



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2024-25

APPLICANT: 2209640 Ontario Ltd.

PROPERTY: 95 Dunning Ave, Aurora, ON L7B0G3
AURORA CON 1 PT LOT 77 PLAN 488 PT BLK A & B PLAN 10328
LOT 36 RP 65R7942 PARTS 3 5 AND 6 RP 65R17425 PART 1 RP
65R1318 PT PART 1

**RELATED
APPLICATIONS:** n/a

ZONING: E2 General Employment

PURPOSE: A Minor Variance Application has been submitted to facilitate the proposed Medical Marijuana Production for the personal use of medical marijuana. The variance requested is to permit the proposed use in the "E2 – General Employment" zone.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 10.1 of the Zoning By-law 6000-17 permits a Medical Marijuana Production Use only in a E-BP zoning district
 - a. The applicant is proposing a Medical Marijuana Production Use in an E2 zoning district.

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:	October 10, 2024
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

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 **no later than 4:30pm on October 8, 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 **no later than 12:00pm (noon) on October 10, 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 **no later than 4:30pm on October 10, 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 24th DAY OF September 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
95 Dunning Avenue
FILE: MV-2024-25
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**

0 50 100
 Metres


AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 2024-10-04. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Committee of Adjustment Maps\D13 Minor Variance\2024 Minor Variances\2024_Minor_Variations.aprx

Medical Marijuana
Grow Facilities

95 Dunning AveAurora, ON L4G 0R2

ISSUED FOR PLANNING AND
ZONING STUDY - DOES NOT HAVE
ANY VALUE FOR BUILDING PERMIT
AND CONSTRUCTION

Adjacent Property Zonings



Town of Aurora
Zoning By-law #6000-17

10.2 ZONE REQUIREMENTS

Employment Zones Minimum Requirements	E1 Service Employment	E2 General Employment	E-BP Business Park
Lot Area	2,000 m ²	2,000 m ²	1.0 ha (2) 0.8 ha (3)
Lot Frontage	30 m	30 m	60 m
Front Yard	3 m	3 m	(1)
Rear Yard	9 m	9 m	(1)
Interior Side Yard	3 m	3 m	(1)
Exterior Side Yard	3 m	3 m	(1)
Height (maximum)	15 m(4)	15 m(4)	13.5 m
Lot Coverage (maximum)	N/A	N/A	50%
Distance between two buildings on the same Lot	N/A	N/A	0.25 times the sum the building heights or 12 m, whichever is greater

