



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

**FILE NUMBER:** MV-2022-38

**APPLICANT:** YORK REGION DISTRICT SCHOOL BOARD

**PROPERTY:** 11 Spring Farm Rd, Aurora, ON L4G3H2  
PLAN 65M3678 BLK 148

**RELATED APPLICATIONS:** SP-2022-02

**ZONING:** I-16 Institutional Exception Zone

**PURPOSE:** A Minor Variance Application has been submitted to facilitate Request to allow for 3 driveways on the site.

**THE FOLLOWING VARIANCES ARE REQUIRED:**

- 1. Section 5.5.4 (a) of the Zoning By-law 6000-17 states that driveways servicing buildings shall not exceed two (2) in number per lot.**
  
- A. The applicant is proposing three (3) driveways**

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:** November 10<sup>th</sup>, 2022

**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](mailto:PFan@aurora.ca) **no later than 4:30pm on November 8<sup>th</sup>, 2022**. 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](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on November 10<sup>th</sup>, 2022**. 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](mailto:PFan@aurora.ca) **no later than 4:30pm on November 10, 2022**.

**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](mailto: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 24<sup>th</sup> DAY OF October 2022



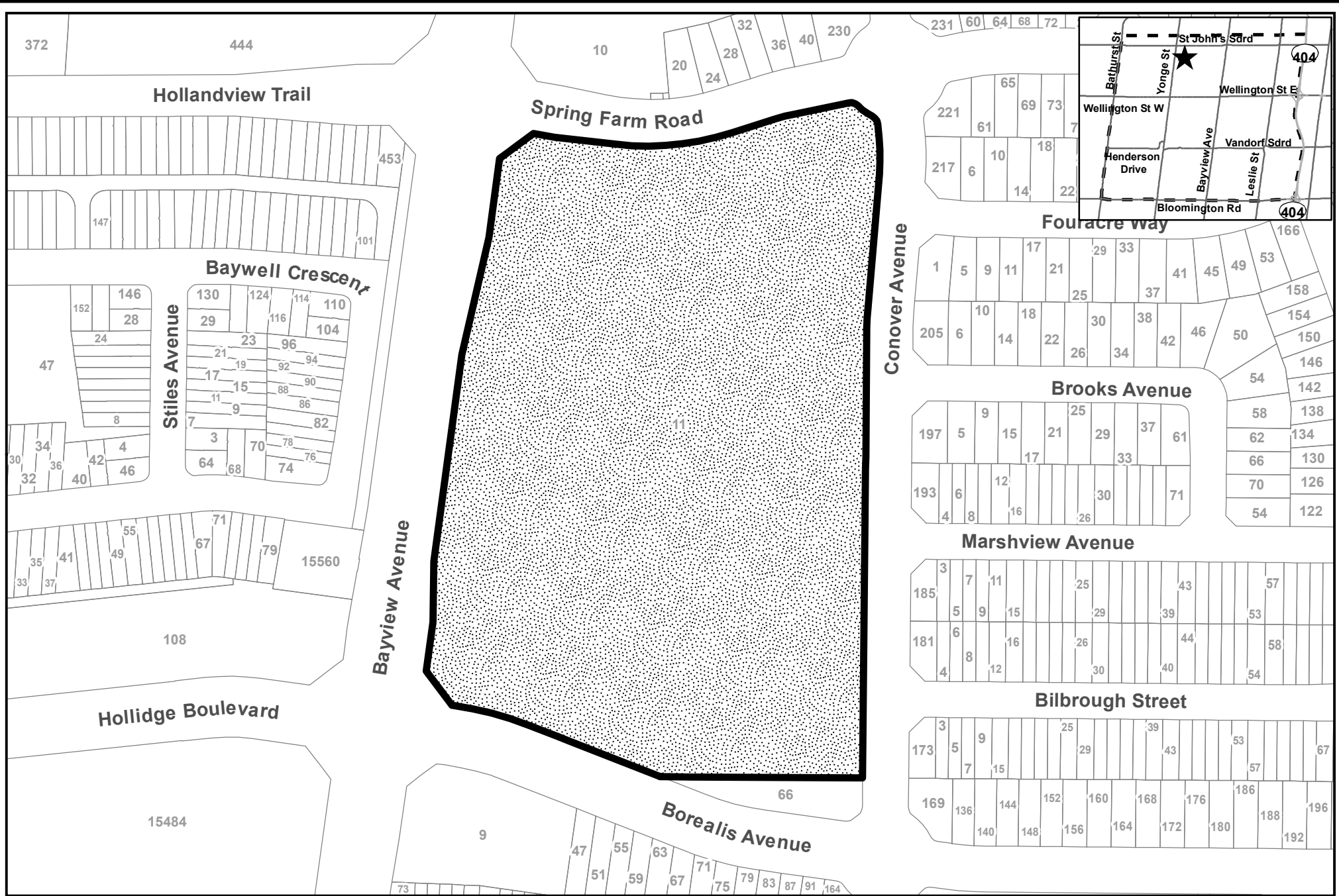
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

