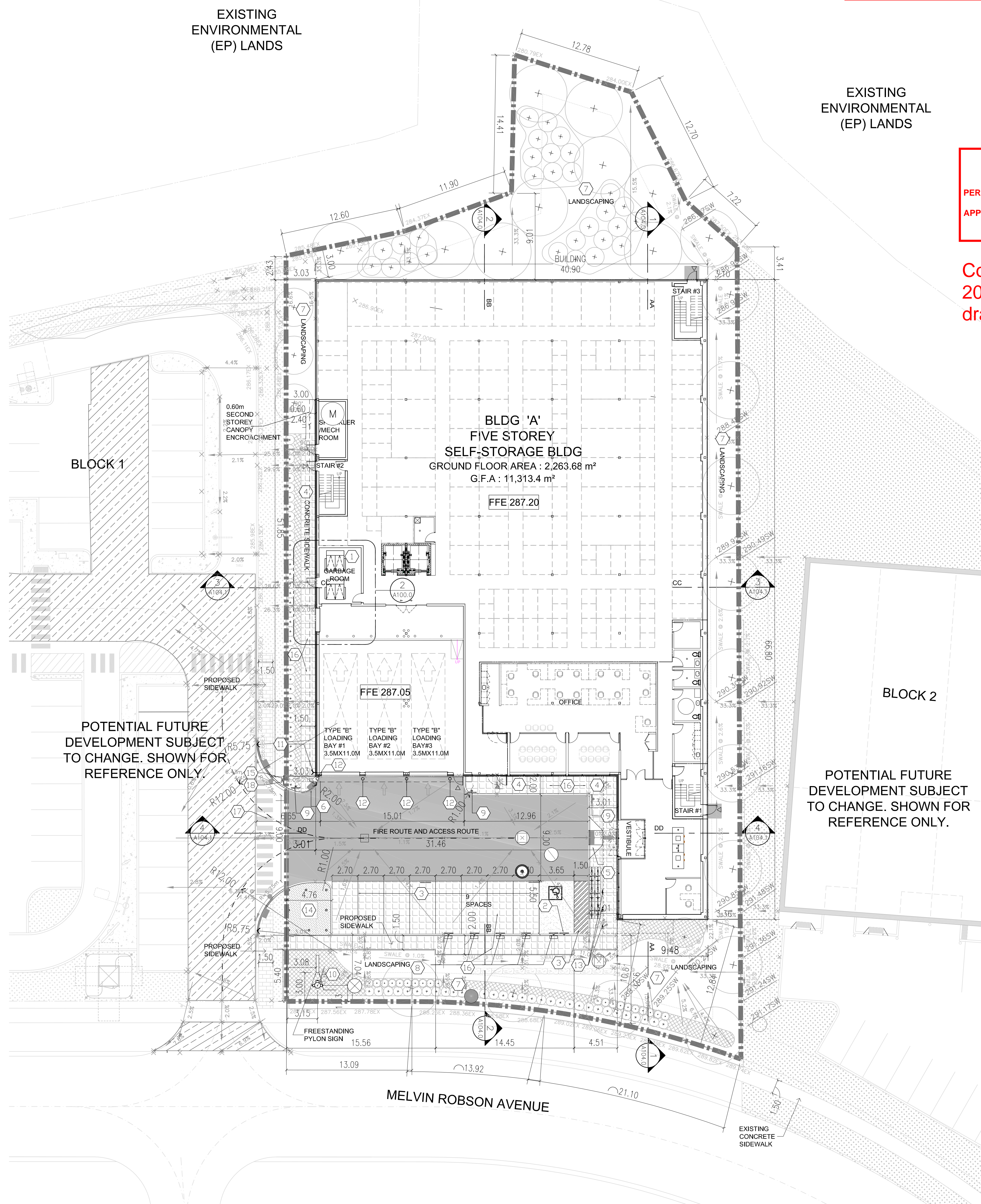
TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20231045 DATE: Oct. 25, 2023
 APPROVED BY: *Bill Jean*
 PRELIMINARY ZONING REVIEW



