



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2022-48

**APPLICANT:** THREE SMALL ROOMS RESTAURANT BAR & GRILL FINE DINING INC

**PROPERTY:** 15032 Yonge St, Aurora, ON L4G1M4  
PLAN 39 PT LOTS 39 AND 40

**RELATED APPLICATIONS:** n/a

**ZONING:** R5-2 Special Mixed Density Residential Exception Zone

**PURPOSE:** A Minor Variance Application has been submitted to facilitate  
A request for reduction in parking spaces. The applicant is asking for  
13 whereas the by-law requires 17.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

- A. Section 5.4 of the Zoning By-law 6000-17 requires 10 parking spaces for the 1st floor use and 7 parking spaces for the 2nd floor use for a total of 17 required parking spaces
- 1. The applicant is proposing 13 parking spaces. A reduction of 4 parking 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.

<b>DATE:</b>	<b>January 12<sup>th</sup>, 2023</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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 January 10<sup>th</sup>, 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](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on January 12<sup>th</sup>, 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](mailto:PFan@aurora.ca) **no later than 4:30pm on January 12<sup>th</sup>, 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 23<sup>rd</sup> DAY OF December 2022



Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

**ATTACHMENTS**

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

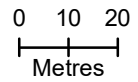
**Agenda packages will be available prior to the Hearing at:**

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



**LOCATION MAP**  
**15032 YONGE STREET**  
**FILE: MV-2022-48**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**





**TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION**  
 PERMIT NO.: PR20221025    DATE: Nov. 8, 2022  
 APPROVED BY: *Bill Jean*  
**PRELIMINARY ZONING REVIEW**

**ZONING BY-LAW**

**ZONING INFORMATION FOR 15032 YONGE STREET BY-LAW 6000-17**

	(sq. m)	(sq. ft)
ZONING: RS-2	130.0	1400.0
MINIMUM FLOOR AREA:	427.4	4600.8
ALLOWABLE COVERAGE: 35%	N/A	N/A
ALLOWABLE FSI: N/A		
EXISTING LOT AREA:	1221.2	13145.4
EXISTING GROUND FLOOR:	195.7	2129.8
EXISTING SECOND FLOOR:	171.1	1841.3
EXISTING TOTAL G.F.A.:	462.7	5310.0
EXISTING DECK (FRONT & REAR):	14.8	158.9
EXISTING FSI (G-40):	307.4	3481.9
<b>EXISTING TOTAL COVERAGE: 14.6%</b>	177.8	1914.1
PROPOSED GROUND FLOOR:	172.7	1859.4
PROPOSED SECOND FLOOR:	188.3	2050.0
PROPOSED TOTAL G.F.A.:	369.0	3984.5
PROPOSED DECK (WITH RAMP):	369.0	3984.5
PROPOSED FSI: 0.3	172.7	1859.4
<b>PROPOSED TOTAL COVERAGE: 14.1%</b>		

SETBACKS	ALLOWABLE		EXISTING		PROPOSED	
	(m)	(ft)	(m)	(ft)	(m)	(ft)
FRONT:	0.0	19.7	8.5	27.9	8.5	27.9
REAR:	7.5	24.6	13.7	45.0	13.2	43.3
SIDE (INTERIOR):	1.5	4.9	12.1	39.7	12.1	39.7
SIDE (EXTERIOR):	6	19.68	4.9	16.1	4.9	16.1
BUILDING HEIGHT:	10.0	32.8	9.6	31.5	9.6	31.5
BUILDING LENGTH:	-	-	-	-	-	-
LOT FRONTAGE:	-	-	-	-	-	-
PARKING:	30 REQUIRED		17 PROVIDED		14 PROVIDED	
20 SPACE IN REAR YARD	INCLUDING 1 BARRIER-FREE		INCLUDING 1 BARRIER-FREE		INCLUDING 1 BARRIER-FREE	

**FLOOR AREA AND OCCUPATIONS**

Name	Level	Area	Area (SQM)
GROUND FLOOR AREA	GROUND FLOOR	1834.32 SF	170.41 m <sup>2</sup>
SECOND FLOOR AREA	SECOND FLOOR	1934.52 SF	179.72 m <sup>2</sup>
<b>Grand total: 2</b>		<b>3768.83 SF</b>	<b>350.14 m<sup>2</sup></b>

**PARKING CALCULATION:**  
 GROUND FLOOR (PHARMACY/RETAIL: 170.41 M2 (6 PARKING PER 100 M2), = 6 x 2 = 12 SPACES  
 SECOND FLOOR (HEALTH AND WELLNESS CENTRE: 179.72 M2 (4 PARKING PER 100 M2) = 4 x 2 = 8 SPACES  
**TOTAL REQUIRED PARKING SPOTS= 20**  
**TOTAL PROVIDED PARKING SPOTS= 14 INCLUDING 1 BARRIER FREE**

**1 SITE PLAN**  
 1/8" = 1'-0"

PROJECT  
**15032 YONGE ST AURORA, ON L4G 2L4**

CLIENT  
**Owner**



REVISIONS

No.	Description	Date
12	Revision 12	2022-01-21
02	ISSUED FOR ZONING	2022/08/30
01	ISSUED FOR REVISION FOR BP	2020/10/23

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS

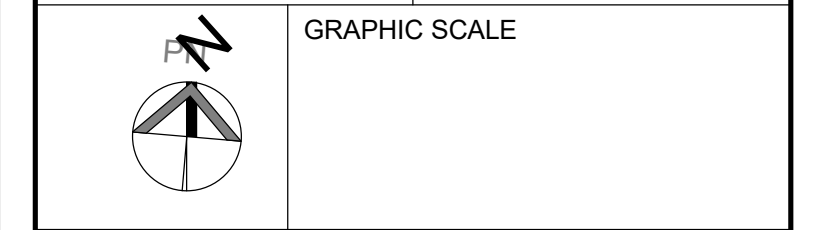


TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE  
**SITE PLAN**

DRAWN CL CHECKED SA

SCALE @ ARCH D DATE 2017-04-18



PROJECT NO. 160112

STAGE **ZO** DRAWING NO. **A0-001**

LOCATION AURORA REVISION 02



# 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