



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-32

APPLICANT: MATHESON ASSET MANAGEMENT

PROPERTY: 245 Industrial Park Way N, Aurora, ON L4G4C4
PLAN 65M2718 BLK 9

**RELATED
APPLICATIONS:** n/a

ZONING: E2 General Employment

PURPOSE: A Minor Variance Application has been submitted to facilitate a new addition and a reduction of parking spaces.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 5.4 of the Zoning By-law 6000 17 requires a minimum of 84 parking spaces for the existing building and proposed addition.
 - a. The applicant is proposing 59 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.

DATE:	September 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 Coordinator, Planning and Development, Elizabeth Stewart, at estewart@aurora.ca **no later than 4:30pm on September 12, 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/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

Provide written comments. Please email your comments to the Coordinator, Planning and Development, Elizabeth Stewart, at estewart@aurora.ca **no later than 12:00pm (noon) on September 14, 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 estewart@aurora.ca **no later than 4:30pm on September 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 Elizabeth Stewart at estewart@aurora.ca or at **(365)-500-3107**.

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 31st DAY OF August 2023



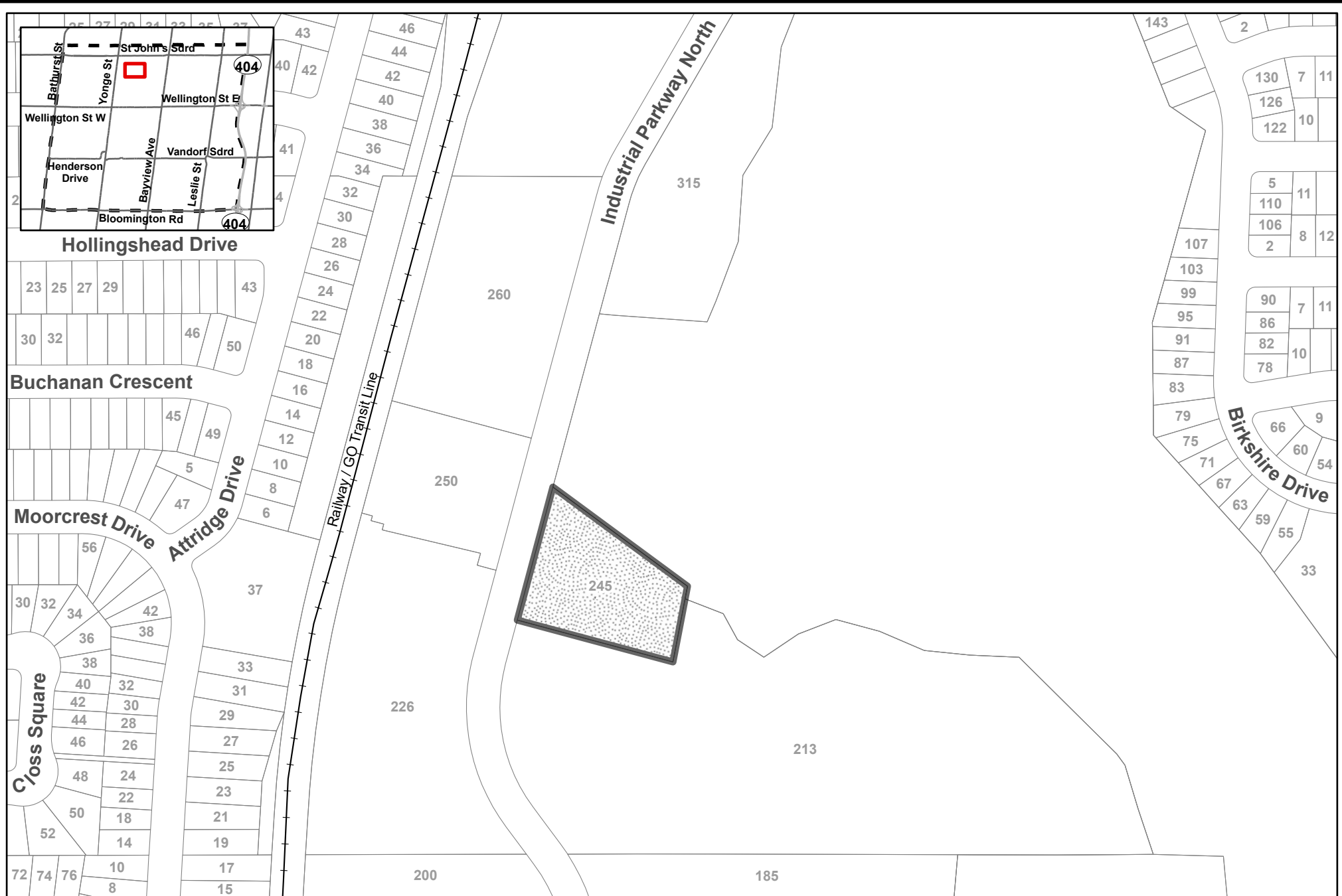
Elizabeth Stewart
Coordinator, Planning and Development

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
245 INDUSTRIAL PARKWAY NORTH
FILE: MV-2023-32
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