PLAN OF SURVEY OF
 LOT 26, CONCESSION 3
 BLOCKS 1 & 2
 GEOGRAPHIC TOWNSHIP OF
 WHITCHURCH
 BEING IN THE
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK
 SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY
 XXX

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20231045 DATE: Nov. 24, 2023
 APPROVED BY: *Bill Jean*
 PRELIMINARY ZONING REVIEW

Comments for November 24,
 2023 PZR based on this
 drawing



SITE STATISTICS

SITE AREA: 4,126.78 m² (1.02 ac)
 ZONING BYLAW: 800-17
 ZONING: E-BP (BUSINESS PARK)

DENSITY	REQUIRED	PROPOSED
	1.0	2.52
HEIGHT	NO LIMIT	20.1 m (5 storeys)
SETBACKS	Front	3.0 m
	Side Yard	3.0 m
	Rear Yard	3.0 m
	Adjacent Open Space	3.0 - 3.41 m
		3.82 - 3.14 m

TOTAL BUILDING AREA (FOOTPRINT)	2,263.68 m ²
PAVED SURFACE AREA	462 m ²
LANDSCAPED OPEN SPACE	1,401.06 m ²
TOTAL	4,126.74 m ²

PARKING

ACCESSIBLE PARKING	REQUIRED	PROPOSED
(5 spaces + 1/100 m ²)	6 spaces	1 space
ELECTRIC VEHICLE PARKING		5 spaces
BICYCLE PARKING (2 spaces + 1/1000 m ²)	5 spaces	6 space

LOADING

SELF STORAGE (10,000 - 14,999 m ²)	REQUIRED	PROPOSED
Type 'B': 3.5 m x 11.0 m	3 Type 'B'	3 Type 'B'

