



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2024-09

**APPLICANT:** CERTAS HOME AND AUTO INSURANCE COMPANY

**PROPERTY:** 24 Desjardins Way, Aurora, ON L4G8A4  
PLAN 65M3819 PT BLK 8 AND RP 65R28041 PART 18 RP 65R28475  
PART 4 PT PART 3 EXP PLAN YR2191584 PARTS 1 AND 2

**RELATED APPLICATIONS:** n/a

**ZONING:** BP-2 Business Park Exception Zone

**PURPOSE:** A Minor Variance Application has been submitted to facilitate a AAA baseball training facility.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

- 1) Section 4.11 of the Zoning By-law 6000-17 states that on any corner lot, no structure shall be erected greater than one (1) meter above the grade of the streets that abut the lot within the Daylighting Triangle triangular area enclosed by the intersecting street lines for a distance of six (6) meters from their point of intersection.
  - a. The applicant is proposing 3.46 meters

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>April 11, 2024</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:** 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 April 9, 2024.** 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>

- 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 April 11, 2024.** 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 April 11, 2024.**

**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 28<sup>th</sup> DAY OF March 2024



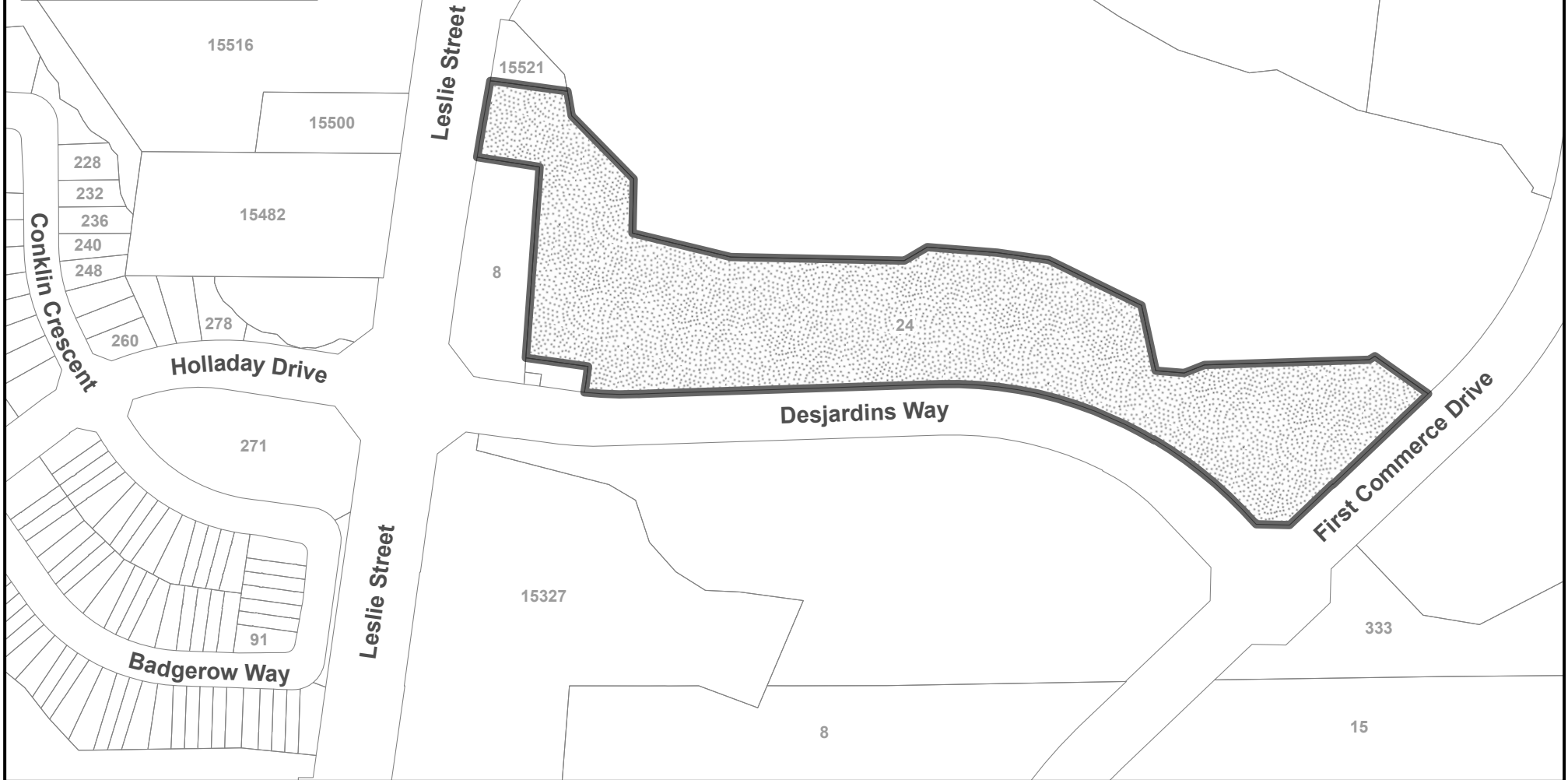
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