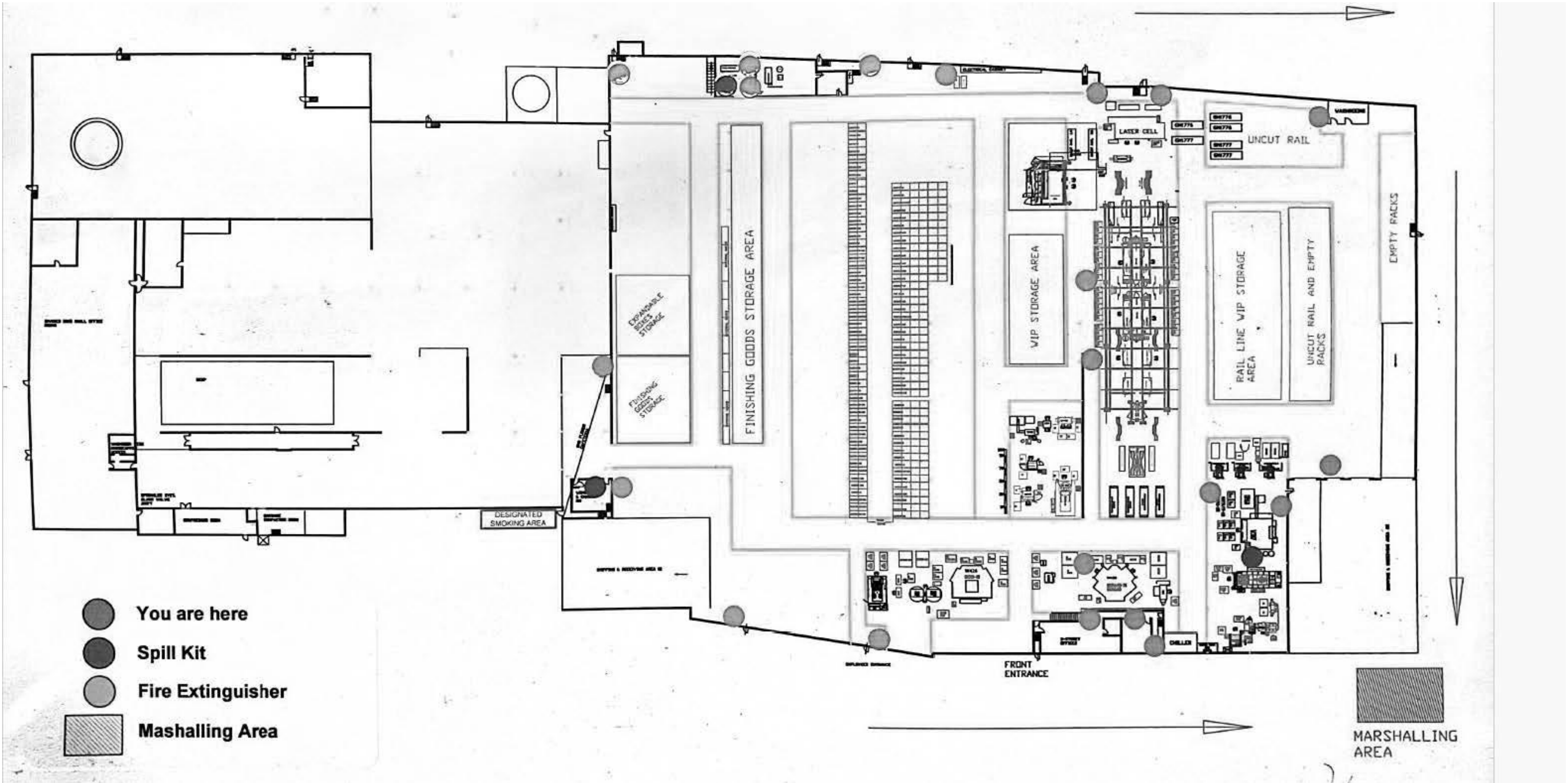
(1) Refer to "Siting Specifications for Business Park (E-BP)" chart (see next page)

(2) Lots adjacent to King's Highway 404

(3) All other lots Zoned E-BP

(4) A maximum of height of 10 meters shall apply for lands south of Wellington Street East, west of the Rail Corridor and within 150 meters of any Residential (R) Zone existing at the time of passing of this By-law.

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20240526 DATE: Jun. 24, 2024
APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW



ASE + J INC ARCHITECT
WWW.ASEJ.CA
INFO@ASEJ.CA
TELL: 647-937-5225

ISSUED FOR PLANNING
AND ZONING STUDY &
DOES NOT HAVE ANY
VALUE FOR BUILDING
PERMIT AND
CONSTRUCTION

DIMENSIONS ARE NEARLY
ACCURATE AND WILL
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BUILDING PERMIT &
CONSTRUCTION
APPLICATION

Rev	Description	Date

PROJECT

Medical Marijuana
Grow Room

TITLE

Cover Page

CLIENT

95 Dunning Ave

DRAWN BY Author	CHECKED BY Checker	DATE 05/05/24
SCALE (@ A1)	PROJECT NUMBER Project Number	REV
DRAWING NUMBER A000		