BUILDING STATISTICS

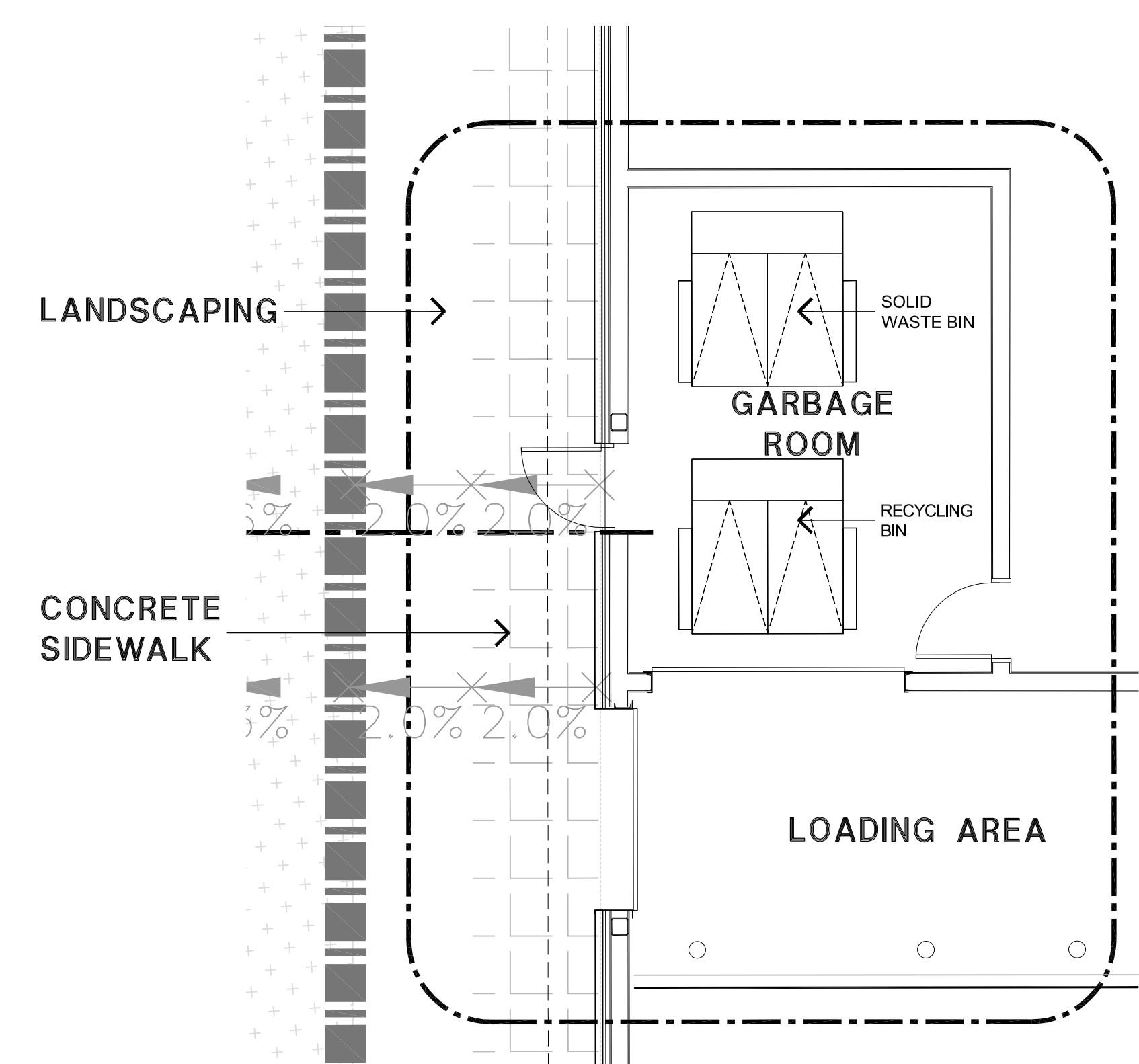
BUILDING AREAS (FOOTPRINT)	
BUILDING 'A' GROUND FLOOR	2,263.68 m ²
BUILDING 'A' 2nd-5th FLOOR	2,262.43 m ² x 4 = 9,049.72 m ²
TOTAL	11,313.4 m ²
GROSS FLOOR AREAS	
BUILDING 'A' Self Storage	10,906.7 m ²
Office	406.7 m ²
TOTAL	11,313.4 m ²
GROSS FLOOR AREAS	
TOTAL	11,313.4 m ²
Gross Floor Area exemptions	921.68m ²
TOTAL	10,391.72m ²

GENERAL NOTES :

- 1 GARBAGE ROOM
- 2 BARRIER FREE PARKING SPACE AND SIGN (TYP.)
- 3 PARKING STRIPING (TYP.)
- 4 SIDEWALK
- 5 BARRIER FREE RAMP
- 6 PROPOSED FLUSH/DEPRESSED CURB
- 7 LANDSCAPED AREA - REFER TO LANDSCAPE DRAWINGS
- 8 PROPOSED ELECTRIC VEHICLE PARKING WITH CHARGING STATION ROUGH-IN
- 9 FIRE ROUTE SIGN
- 10 PROPOSED FIRE HYDRANT
- 11 PROPOSED SIAMESE CONNECTION
- 12 STEEL BOLLARDS (TYP.)
- 13 PROPOSED BIKE RACKS LOCATION
- 14 PROPOSED TRANSFORMER WITH CONCRETE PAD REFER TO ELEC. DRAWINGS
- 15 PROPOSED STOP SIGN
- 16 PERMEABLE PAVERS
- 17 PEDESTRIAN CROSSING BY OTHERS
- 18 PEDESTRIAN CROSSING SIGN

LEGEND:

- PROPERTY LINE
- FIRE ROUTE
- LINE OF CANOPY / ROOF ABOVE
- PROPOSED CONCRETE CURB
- ⊕ 3m. PROPOSED HYDRANT
- ↑ BUILDING ACCESS
- △ BUILDING EXIT
- ↓ BICYCLE PARKING RACK
- HEAVY DUTY ASPHALT
- ASPHALT
- PERMEABLE PAVERS
- 150 min Compacted Depth Topsoil, Fine Grade, and fine fescue Sod Refer to Landscape drawings.
- 150 min Compacted Depth Topsoil, Fine Grade, and Sod Refer to Landscape drawings.