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

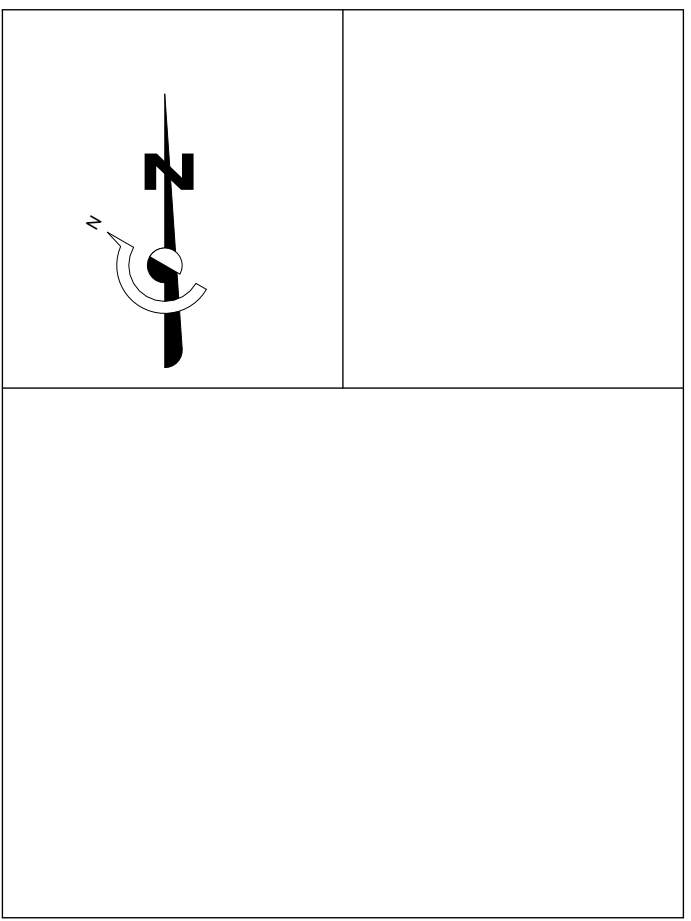
PERMIT NO.: PR20230890 DATE: Aug. 23, 2023

APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW

2023-08-18	Issued for Minor Variance
2023-06-21	Re-Issued for Pre App. Consult.
2023-06-16	Re-Issued for Pre App. Consult.
2023-06-12	Issued for Pre App. Consult.
DATE	ISSUED

This drawing shall not be used for construction until the seal appearing hereon is signed and dated by the Architect or Engineer

PHONE: ADDRESS:
ARCHITECT
PHONE: ADDRESS:
STRUCTURAL ENGINEER
PHONE: ADDRESS:
MECHANICAL ENGINEER
PHONE: ADDRESS:
ELECTRICAL ENGINEER
PHONE: ADDRESS:
CIVIL ENGINEER
CONSULTANTS



Project Manager	Drawn
	Author
Project Leader	Checked
	Checker

MATHESON

Project
**245 INDUSTRIAL
PARKWAY NORTH,
AURORA**

Drawing Title
Project Statistics

Scale	
0001	A-00
Project No.	Drawing No.

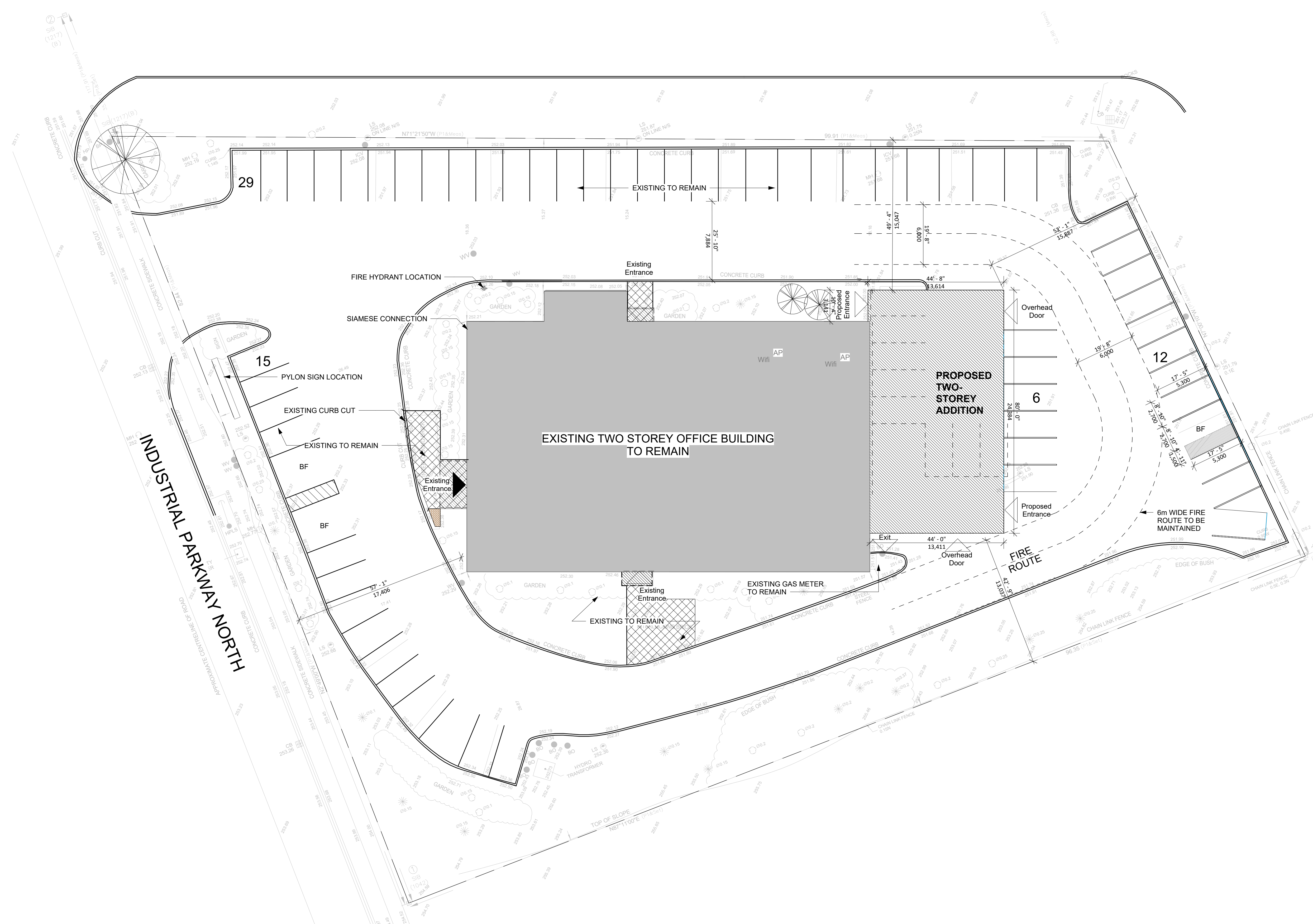
Zoning Information			
Field	Existing	Proposed	
Zoning	E2 Employment zone	E2 Employment zone	
Lot Frontage (m)	79.81		
Lot Area (m2)	6072.88		
Building Set Backs from property line (m)			
	Front	17.30	17.30
	Rear	29.76	16.3
	Left	14.42	12.8
	Right	15.57	15.57
Building Height (m)			
		7.92	9.75
Number of stories			
	Above grade	2	2
	Below Grade	0	0
Floor Area (by level) (m2)			
	Level 1	924.39	308.53
	Level 2	846.81	308.53
	Total Floor Area	1771.20	617.06
Total Floor Area (by level)			
	Level 1	1232.92	
	Level 2	1155.34	
Total Gross Floor Area (G.F.A) (m2)		2388.26	
Parking Information (EMPLOYMENT ZONE AS PER BY-LAW #6000-17)			
Required (3.5 PARKING SPACES PER 100m ² OF GROSS FLOOR AREA)		84	
Number of parking spaces (Provided)		59	0
Total number of spaces (Provided)		59	
Accessible Parking pace required (4% of total parking spaces provided)			
		3	
Number of Accessible parking spaces (Provided)		2	1
Total number of Accessible spaces (Provided)		3	
Total Parking spaces		62	

