

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**  
**Pursuant to Section 45(5) of *The Planning Act***

**FILE NUMBER:** MV-2018-16

**APPLICANT:** Tom Lawson

**PROPERTY:** 40 Engelhard Drive, Unit 3  
Plan 10328 Lot 49

**ZONING:** General Employment Exception Zone E2 (132)

**PURPOSE:** The Owner has submitted a Minor Variance Application to convert an existing unit to allow a specialized sports training studio for hockey goaltenders within a multi-tenant industrial building.

**BY-LAW REQUIREMENT:** Section 10.1 of the Zoning By-law allows for Recreation Centre provided that no part of the building is used for Industrial uses or Warehouses.

**PROPOSAL:** The applicant is proposing a “Recreation Centre” use in a building that contains Industrial and Warehouse uses, thereby, requiring a variance.

A Location Map and a Site Plan illustrating the request are attached.

This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

|                  |   |
|------------------|---|
| <b>DATE:</b>     | <b>July 12, 2018</b>  |
| <b>TIME:</b>     | <b>7:00 p.m.</b>  |
| <b>LOCATION:</b> | <b>COUNCIL CHAMBERS<br/>(MAIN FLOOR)<br/>AURORA TOWN HALL<br/>100 JOHN WEST WAY<br/>AURORA, ONTARIO</b> |

You are invited to attend this Public Hearing in person to express your views about this Application or you may be represented for that purpose. If you do not attend at the hearing, it may proceed in your absence. Any person who supports or opposes this Application may speak at the hearing. Alternatively, you may forward a signed, written submission, together with reasons for support or opposition, which **must be received by the undersigned no later than 12:00pm on the day of the hearing.** If you do not attend and have not registered with Staff as an interested party, you will not be entitled to any further notice of the proceedings.

If you wish to be notified of the Decision of the Committee of Adjustment with respect to this Application, you must complete a “Request for Decision” form available at the hearing or make a written request to the undersigned prior to the hearing.

Any inquiries for this Application, please contact the undersigned, at **905-727-3123 Ext. 4223**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Planning and Development Services department, Aurora Town Hall, 100 John West Way, Aurora ON L4G 1J6.