### **ATTACHMENTS**

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

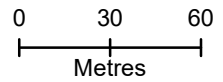
**Agenda packages will be available prior to the Hearing at:**

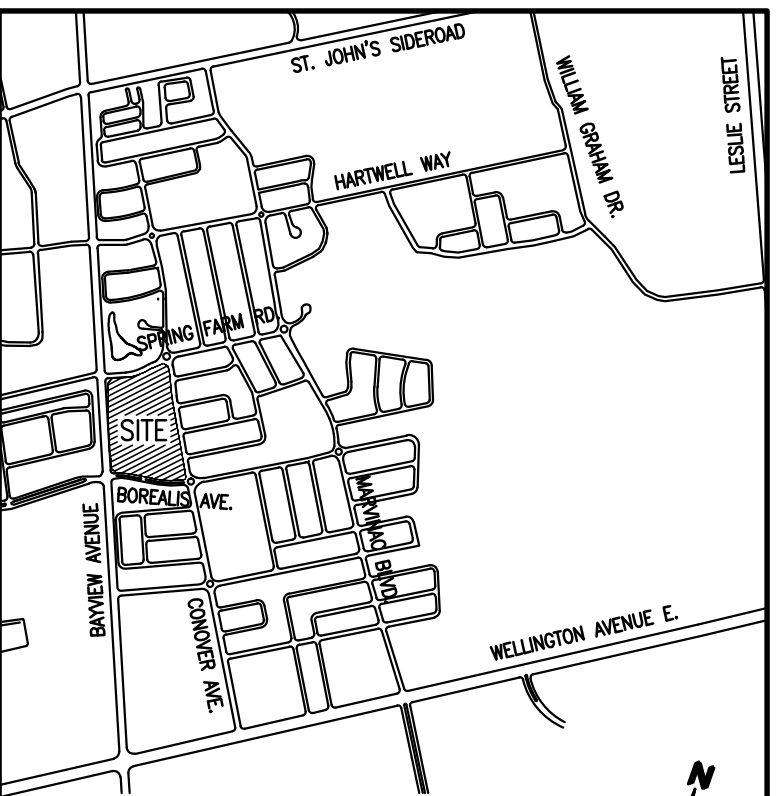
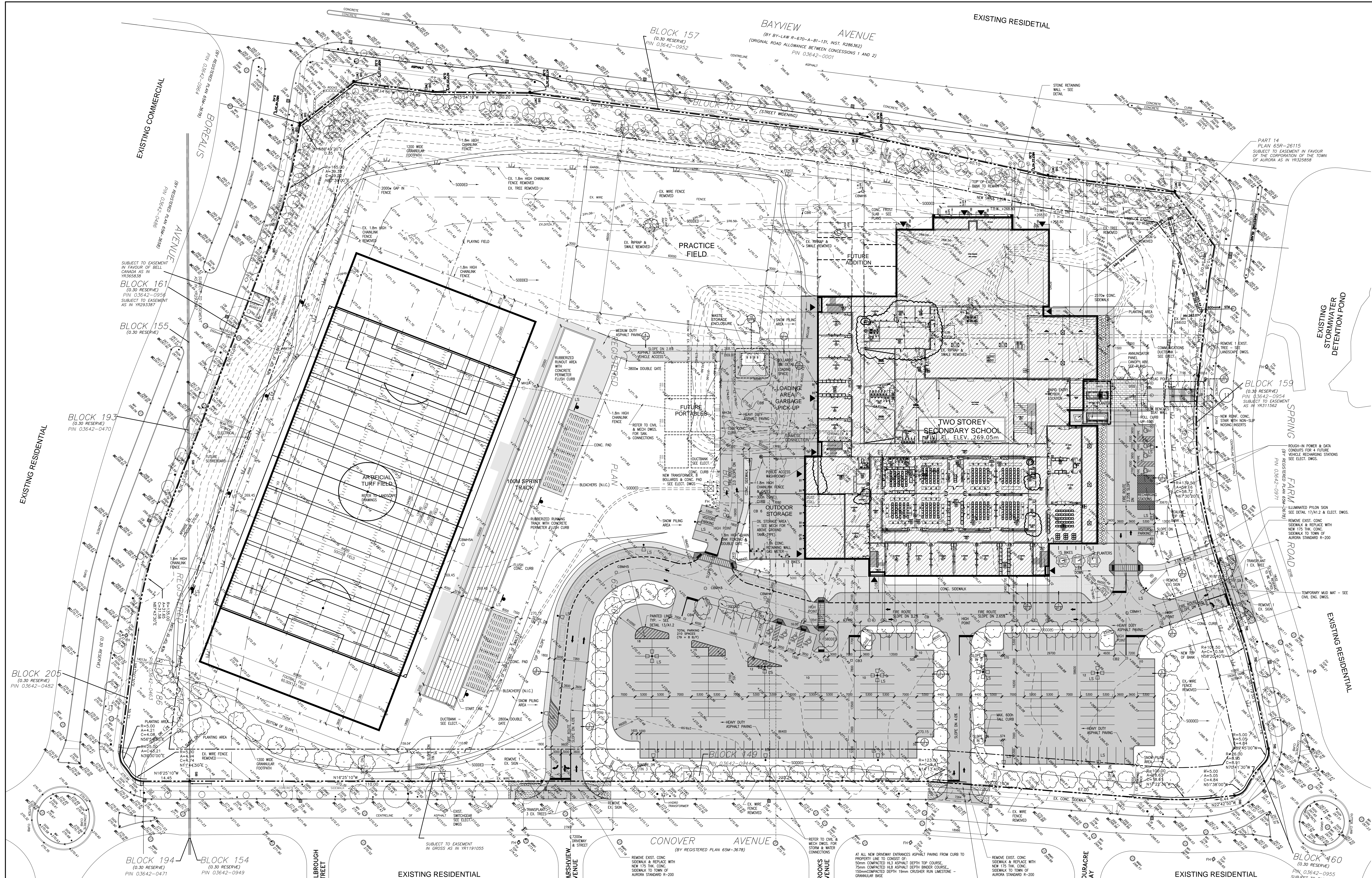
<https://www.aurora.ca/agendas>