Occupant Load - Existing (Gross Area / 9.3m²): 191
Occupant Load - New: 0
Occupant Load - Total: 191

Office Extention GFA Calculation			
Name	Area	Area (m2)	Required Parking

Existing	19066 SF	1771 m ²	62
New	6642 SF	617 m ²	22
Grand total	25707 SF	2388 m ²	84

Provided Parking: 62

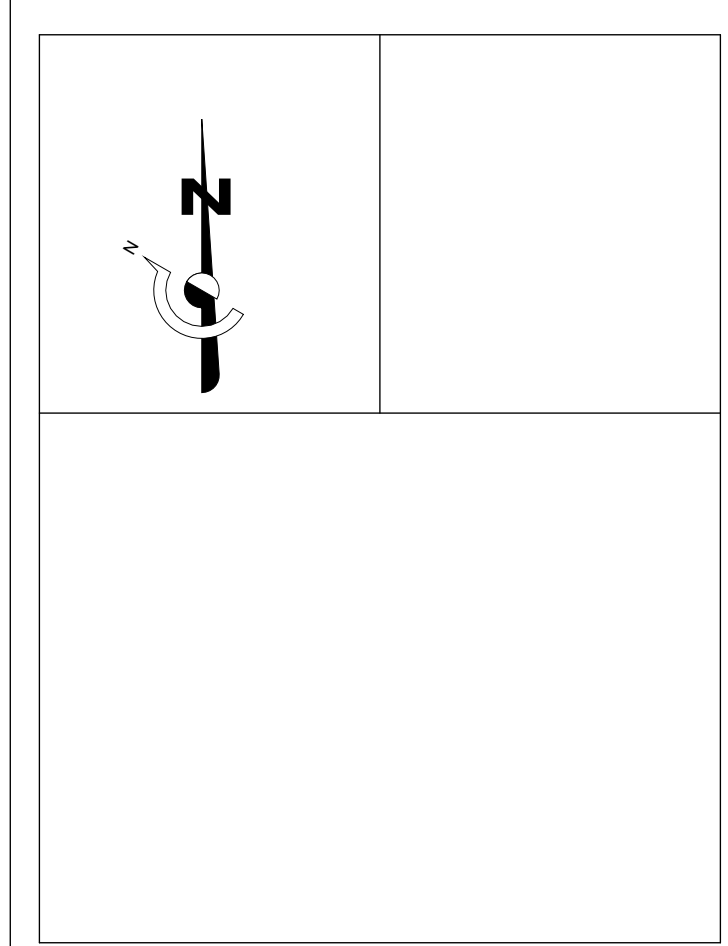


1 SITE PLAN-PROPOSED EXTENSION
1 : 200

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PHONE: ADDRESS:	MECHANICAL ENGINEER
PHONE: ADDRESS:	ELECTRICAL ENGINEER
PHONE: ADDRESS:	CIVIL ENGINEER
CONSULTANTS	