### 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 21<sup>TH</sup> DAY OF JUNE, 2018.



---

Antonio Greco  
Secretary-Treasurer/Planning Technician Committee of Adjustment

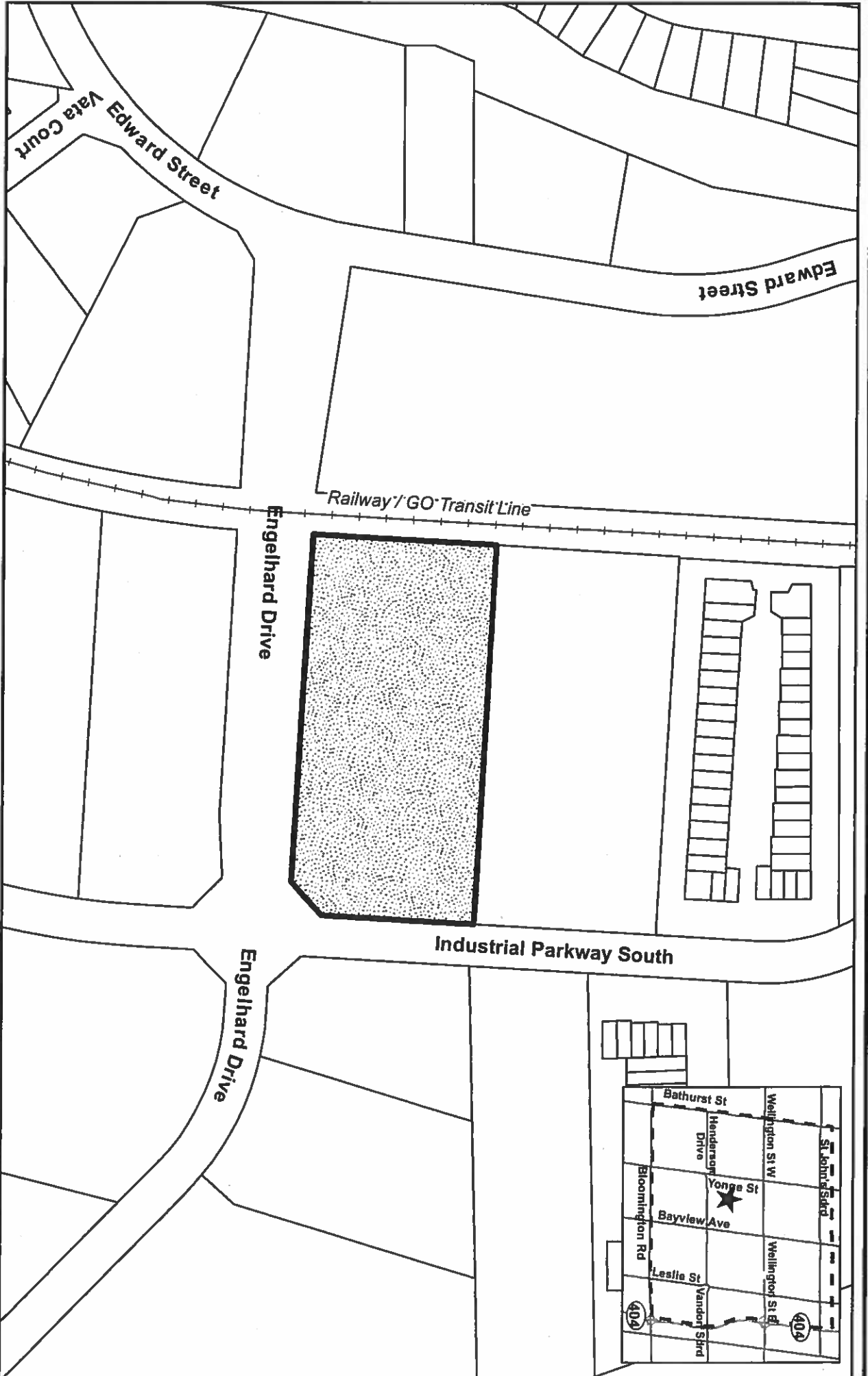
### ATTACHMENTS

Attachment 1- Location Map

Attachment 2 – Site Plan

**Agenda packages will be available prior to the Hearing at:**

<https://www.aurora.ca/TownHall/Pages/Council%20and%20Committee%20Meetings.aspx>

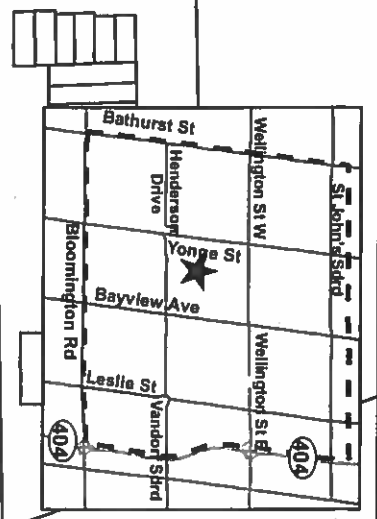


**KEY MAP**

FILE NO: MV-2018-16  
 ADDRESS: 40 ENGELHARD DRIVE, UNIT 3  
 TOWN OF AURORA  
 COMMITTEE OF ADJUSTMENT

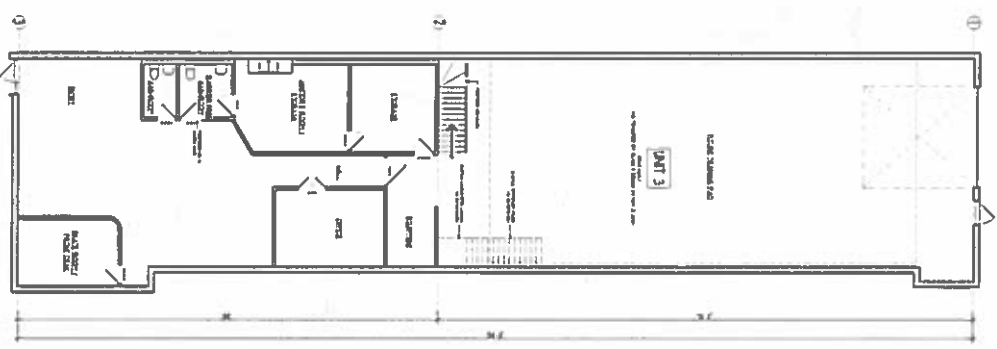


**Subject Lands**



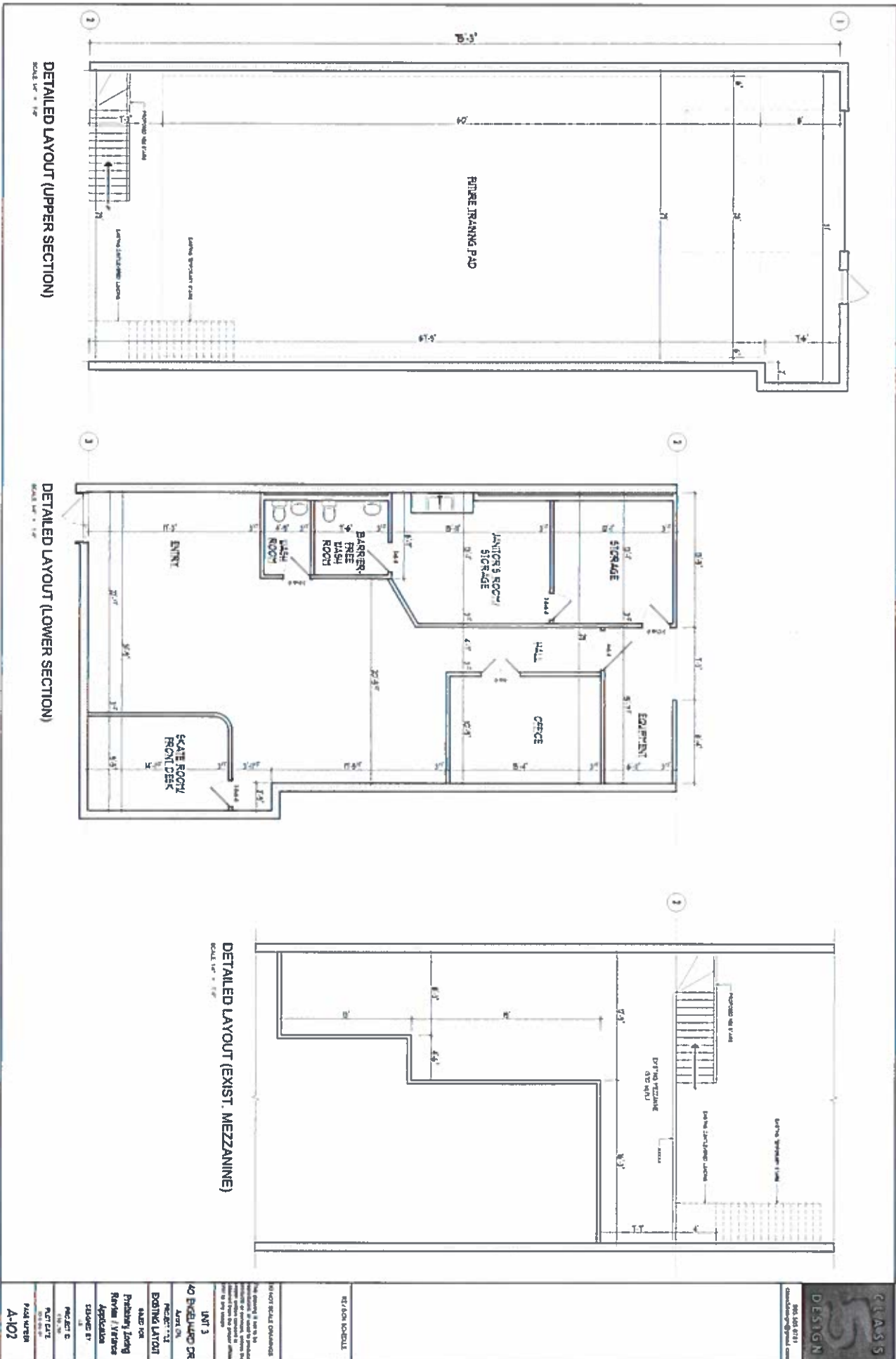


BUILDING UNIT LAYOUT



EXISTING MAIN FLOOR LAYOUT

|   |
|---|
| NOT SCALE DIMENSIONS<br>This drawing is not to be used for construction or other purposes without the approval of the architect. Dimensions shown are for information only and are not to be used for construction or other purposes without the approval of the architect. |