**ATTACHMENTS**

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

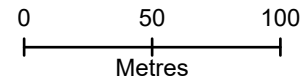
**Agenda packages will be available prior to the Hearing at:**

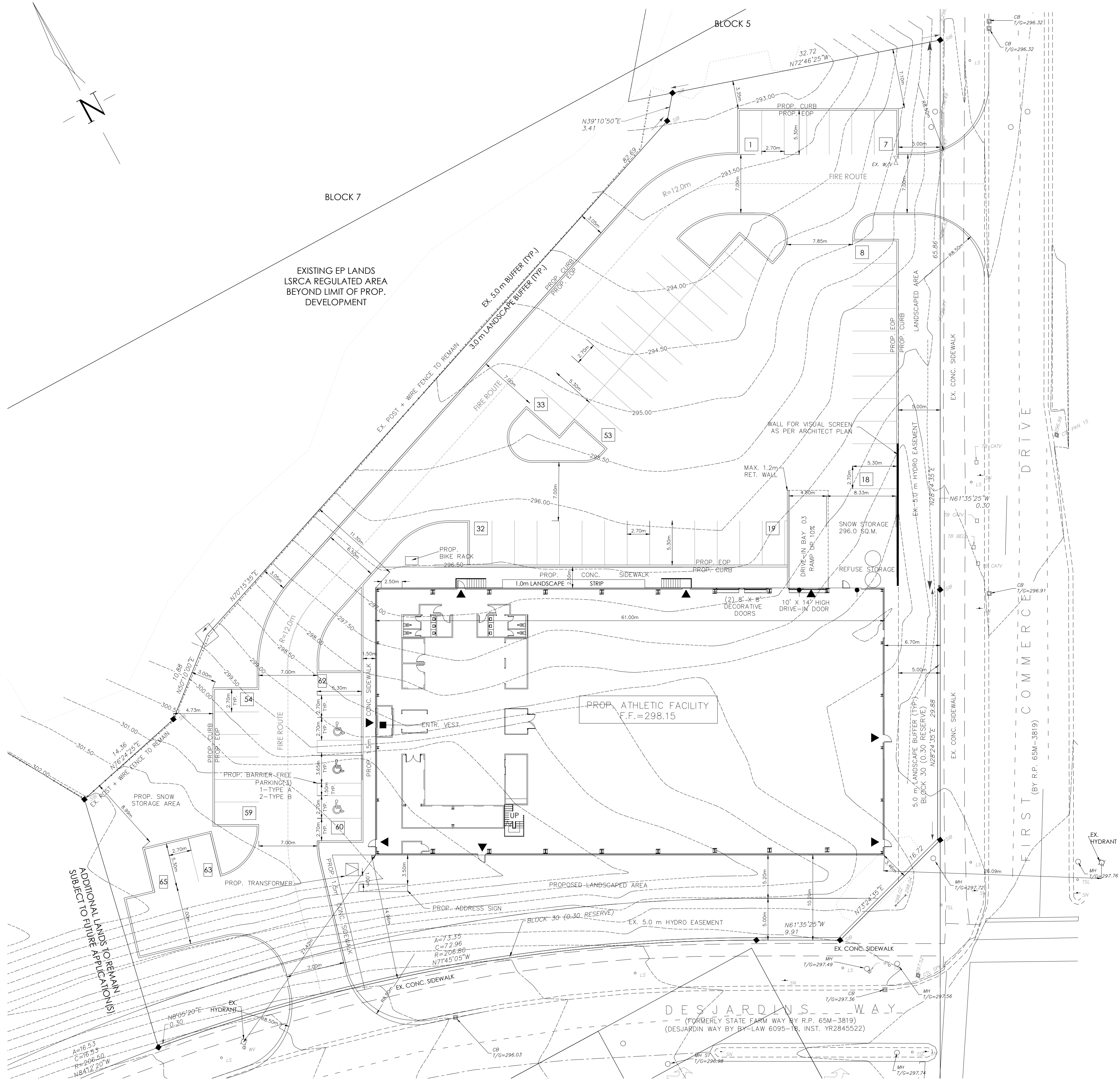
<https://www.aurora.ca/agendas>



**LOCATION MAP**  
**24 DESJARDINS WAY**  
**FILE: MV-2024-09**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**