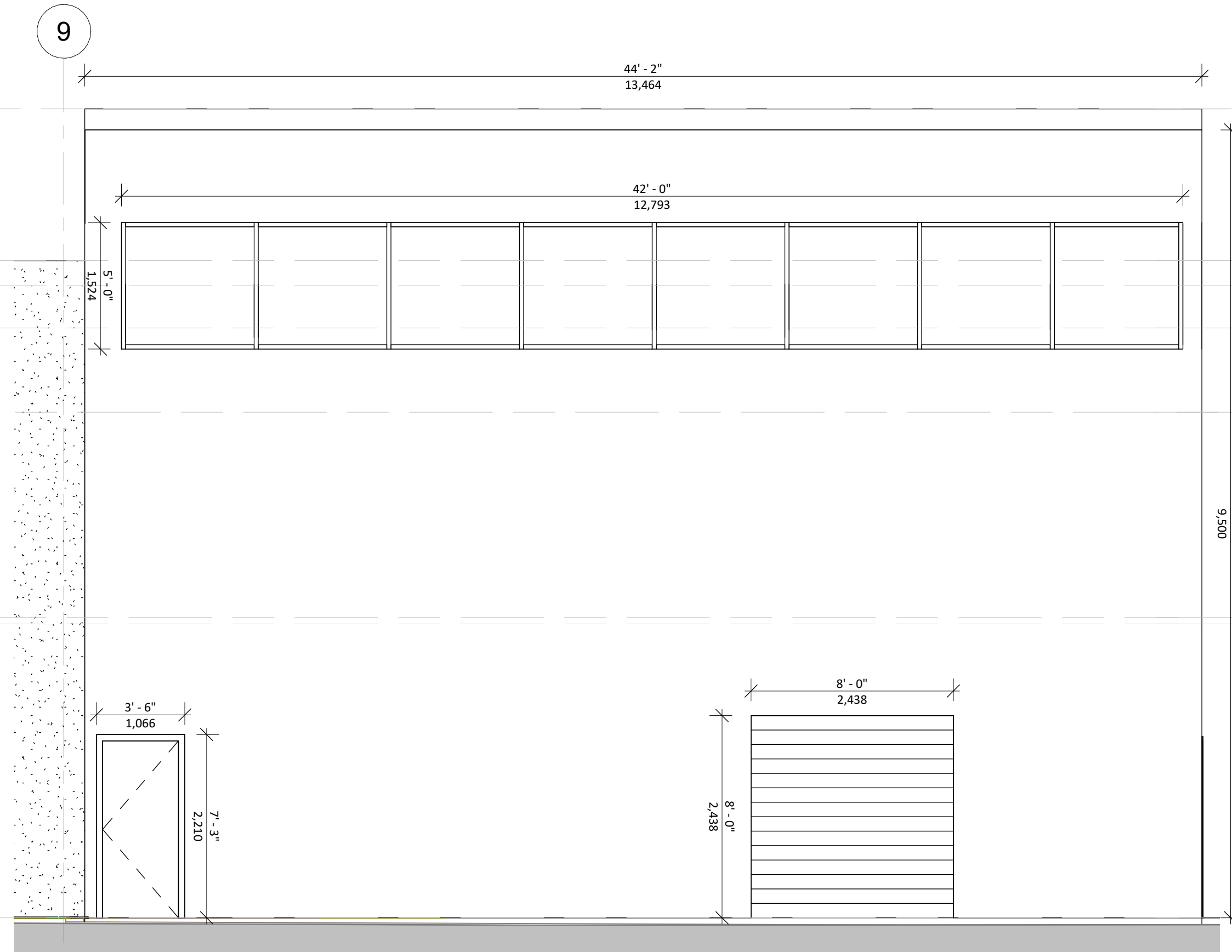
Project Manager	Drawn
Project Leader	Author
	Checked
	Checker

MATHESON

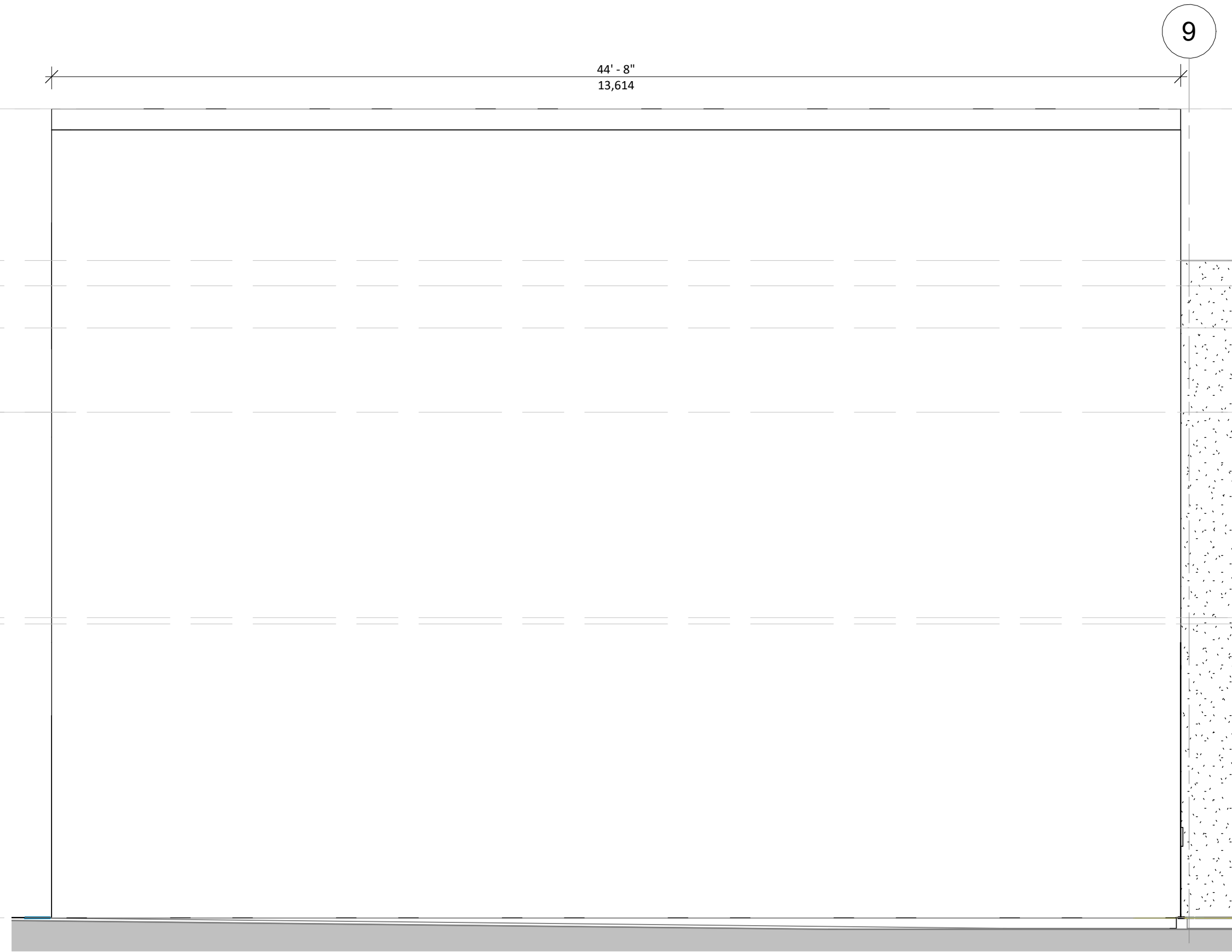
Project
245 INDUSTRIAL PARKWAY NORTH, AURORA