| UNIT 3<br>40 BRIDGEWOOD DR<br>Ayrton, ON<br>PROJECT TITLE<br>EXISTING LAYOUT<br>DRAWN FOR<br>Preshing Young<br>Ripley / Vanden<br>Appraisal<br>18<br>PROJECT C.<br>PROJECT DATE<br>18-04-20   |
| FIELD NUMBER<br>A-101   |



|   |  |
|---|--|
| <p><b>CLASS DESIGN</b></p> <p>905.505.0711<br/>classdesign@gmail.com</p>  | <p>REV: A01: MODIFIED</p>  |
|   | <p>NO FOOT SCALE DIMENSIONS</p> <p>The drawing is not to be used for construction purposes without the approval of the architect. All dimensions are in feet and inches. Dimensions are given in feet and inches. Dimensions are given in feet and inches.</p> |
| <p><b>UNIT 3</b></p> <p><b>40 ENGELHARD DR</b></p> <p>APRIL 08</p> <p>PROJECT 13</p> <p><b>EXISTING LAYOUT</b></p> <p>SCALE FOR</p> <p>Prepared by: Jodie Rymal / Veritas Application</p> <p>DATE: 07/13</p> <p>PROJECT: B</p> <p>PLANT: 13</p> <p>PLAN NUMBER: A-102</p> | <p>REV: A01: MODIFIED</p>  |