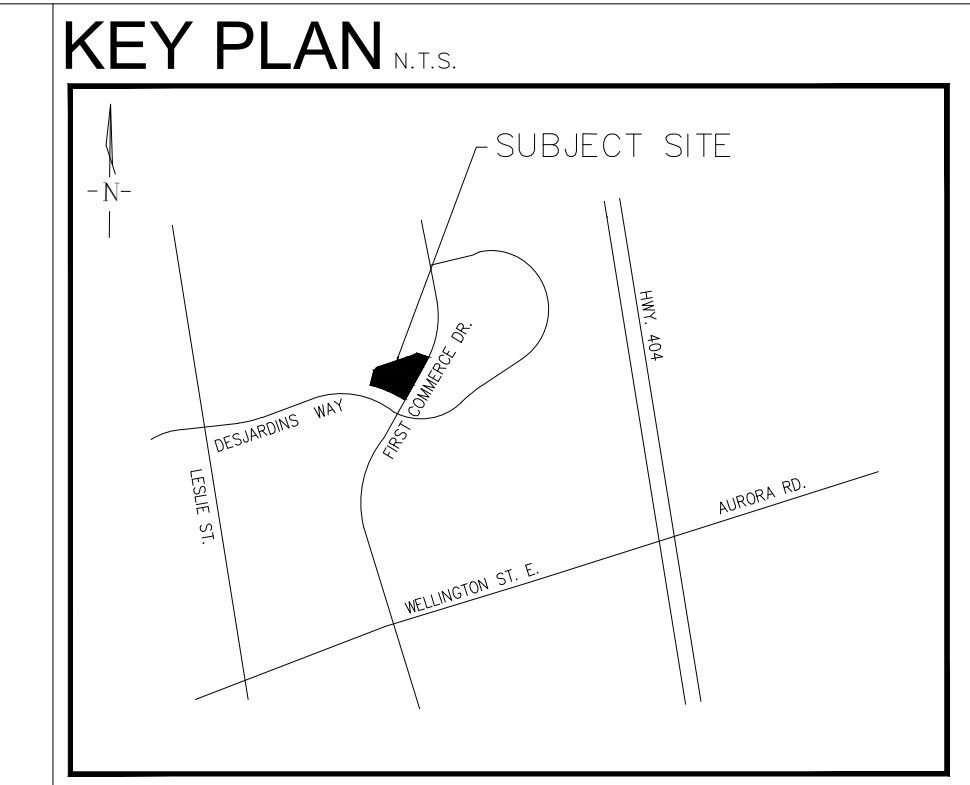


ADDITIONAL LANDS TO REMAIN SUBJECT TO FUTURE APPLICATION(S)

EXISTING EP LANDS  
LSRCA REGULATED AREA  
BEYOND LIMIT OF PROP.  
DEVELOPMENT

DESJARDINS WAY  
(FORMERLY STATE FARM WAY BY R.P. 65M-3819)  
(DESJARDIN WAY BY BY-LAW 6095-18, INST. YR2845522)

FIRST COMMERCIAL DRIVE  
(BY R.P. 65M-3819)