Drawing Title
Site Plan - Proposed Ext

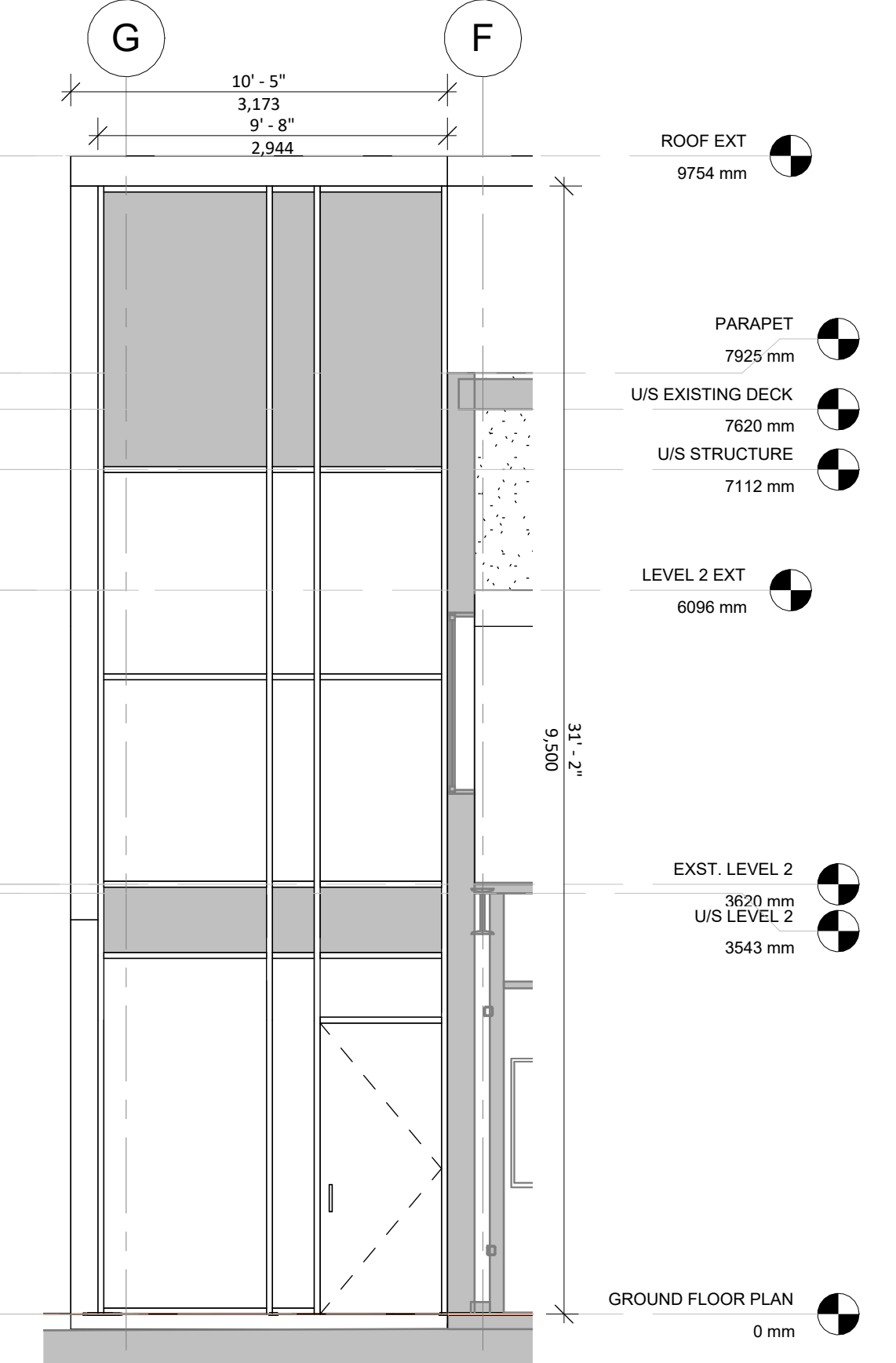
1 : 200	Scale
0001	Project No.
A-01	Drawing No.