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APPLICATION

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PROJECT

Medical Marijuana Grow Room

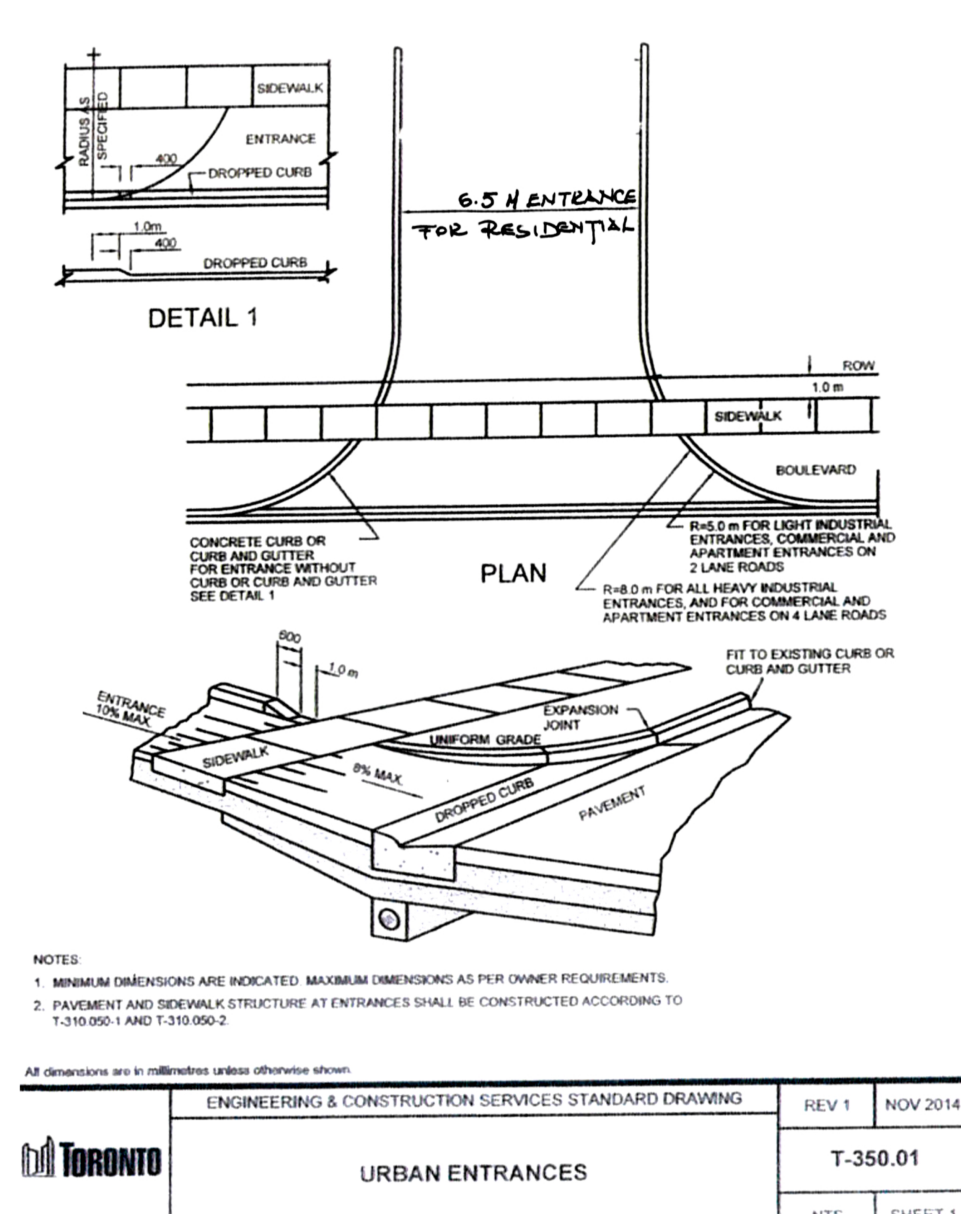
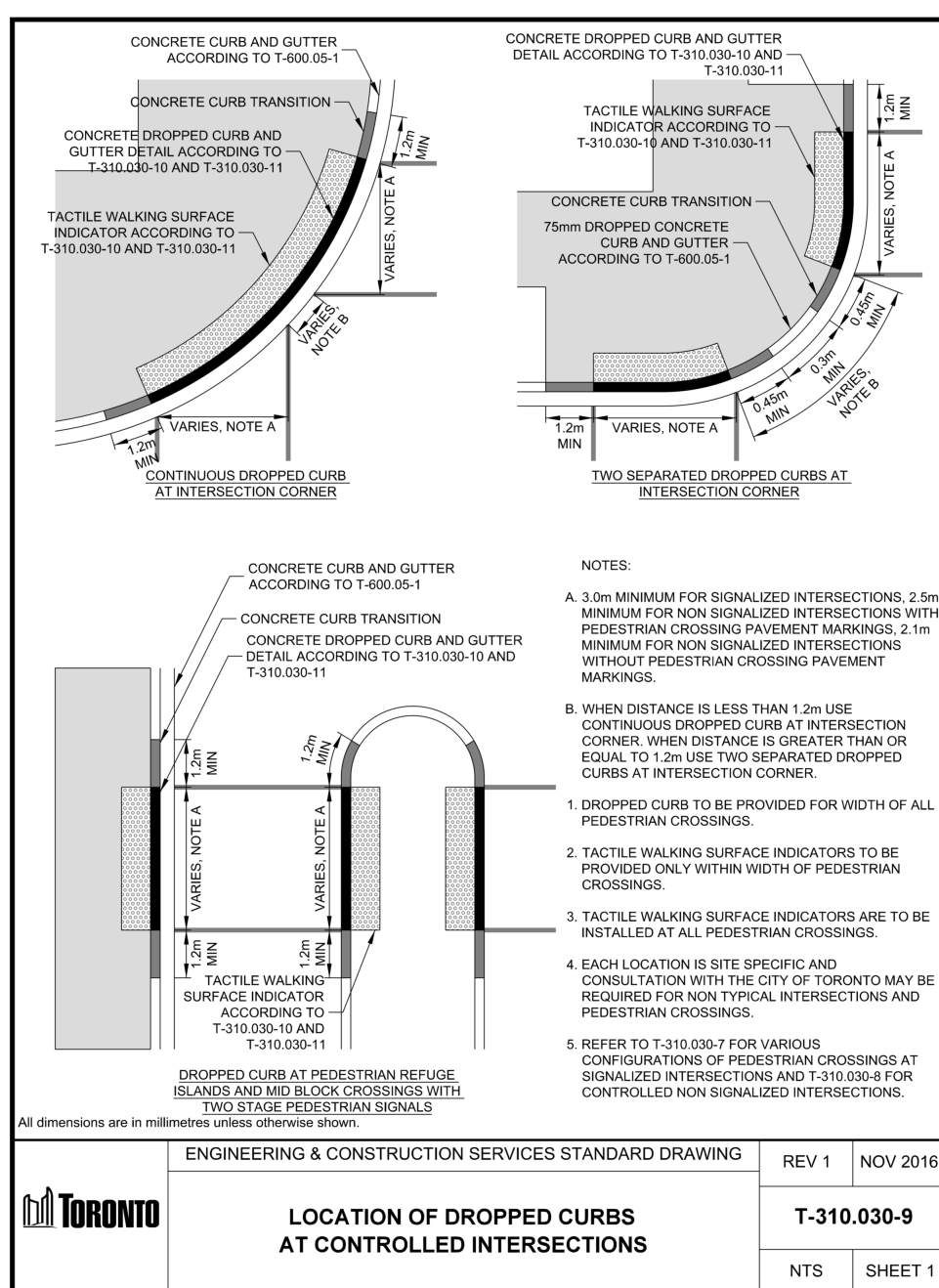
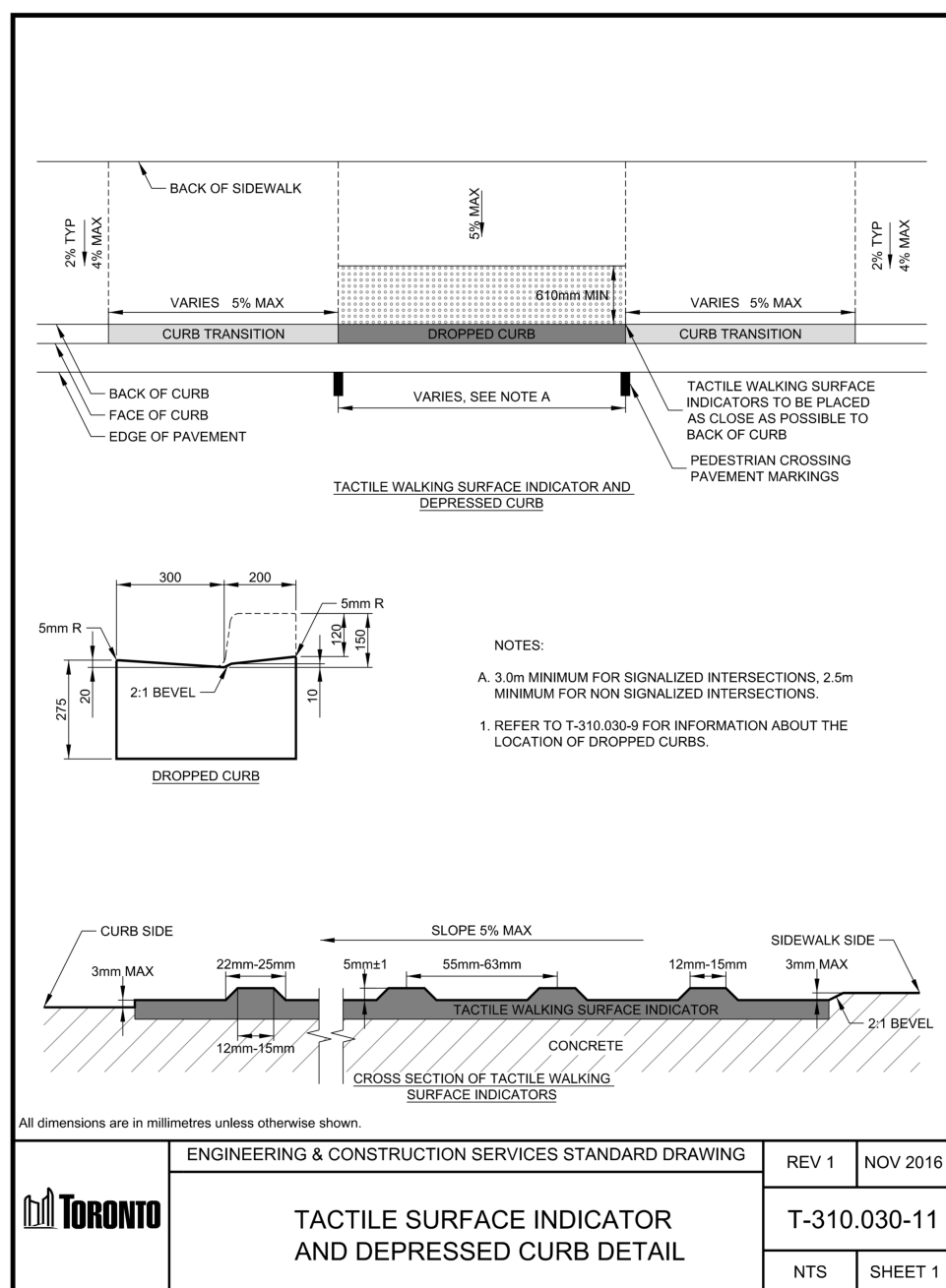
TITLE