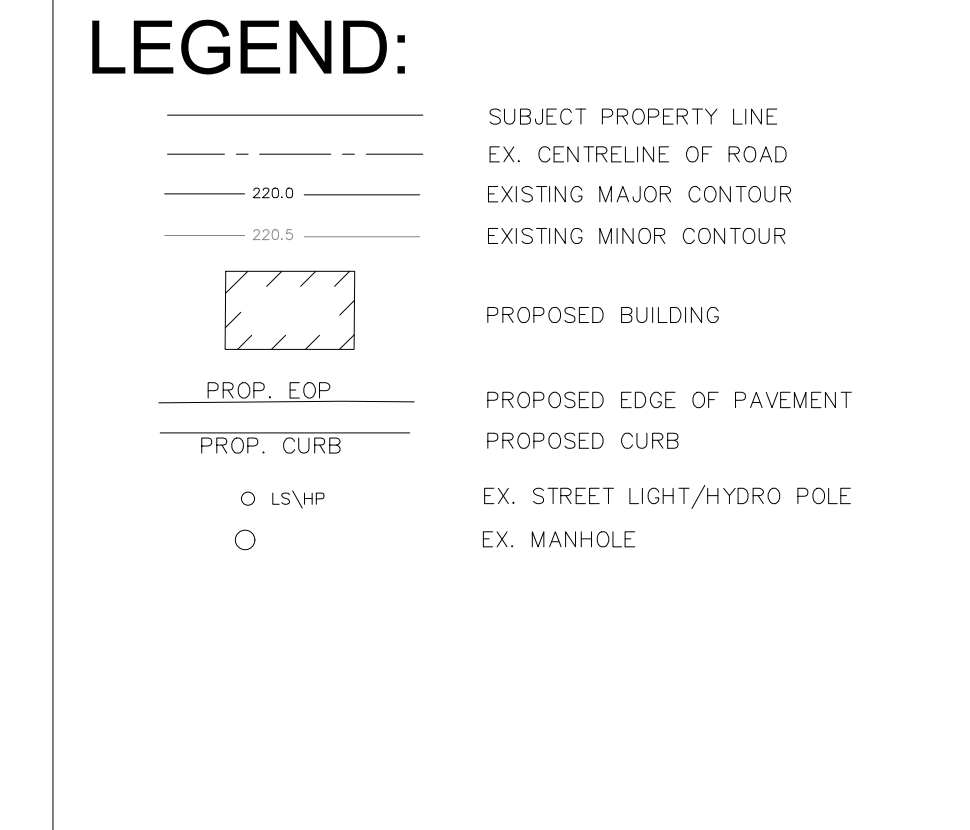


**SURVEY NOTES:**

- MNT CONSULTING GROUP ASSUMES NO LIABILITY FOR LEGAL OR SURVEY DATA.

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES, OMISSIONS, OR ERRORS ARE TO BE REPORTED TO THE CONSULTANT. NO WORK IS TO PROCEED BEFORE CLARIFICATION OF THE DISCREPANCIES, ERRORS, OR OMISSIONS IS RECEIVED FROM THE CONSULTANT.
- ALL EXISTING CONDITIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ONLY LATEST APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION.
- ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT, AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IN NO WAY SHALL THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART BE REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION OF THE CONSULTANT.
- PRIOR TO ANY WORKS ON MUNICIPAL PROPERTY A ROAD OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE TOWN OF NEW TECUMSETH.
- MNT CONSULTING GROUP ASSUMES NO LIABILITY FOR LEGAL OR SURVEY DATA.



ITEM	DESCRIPTION	DATE	BY	APPRVD
1	MINOR VARIANCE SUPPORT	APR. 2/24	M.D.	M.D.