**LOCATION MAP**  
**11 SPRING FARM ROAD**  
**FILE: MV-2022-38**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**





- LEGEND**
- EXISTING**
- IRON BAR
  - SURVEY MONUMENT SET
  - LS LIGHT STANDARD (MUNICIPAL)
  - CATCH BASIN
  - MH MANHOLE
  - FH FIRE HYDRANT
  - EXISTING CONTOURS
  - EXISTING ELEVATION
  - BORE HOLE
  - PROPOSED
  - NEW GRADES
  - MH MANHOLE
  - CATCH BASIN MANHOLE
  - CATCH BASIN (REFER TO A2/10/1)
  - FH FIRE HYDRANT
  - LIGHT STANDARD (SCHOOL)
  - BOLLARDS
  - CHAIN LINK FENCE
  - WEAVING TILE
  - CONCRETE CURBS
  - PAINTED ARROWS
  - PAINTED BARRIER FREE SYMBOL
  - FRS FIRE ROUTE SIGN WITH NO PARKING BOTH SIDES OF DRIVEWAY
  - FRS 2 FIRE ROUTE SIGN WITH NO PARKING BOTH SIDES OF DRIVEWAY INSTALLED VERTICALLY ON WALL MOUNTED AT A HEIGHT OF 2000MM FROM THE GROUND TO BOTTOM OF THE SIGN
  - ENTRANCES INTO BUILDING
  - ENTRANCES INCLUDING MECHANICAL & STORAGE ROOM DOORS
  - CONCRETE A
  - CONCRETE B
  - CONCRETE PAVING
  - HEAVY DUTY CONCRETE PAVING
  - PAINTED LINES
  - HEAVY DUTY ASPHALT PAVING
  - MEDIUM DUTY ASPHALT PAVING
  - PAVER
  - RESODDED BOULEVARD