Zoning and DataMatrix

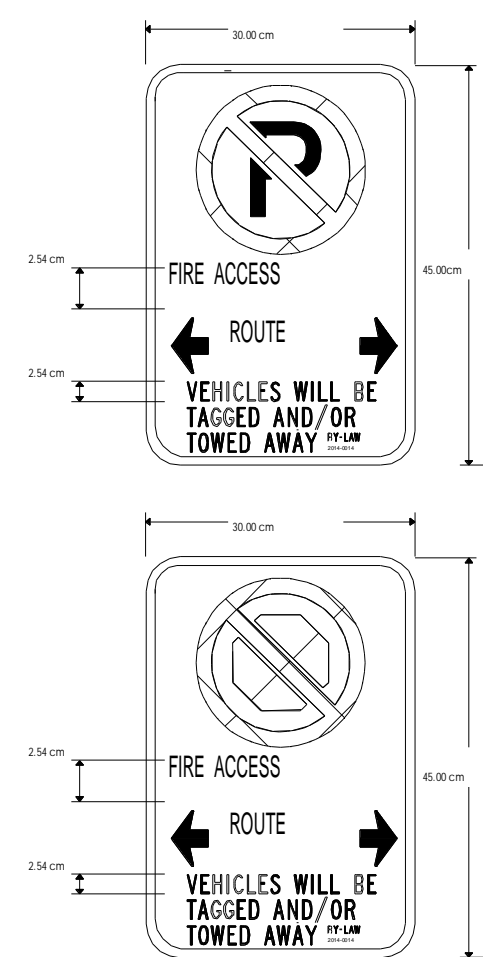
CLIENT

95 Dunning Ave

DRAWN BY Author	CHECKED BY Checker	DATE 05/05/24
SCALE (@ A1) As indicated	PROJECT NUMBER Project Number	
DRAWING NUMBER A001		REV