1 SITE PLAN
 A-100.0 SCALE: 1 : 200

2 ENLARGED GARBAGE ROOM PLAN
 A-100.0 SCALE: 1 : 75

2	ISSUED FOR SPA	AUG. 18th, 2023	C.L.B.
1	ISSUED FOR CLIENT REVIEW	JUL. 28th, 2023	C.L.B.
NO.	REVISIONS	MARK VDD ALL COPIES PREVIOUS FINAL DATE	DATE BY

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.
 Do not scale the drawing.
 This drawing contains copyright material belonging to the Architect.
 The drawing was developed for a specific purpose; use for any other purpose is not permitted.
 This drawing shall not be reproduced in whole or in part without the written approval of the Architect.
 This drawing must be read in the context of all the other drawings which constitute the document.

SITE PLAN

SCALE: 1:200

SELF STORAGE AURORA MILLS
 1588 ST. JOHN'S SIDEROAD
 AURORA, ONTARIO
 FOR: BAYVEST CAPITAL CORP.

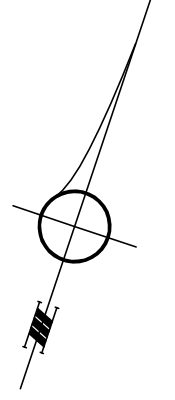
PETROFF PARTNERSHIP ARCHITECTS

PETROFF

260 TOWN CENTRE BLVD. SUITE 300
 MARKHAM ONTARIO CANADA L3R 8H8
 TEL: 905.470.7000 FAX: 905.470.2500



DRAWN BY	RS/JDR	PROJECT NO.	22115.00
CHECKED BY	OB	DATE	JUNE, 2023
DATE	JUNE, 2023	ISSUED	JULY 31, 2023
ISSUED	JULY 31, 2023	OWG. NO.	A-100.0



SCHEDULE			
PART	LOT	PLAN	PIN
1	ALL OF	PLAN 65M-_____	PART OF 03620-_____
2	BLOCK 1		PART OF 03620-_____
3	ALL OF		PART OF 03620-_____
4	BLOCK 2		PART OF 03620-_____

PARTS 1 & 2 SUBJECT TO EASEMENT AS IN INSTRUMENT YR3537823

PLAN OF SURVEY OF
BLOCKS 1 & 2
PLAN 65M-_____
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK



THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - M DENOTES MEASURED
 - P1 DENOTES PLAN 65M-_____
 - 1727 DENOTES E.R. GARDEN, O.L.S.
 - L&P DENOTES LLOYD & PURCELL

ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

BEARING NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)(2010).

DISTANCE NOTES - METRIC
DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999750.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON (FIELD NOTE DATE).