- NOTES**
- REFER TO DRAWING GR-1 FOR GRADING INFORMATION AND S-1 FOR SITE SERVICES.
  - ALL WORK UNDERTAKEN WITHIN THE ROAD RIGHT-OF-WAY SHALL BE DONE TO APPLICABLE TOWN OF AURORA STANDARDS.
  - REMOVE AND REPLACE SIDEWALK AT DRIVEWAYS. NEW SIDEWALK TO CONFORM WITH TOWN OF AURORA STANDARDS.
  - REMOVE AND REPLACE CURB AND GUTTER AT DRIVEWAYS. GUTTER INCLUDING TRANSITIONS AT DRIVEWAY CURB RETURNS AND CONTINUE STREET PROFILE TO EDGE OF SIDEWALK.
  - REFER TO LANDSCAPE DRAWINGS FOR PLANTING, SOODING, PLANTING BED, AND LANDSCAPE INFORMATION.
  - CONFORM TO TOWN OF AURORA STANDARDS FOR DRIVEWAY ENTRANCES.
  - REFER TO GEOTECHNICAL REPORT PREPARED BY FORWARD ENGINEERING & ASSOCIATES DATED NOVEMBER 14, 2019 FOR BORCHOLE INFORMATION.
  - CHALKLINE MARKERS AT PROPERTY LINES TO BE LOCATED ENTIRELY ON THE PROPERTY INCLUDING CONCRETE POST ENCASUREMENTS.
  - ROOF DESIGNED TO ACCOMMODATE CONTROL FLOW DRAINAGE - REFER TO STRUCTURAL DRAWINGS.
  - WHERE CHALKLINE FENCES ARE INDICATED AT THE TOP OF RETAINING WALLS THEY ARE TO EXTEND ALONG THE FULL LENGTH OF THE RETAINING WALL.
  - DISTURBED AREAS WITHIN THE TOWN OF AURORA RIGHT OF WAY SHALL BE RESTORED TO TOWN OF AURORA STANDARD 208 INCLUDING A MINIMUM LANDSCAPE DEPTH OF 1.5 TOWN OF TORONTO AND No. 1 NURSERY SOD.

**TOWN OF AURORA**  
**PLANNING AND DEVELOPMENT SERVICES**  
 Development Planning Division  
 DATE: Oct. 11, 2022  
**RECEIVED**

**SUBMISSION No. 1**

DATE	REVISIONS
3 OCT. 3, 2022	ISSUED FOR PRELIMINARY ZONING REVIEW
2 SEPT. 28, 2022	ISSUED FOR CLASS A COST ESTIMATE
1 MAR. 25, 2022	ISSUED FOR SPA

**DR. G.W. WILLIAMS**  
 SECONDARY SCHOOL  
 REPLACEMENT SCHOOL  
 11 SPRING FARM ROAD  
 AURORA, ONTARIO



**SITE PLAN**

TRUE NORTH

1:400

DATE: October 2021

PRINTED: October 3, 2022

DWG. NO. A11

**MOFFET & DUNCAN**  
 architects inc.  
 5052 DUNDAS ST. WEST  
 WILMINGTON, ONT. M9A 1B9  
 TEL: (416) 239-2773  
 FAX: (416) 239-8729  
 EMAIL: info@moffetanduncan.ca

Building Code Reference	Building Code	3.07 Building Height	3.08 High Building	3.09 Number of Storeys	3.10 Baffling/Curtainwall	3.11 Sprinkler System	3.12 Standpipe System	3.13 Fire Alarm System	3.14 Water Services	3.15 Construction Type	3.16 Insulation	3.17 Seismic Hazard Index	3.18 Occupant Load
3.10 Building Code Version	03_Bea_33032	2	No	3	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
3.01 Project Type	Renovation	2	No	3	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
3.02 Major Occupancy Classification	School	2	No	3	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
3.03 Superimposed Maps	No	2	No	3	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
3.04 Building Area (m²)	School	2	No	3	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
3.05 Gross Area (m²)	School	2	No	3	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required
3.06 Mezzanine Area (m²)	School	2	No	3	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required