FIRE ROUTE SIGNAGE AND INSTALLATION SPECIFICATIONS



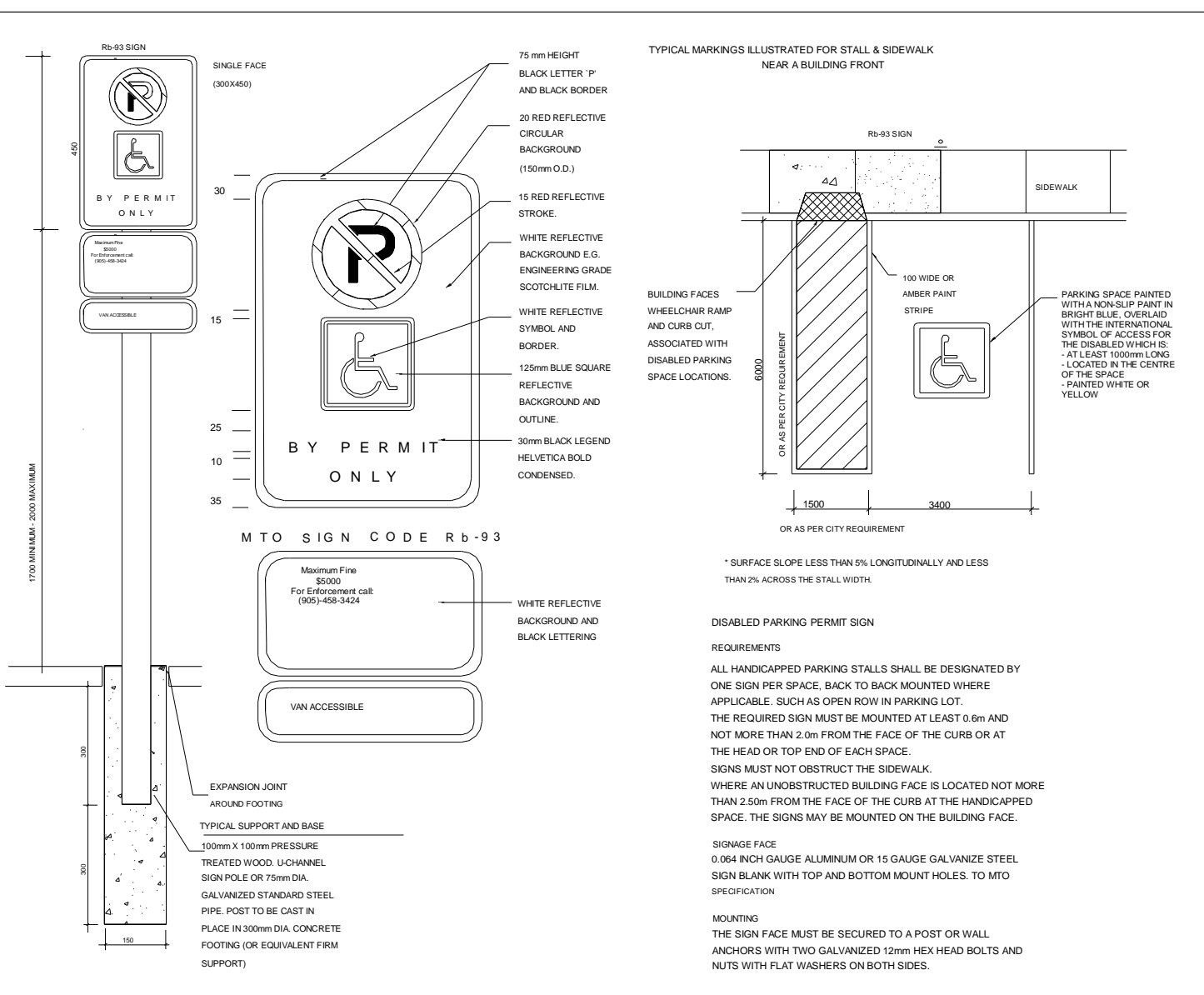
SIGN REQUIREMENTS

- SIGNS SHALL COMPLY WITH THE ATTACHED FIGURES 5
- A. ALL SIGN SHALL HAVE APPROPRIATE RAKE, CORNER AS PER DIAGRAM OR 4
 - B. ON RAKE, ALL SHARP EDGES REMOVED SIGN BLANKS SHALL COMPLETED SLOTTED EDGE HAVE 11MM X 11MM SLOTTED HOLES
 - C. ACCEPT METRIC OR IMPERIAL MOUNTING WITH HOLES 5CM 1/2CM FROM OUTER EDGE OR PER DIAGRAM CENTER OF MOUNTING SLOTS SHALL BE EQUAL TO MULTIPLE OF 5.08(2 INCHES) CENTRALLY LOCATED ON BLANK. ON STEEL BLANKS, FABRICATIONS SHALL BE FABRICATED BEFORE GALVANIZING AS TO PREVENT CORROSION. ON ALUMINUM BLANKS, FABRICATING SHALL BE PERFORMED PRIOR TO PAINTING AND BAKING. FINISHED SIGNS AND SYMBOLS SHALL BE APPLIED TO 1.5MM UTILITY GRADE
 - D. ALUMINUM WITH BRIGHT WHITE MIL BAKED FINISH ON BOTH SIDES. ALL INKS SHALL BE FACED TO CONFORM TO REG. AND OR THE HIGHWAY TRAFFIC ACT.
 - E. ALL LETTERING TO MEET M.T.O. STANDARDS
 - F. ALL CHS COLUMNS TO MEET M.T.O. STANDARDS