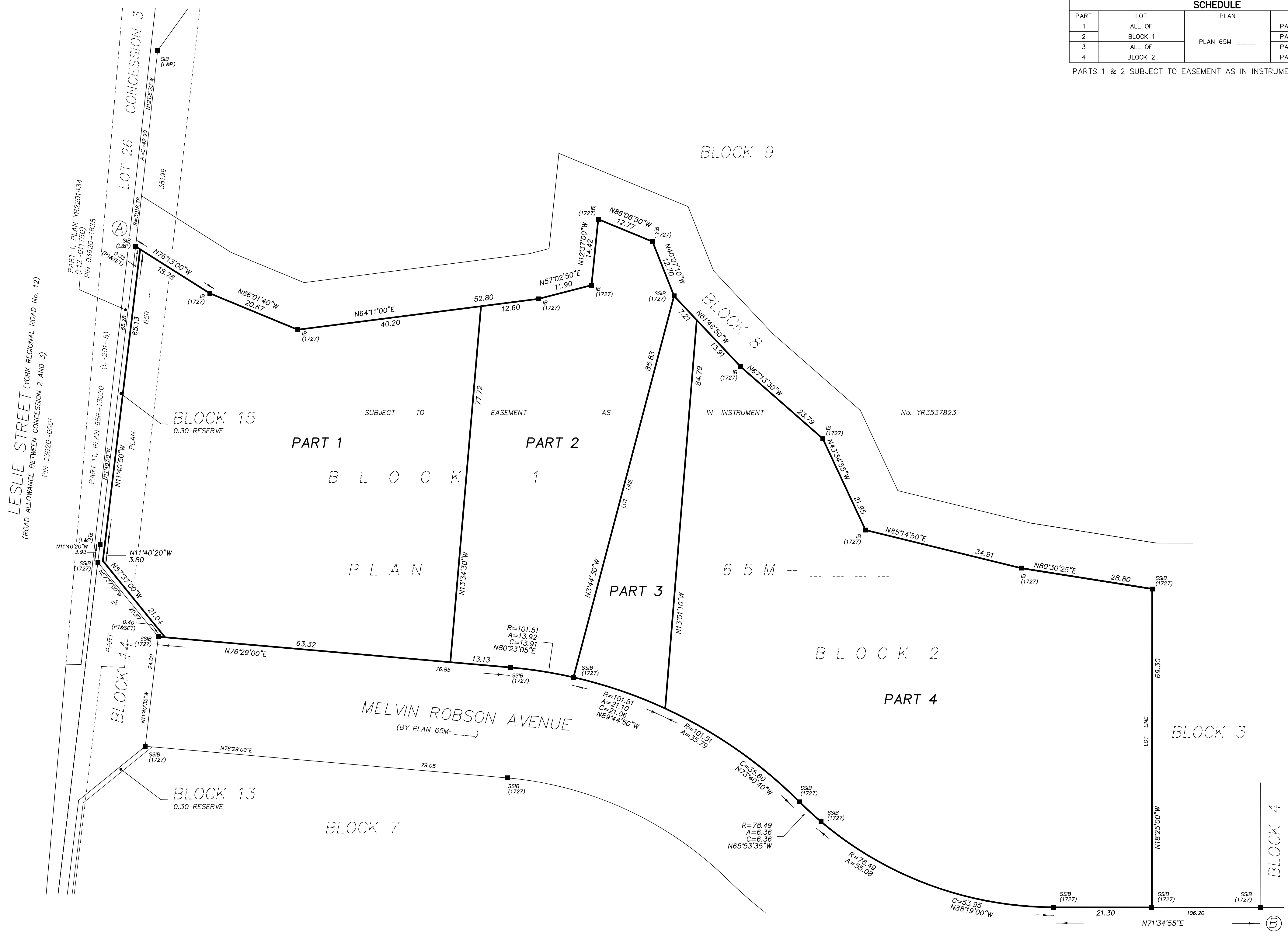
(SIGNATURE DATE) **DRAFT**
DATE E.R. GARDEN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #####

INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(2010).		
URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.		
POINT ID	NORTHING	EASTING
A	4876559.15	626362.01
B	4876526.49	626717.92
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



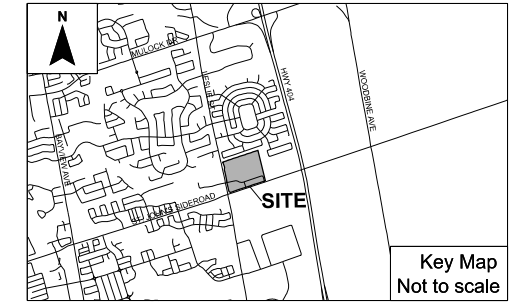
PARTY CHIEF: • | DRAWN BY: RAD | CHECKED BY: ERG | PLOT DATE: JUN 20 2023
FILE NAME: A-042371-RPLAN-V2 | copies available at LandSurveyRecords.com