4 Elevation - SOUTH
1 : 50

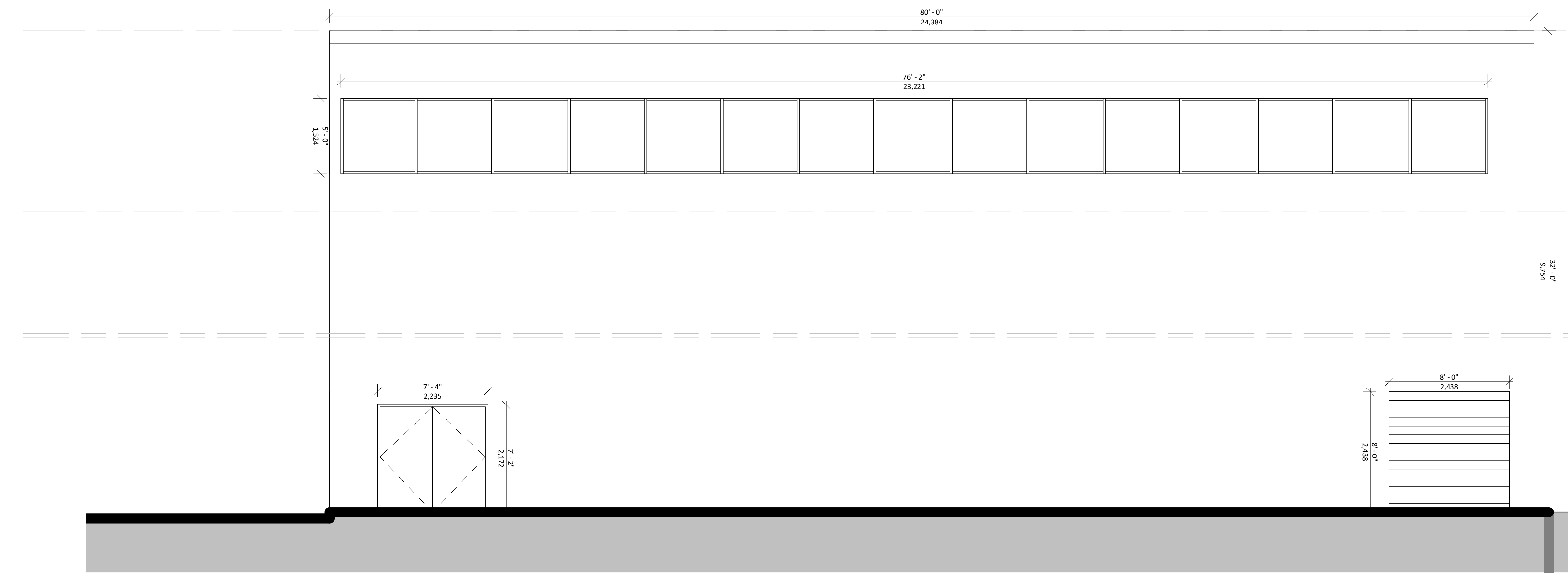


3 Elevation - NORTH
1 : 50



2 Elevation - WEST
1 : 50

- ROOF EXT 9754 mm
- PARAPET 7925 mm
- U/S EXISTING DECK 7620 mm
- U/S STRUCTURE 7112 mm
- LEVEL 2 EXT 6096 mm
- EXST. LEVEL 2 3620 mm
- U/S LEVEL 2 3543 mm
- GROUND FLOOR PLAN 0 mm



1 Elevation - EAST
1 : 50

- ROOF EXT 9754 mm
- PARAPET 7925 mm
- U/S EXISTING DECK 7620 mm
- U/S STRUCTURE 7112 mm
- LEVEL 2 EXT 6096 mm
- EXST. LEVEL 2 3620 mm
- U/S LEVEL 2 3543 mm
- GROUND FLOOR PLAN 0 mm

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STRUCTURAL ENGINEER	PHONE:
MECHANICAL ENGINEER	PHONE:
ELECTRICAL ENGINEER	PHONE:
CIVIL ENGINEER	PHONE:
CONSULTANTS	