**SCHEDULE OF REVISIONS**

NO.	DESCRIPTION	DATE	BY	APPRVD

ENGINEER'S SEAL

PROJECT: PHASE 1 - #24 DESJARDINS WAY  
BLOCK 8 - REGISTERED PLAN 65M-3819  
TOWN OF AURORA

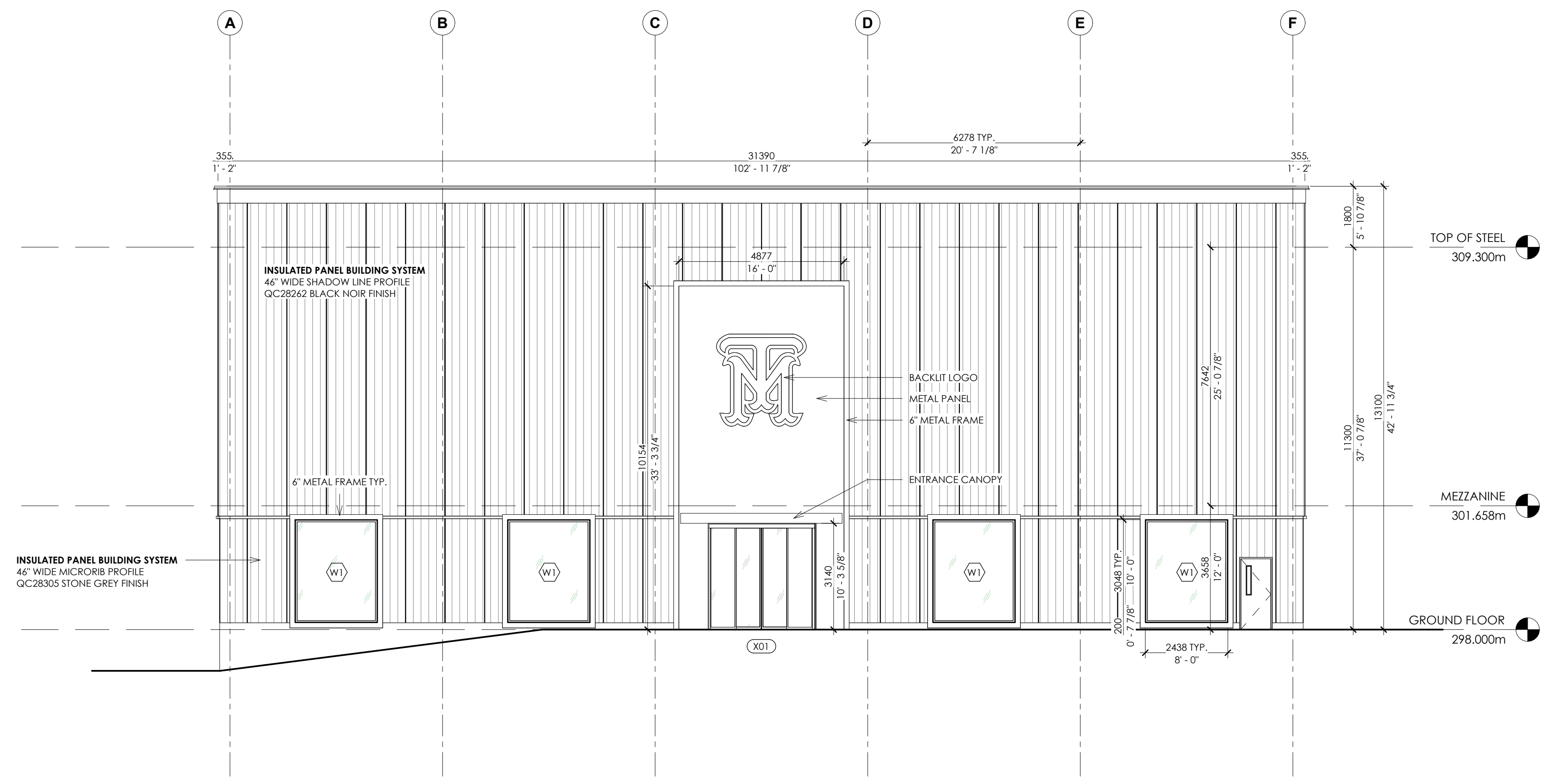
TITLE: MINOR VARIANCE APPLICATION  
SITE PLAN