**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20230899 DATE: Jul. 17, 2023

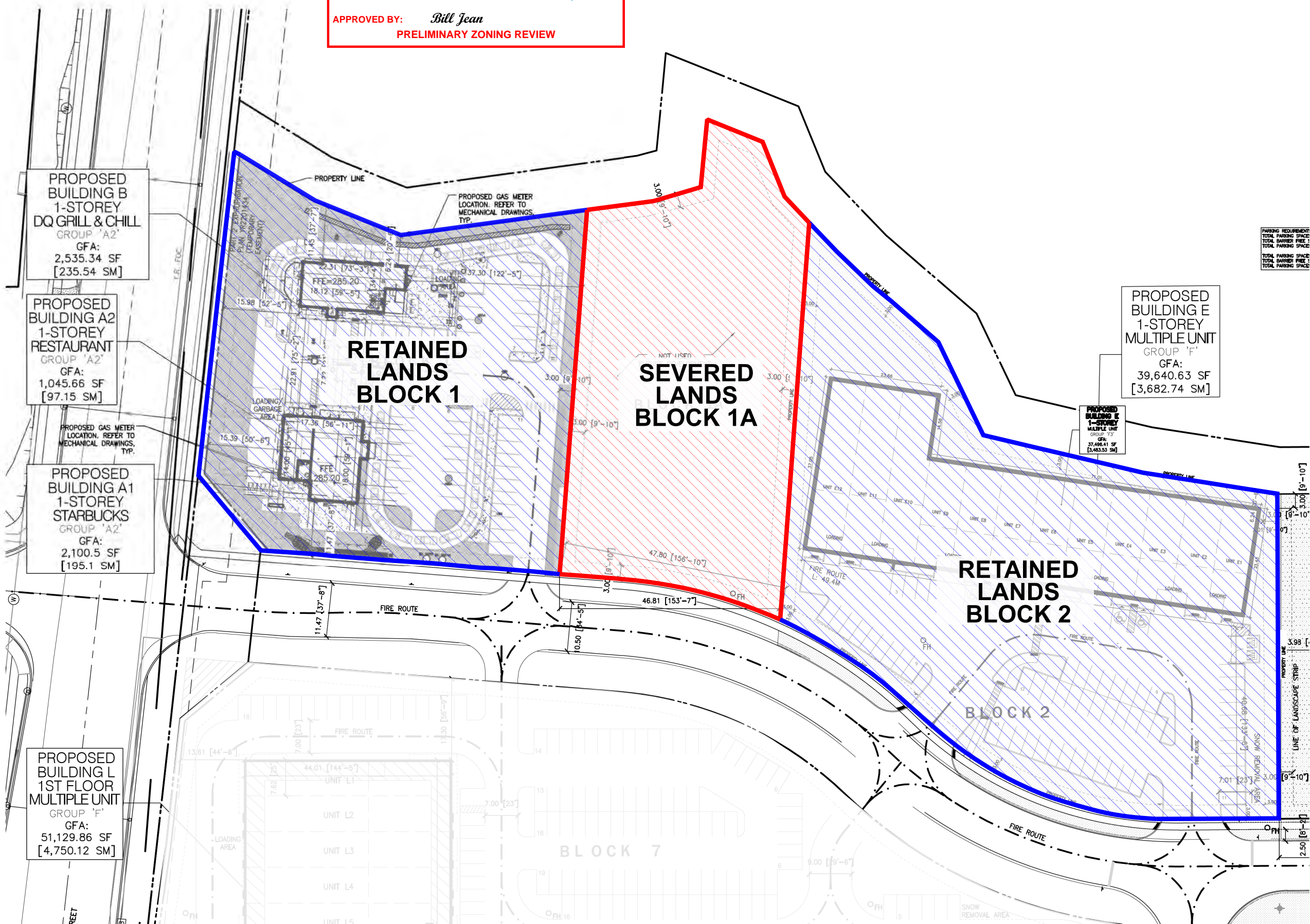
APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW



LEGEND

- Severed Lands Block 1A
- Retained Lands Block 1 & 2

PARKING REQUIREMENT
TOTAL PARKING SPACE
TOTAL BARBER FREE
TOTAL PARKING SPACE
TOTAL PARKING SPACE
TOTAL BARBER FREE
TOTAL PARKING SPACE



PROPOSED BUILDING B
1-STOREY
DQ GRILL & CHILL
GROUP 'A2'
GFA:
2,535.34 SF
[235.54 SM]

PROPOSED BUILDING A2
1-STOREY
RESTAURANT
GROUP 'A2'
GFA:
1,045.66 SF
[97.15 SM]

PROPOSED BUILDING A1
1-STOREY
STARBUCKS
GROUP 'A2'
GFA:
2,100.5 SF
[195.1 SM]

PROPOSED BUILDING L
1ST FLOOR
MULTIPLE UNIT
GROUP 'F'
GFA:
51,129.86 SF
[4,750.12 SM]

PROPOSED BUILDING E
1-STOREY
MULTIPLE UNIT
GROUP 'F'
GFA:
39,640.63 SF
[3,682.74 SM]

PROPOSED BUILDING E
1-STOREY
MULTIPLE UNIT
GROUP 'F'
GFA:
39,640.63 SF
[3,682.74 SM]

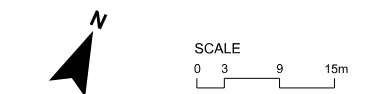
Notes:

- Severance sketch is based on Site Plan by Paul Marques Architect Inc., dated October 2022
- Not based on engineering, floodplain or grading analysis.

DRAWN / REVISED

10 APRIL 2023 First Draft

CONSENT APPLICATION SKETCH
1588 SAINT JOHN'S SIDEROAD
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK



File Number: 11201
Date: 2023-04-10
Drawn By: ZW
Planner: PT
CAD: 11201_1588 St John Sideroad_Consent Application Sketch_2023-04-06.dgn

Drawing
CS1







TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date: _____ Agenda Item Number: _____

Application Name: _____

File Number(s): _____

IMPORTANT NOTICE

You must complete this form and submit it to the Secretary-Treasurer to ensure your name and address are accurately noted for future notification.

This meeting is your opportunity to voice any opinions or comments you may have regarding an Application for approval of a Minor Variance/Permission or Consent. Under the *Planning Act*, for a Minor Variance and Permission, Section 45(10) states that the Secretary-Treasurer shall send one copy of the decision, to each person or public body who appeared in person or by counsel at the hearing AND who filed with the Secretary-Treasurer a written request for Notice of the Decision. For Consent, Section 53(17) states that if the Committee gives or refuses to give provisional Consent, the Committee shall ensure written Notice of the Decision is given to each person or public body that made a written request to be notified of decision or conditions.

NOTE: Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at pfan@aurora.ca.

Please print clearly and provide information requested below.

Name: _____
(MR./MRS./MS) (First) (Last)

Address: _____

Municipality: _____ Postal Code: _____
(Must Be Provided)

Telephone: Residence _____ E-Mail: _____
Business _____ E-Mail: _____

Notice of Decision and/or future consideration of this Committee of Adjustment Application will be provided by E-Mail.

NOTE: Notice of this meeting was given by mail to all owners within 120 metres (400 feet) of the subject lands

Personal information on this form is collected under the legal authority of the *municipal act*, R.S.O.1990, and C.M.45, as amended. This information will be used for the purposes of sending correspondence relating to matters before council. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to section 27 of the *municipal freedom of information and protection of privacy act*, R.S.O. 1990, C.M.56, as amended. Questions about this collection should be directed to the town clerk, town of aurora, 100 john west way, box 1000, aurora, Ontario, l4g 6j1, telephone: 905-727-4771