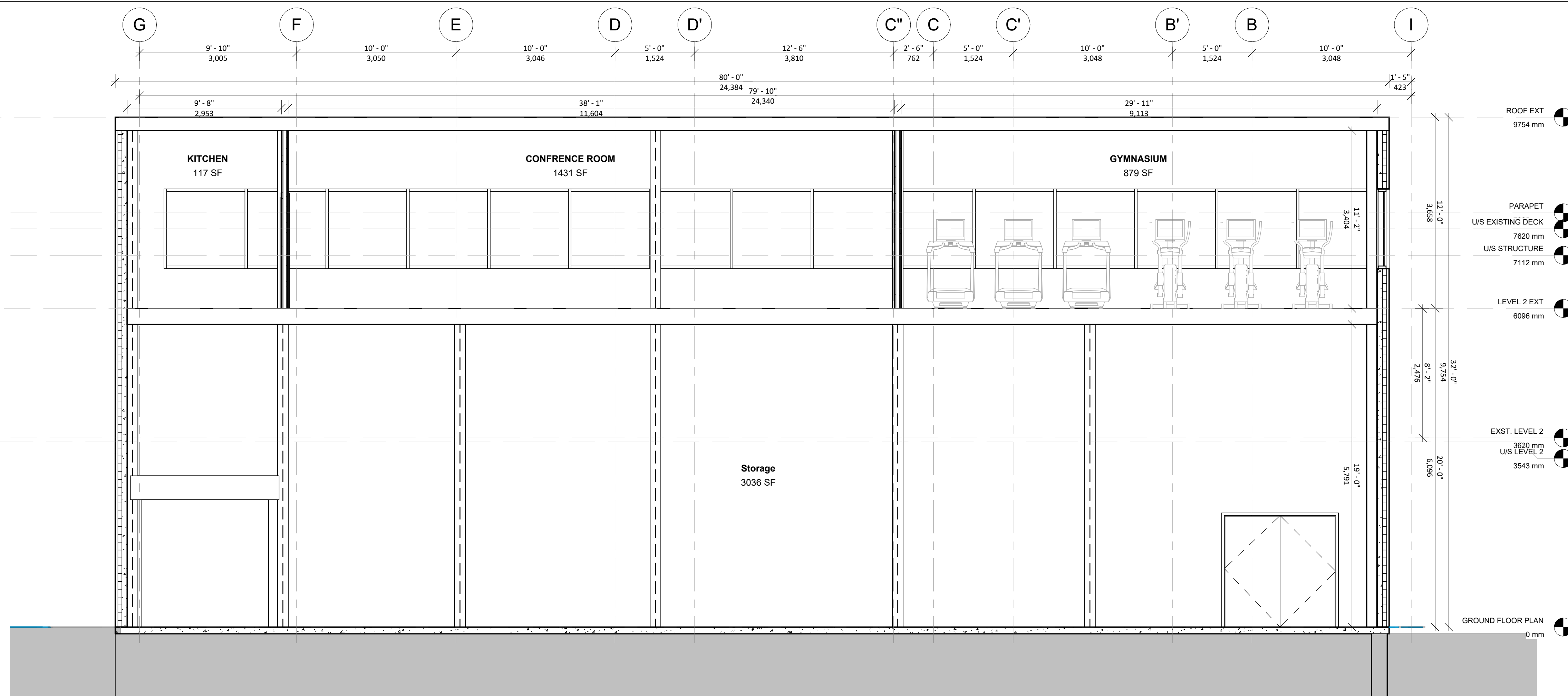
Project Manager	Drawn
Project Leader	Author
	Checked
	Checker

MATHESON

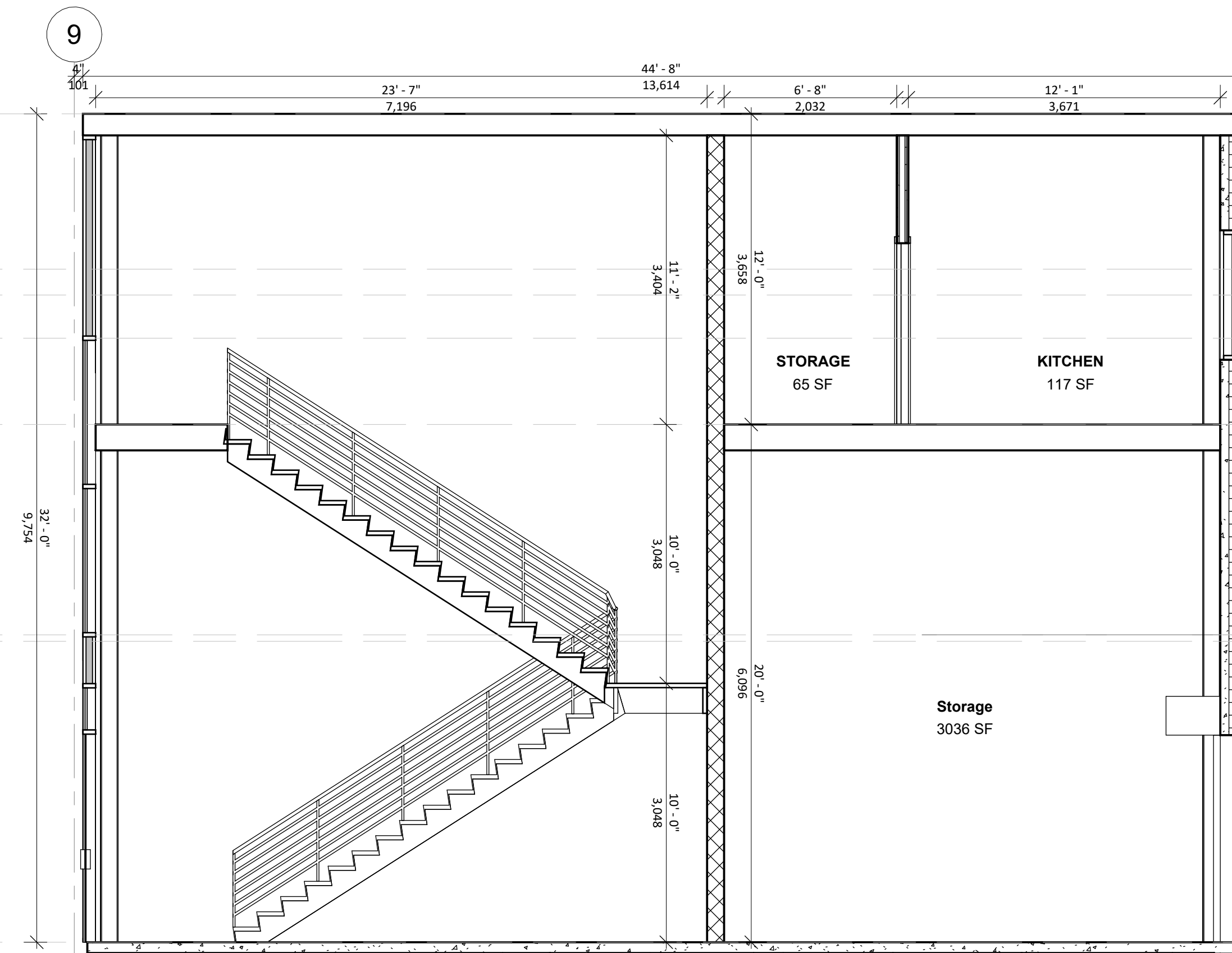
Project
245 INDUSTRIAL
PARKWAY NORTH,
AURORA