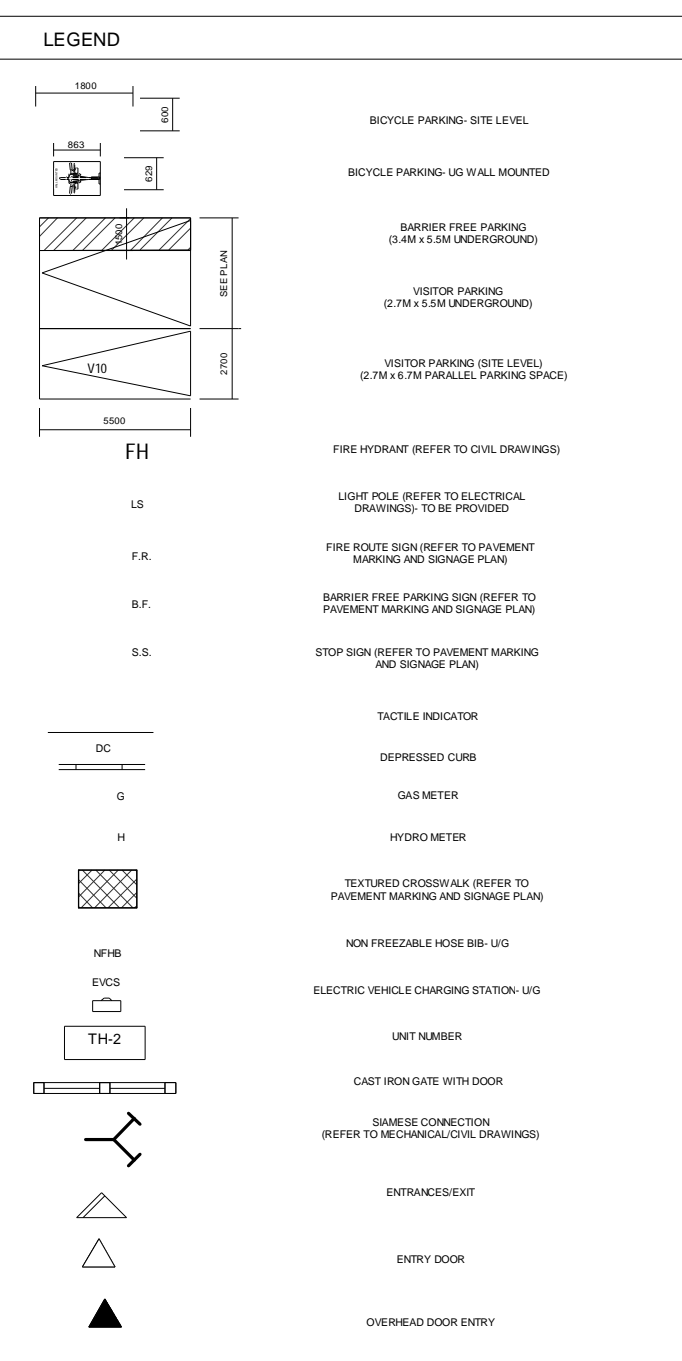
INSTALLATION REQUIREMENTS

1. SHALL BE POSTED ON BOTH SIDES OF THE ROUTE AHEAD, THE FLUSH OF TRAFFIC AT A 45 DEGREE ANGLE, 2.13M (7 FT) ABOVE GROUND LEVEL AND AT DISTANCES SO THE ROUTE IS CLEARLY SEEN BY THE MOTORIST AND NOT MORE THAN 22.86M (75 FT) APART.
2. MAY BE MOUNTED FLUSH ON THE BUILDING FACE ALONG THE FIRE ROUTE, 2.13M (7 FT) ABOVE GROUND LEVEL AND AT DISTANCES SO THE ROUTE IS CLEARLY SEEN BY THE MOTORIST AND NOT MORE THAN 22.86M (75 FT) APART.
IF A FIRE ROUTE EXCEEDS 6M (19.6 FT) IN WIDTH OR IN APPROVED CIRCUMSTANCES,
3. POSTING OF SIGNAGE ON ONE SIDE OF THE ROUTE IS PERMISSIBLE.
4. SIGNS SHALL INDICATE WHERE THE FIRE ROUTE STARTS AND ENDS. IN SOME SITUATIONS WHERE BOTH STOPPING AND PARKING SIGNS ARE REQUIRED, TWO SIGNS MAY BE REQUIRED ON THE SAME POST.