MNT Consulting Group Inc.,  
www.mntconsulting.ca  
info@mntconsulting.ca

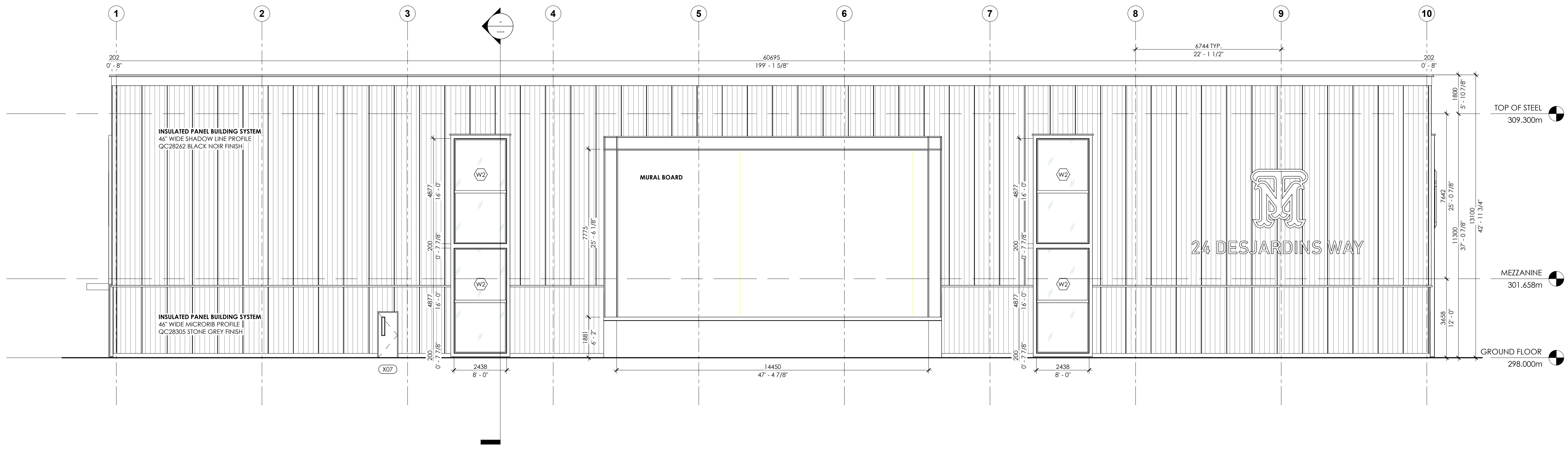


DRAWN: GEMCAD	SCALE: 1:250	DWG. No.
DESIGNED: M.D.	DATE: MAR. 27/24	
CHECKED: M.D.		

MV-SP



**WEST ELEVATION**  
1 : 100



**SOUTH ELEVATION**  
1 : 100

No.	Description	Date
4	FOR CLIENT REVIEW	24.03.22
3	FOR CLIENT REVIEW	24.03.11
2	FOR PRIMUM CONSULT.	24.03.07
1	FOR CLIENT REVIEW	24.02.29

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

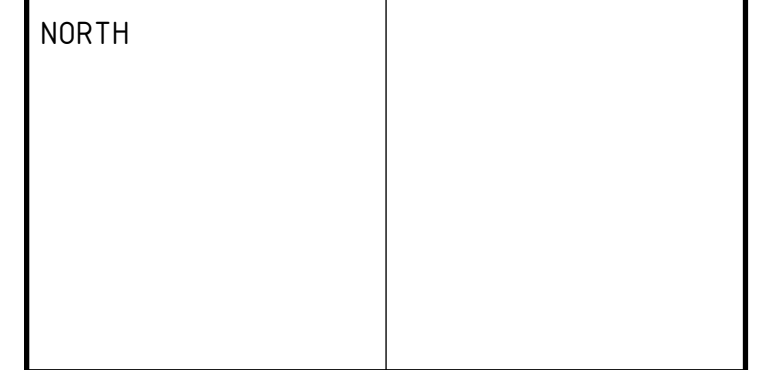
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

COPYRIGHT RESERVED.