Drawing Title
Elevations - Building Ext

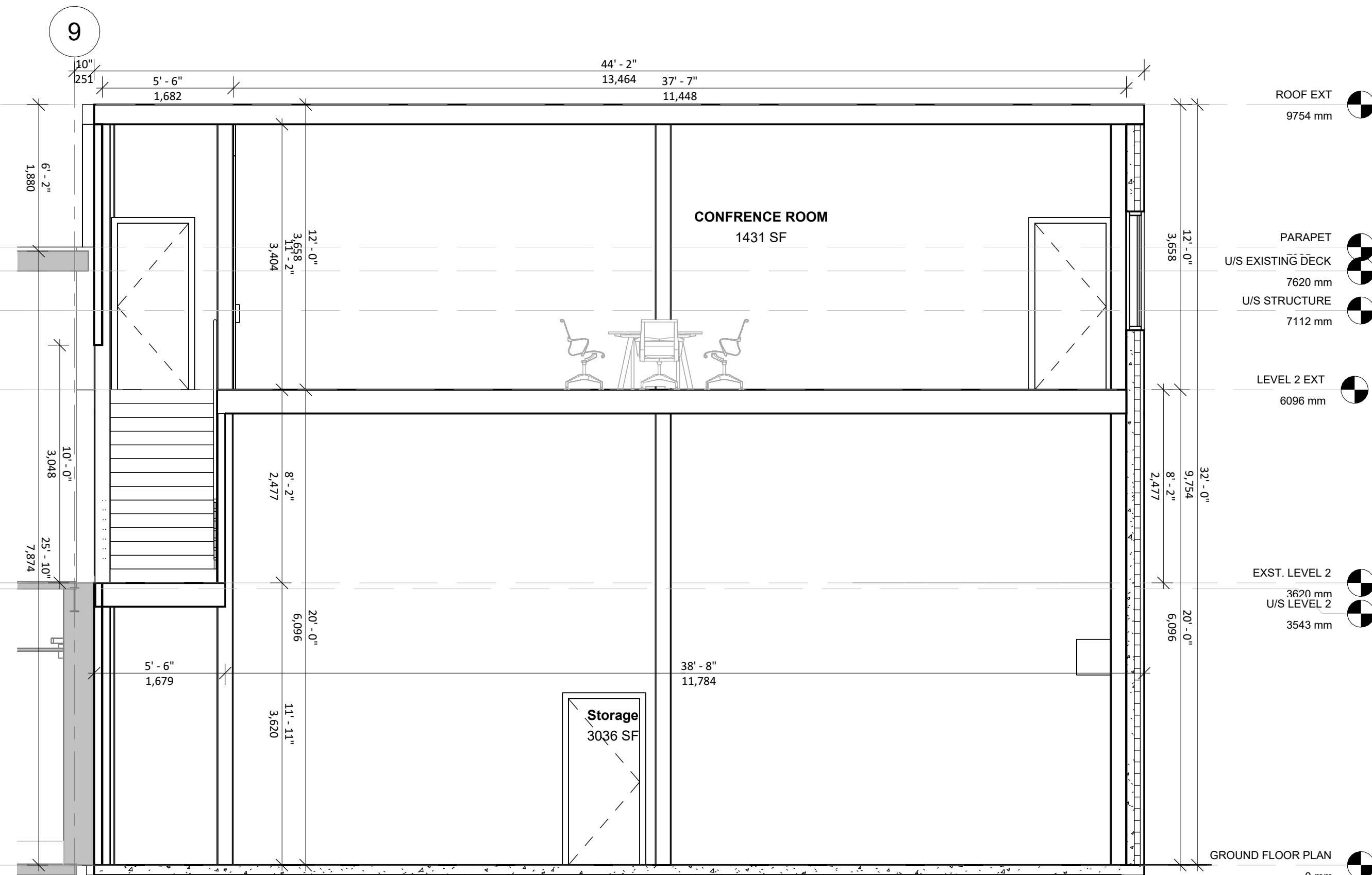
1 : 50	Scale
0001	A-04
Project No.	Drawing No.



2 EXT - Section 02
1 : 50



1 EXT - Section 01
1 : 50



3 EXT - Section 03
1 : 50

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MECHANICAL ENGINEER	
PHONE:	
ADDRESS:	
ELECTRICAL ENGINEER	
PHONE:	
ADDRESS:	
CIVIL ENGINEER	
CONSULTANTS	

Project Manager	Drawn
	Author
Project Leader	Checked
	Checker

MATHESON

Project
245 INDUSTRIAL
PARKWAY NORTH,
AURORA

Drawing Title
Sections - Building Ext

1 : 50	Scale
0001	A-05
Project No.	Drawing No.



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 Elizabeth Stewart, Planning Co-ordinator at estewart@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