Item	Requirement	Compliance
3.19.1	Barrier-Free Design	Yes
3.19.2	Hazardous Substances	Yes
3.19.3	Required Fire Resistance Ratings	Yes
3.19.4	Special Separation	Yes
3.19.5	Plumbing Fixture Requirements	Yes
3.19.6	Energy Efficiency	Yes
3.19.7	Notes	Yes

Category	Value
OFFICIAL PLAN DESIGNATION	N/A
ZONING	INSTITUTIONAL EXCEPTION 29 (I-29)
SITE AREA	6,527.14 (16.13 acres)
GROSS FLOOR AREA	12,959.05 m²
Ground Floor - GFA	4,497.10 m²
Second Floor - GFA	4,459.15 m²
Total Gross Area	12,959.05 m²
LOT COVERAGE	35% MAX.
FLOOR SPACE INDEX	N/A
LANDSCAPED OPEN SPACE	10% MIN.
PAVED AREA	15,982.1 m² (24.5%)
PARKING SPACES	Secondary School - typical classrooms (50) / 100 Standard Spaces = 50 loaded classrooms, 50 loaded classrooms (plus 8 Boyer Free 4-spacer classes) = 200 parking spaces (Accessible Spaces = 2% of total req'd spaces = 4 Type A, 4 Type B)
BICYCLE PARKING	Secondary School - 0.5 bicycles per classroom (50 classrooms) = 25 spaces
DROP-OFF QUEUE	N/A
SCHOOL BUSES	N/A
SETBACKS	Front Yard: 10.0 m / 30.6 m West Ext. Side Yard: 10.0 m / 14.7 m East Ext. Side Yard: 10.0 m / 163.95 m Rear: 15.0 m / 1168700.0 m
BUILDING HEIGHT	15 m / 8.5 m
LANDSCAPE BUFFER REQUIREMENTS	3M MIN AT FRONT YARD / 3M MIN AT FRONT YARD
BUILDING CLASSIFICATION	ASSEMBLY BUILDING DIVISION 2, UP TO 6-STORYS ANY AREA SPRINKLERED (OBC 2012-3.2.2.24)

**TOWN OF AURORA**  
**PLANNING & DEVELOPMENT SERVICES**  
**BUILDING DIVISION**  
 PERMIT NO.: PR20221146 DATE: Oct. 11, 2022  
 APPROVED BY: *Bill Jean*  
**PRELIMINARY ZONING REVIEW**

**MUNICIPAL ADDRESS**  
 11 SPRING FARM ROAD, AURORA, ONTARIO

**SURVEY**  
 SURVEY INFORMATION TAKEN FROM PLAN OF SUBDIVISION PLAN 036-2015-001 AND 036-2015-002. THE SURVEY WAS CONDUCTED BY THE TOWN OF AURORA. THE SURVEY IS SUBJECT TO THE TOWN OF AURORA'S POLICY ON SURVEYS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**EASEMENTS**  
 SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWN OF AURORA OVER PART 14, PLAN 036-2015-001 AS IN THE SUBDIVISION.

**ELEVATION NOTE & BENCH MARK**  
 ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM - 1984, AND WERE DERIVED FROM TOWN OF AURORA BENCHMARK NO. 1025, HAVING A PUBLISHED ELEVATION OF 264.620M.

**BEARING NOTE**  
 BEARINGS ARE METRIC AND ARE REFERRED TO THE WESTERLY LIMIT OF CONOVER AVENUE AS SHOWN ON REGISTERED PLAN 036-2015-001, HAVING A BEARING OF INTERSECTION.

**NOTES**  
 LOCATION OF CURBS SHOWN ON THIS DRAWING ALONG NORTH SIDE OF SPRING FARM ROAD EAST SIDE OF CONOVER AVE. & SOUTH SIDE OF CONOVER AVE. ARE APPROXIMATE AND ARE DERIVED FROM MUNICIPAL ENGINEERING DRAWINGS NO. 403, 404 & 405. DATED FEBRUARY 2003 PROJECT NO. 20027.



# 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](mailto: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