**CSPACE**  
ARCHITECTURE



58-8841 GEORGE BOLTON PKWY, BOLTON, ON L7E 2X8  
T: 647.588.1784 E: info@cspace.ca



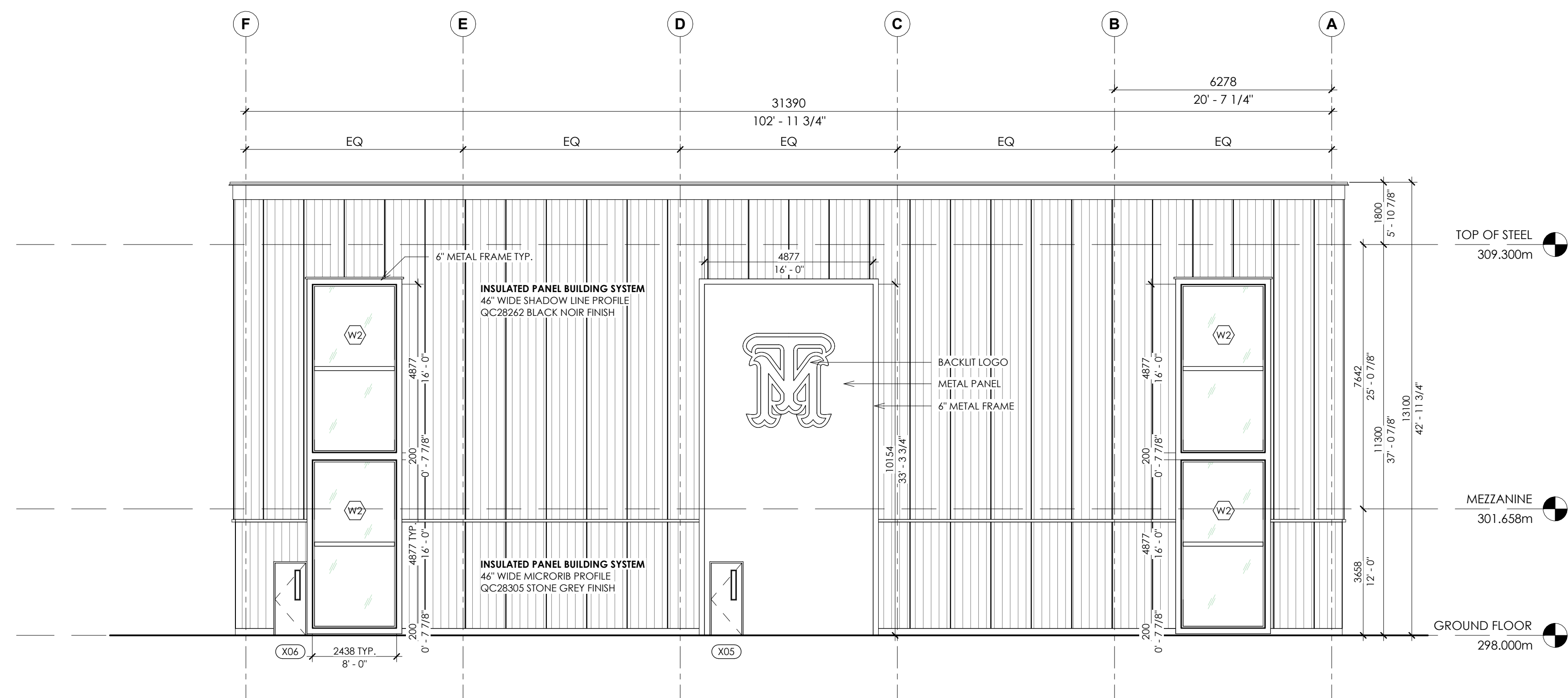
PROJECT  
**SPORTS FACILITY**

24 DESJARDIN WAY  
AURORA

DRAWING TITLE  
**ELEVATIONS**

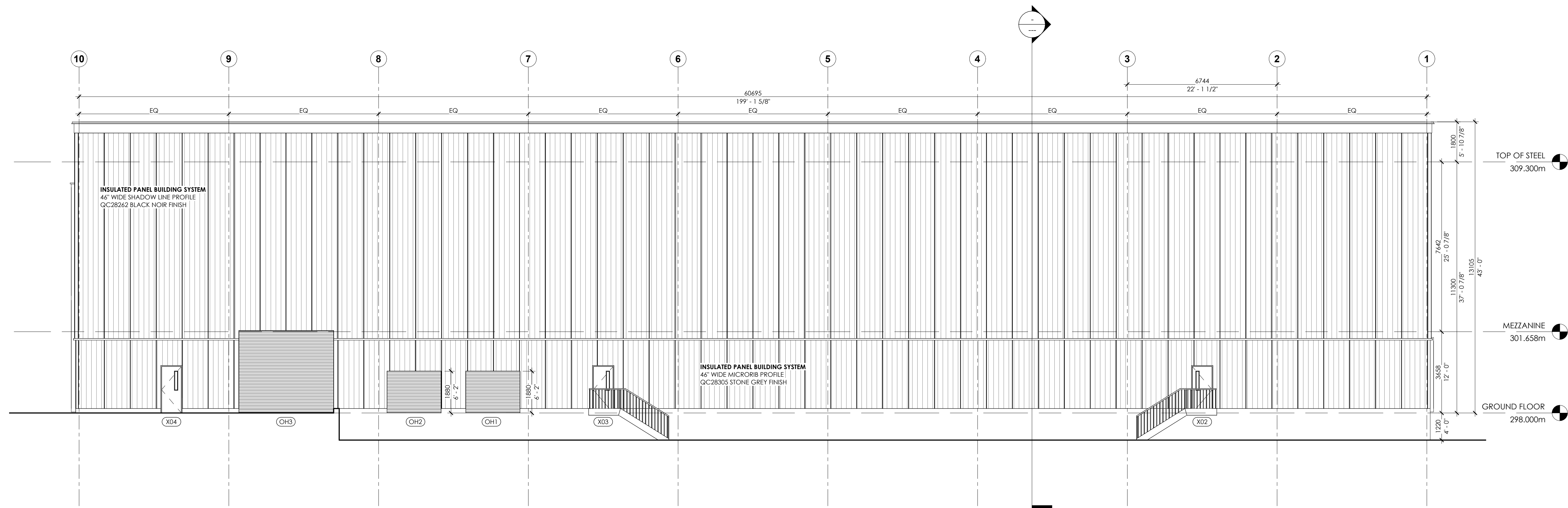
SCALE 1 : 100	PROJECT NO. 24-1850
DRAWN BY SE	APPROVED Checker
	DATE 24.03.22

DRAWING NO.  
**A201**



**EAST ELEVATION**

1 : 100



**NORTH ELEVATION**

1 : 100

No.	Description	Date
4	FOR CLIENT REVIEW	24.03.22
3	FOR CLIENT REVIEW	24.03.11
2	FOR PRIMUM CONSULT.	24.03.07
1	FOR CLIENT REVIEW	24.02.29

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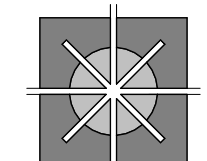
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

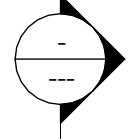
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**CSPACE**  
ARCHITECTURE



58-8841 GEORGE BOLTON PKWY, BOLTON, ON L7E 2X8  
T: 647.588.1784 E: info@cspace.ca

**NORTH**



**PROJECT**  
SPORTS FACILITY

24 DESJARDIN WAY  
AURORA

**DRAWING TITLE**  
ELEVATIONS

SCALE: 1 : 100      PROJECT NO.: 24-1850

DRAWN BY: SE      APPROVED: Checker      DATE: 24.03.22

DRAWING NO.: **A202**



VIEW FROM THE SOUTH EAST



VIEW OF THE BUILDING ENTRANCE



VIEW OF THE SOUTH ELEVATION



VIEW OF THE REAR OF THE BUILDING & PARKING

No.	Description	Date
4	FOR CLIENT REVIEW	24.03.22
3	FOR CLIENT REVIEW	24.03.11
2	FOR PRILIM. CONSULT.	24.03.07
1	FOR CLIENT REVIEW	24.02.29

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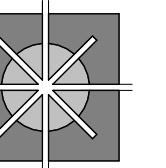
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ARCHITECTURE



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T: 647.588.1784 E: info@cspace.ca

NORTH

PROJECT  
SPORTS FACILITY

24 DESJARDIN WAY  
AURORA

DRAWING TITLE  
3D RENDERINGS

SCALE PROJECT NO.  
24-1850

DRAWN BY APPROVED DATE  
SE CCP 24.03.22

DRAWING NO.

**A901**





# 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