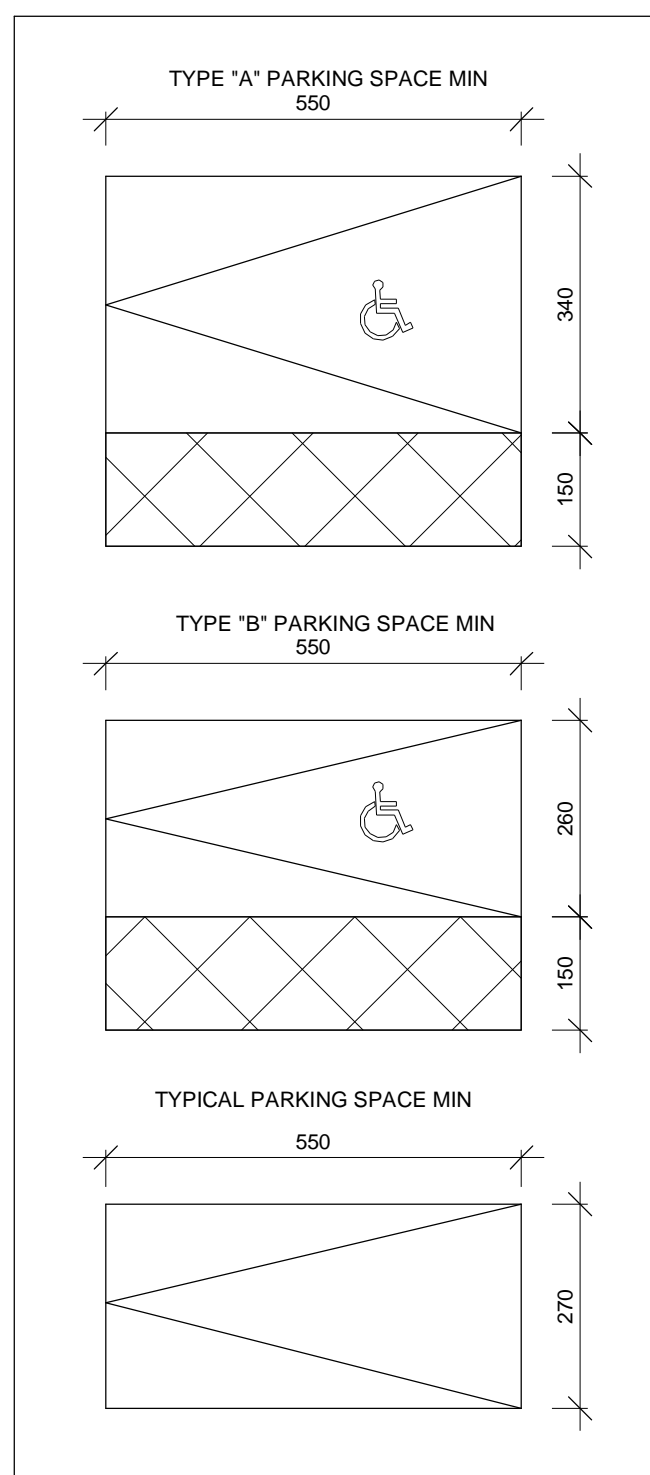
FIRE ROUTE SIGN DETAIL



LEGEND



PARKING DIAGRAMS



HARD & SOFT LANDSCAPE DIAGRAM

ONTARIO BUILDING CODE DATA MATRIX, PART 11					OBC REFERENCE	
1.	BUILDING AREA (sq.ft.):	EXISTING _____ NEW _____ TOTAL _____	GROSS AREA (sq.ft.):	EXISTING _____ NEW _____ TOTAL _____	11.3.2	
2.	NUMBER OF STOREYS:	ABOVE GRADE _____ BELOW GRADE _____			12.1.1 11.3.3.2	
3.	HEIGHT OF BUILDING (m):				11.3.2 12.1.1	
4.	NUMBER OF ACCESSIBLE ACCESS ROUTES:				12.1.2 11.3.3.1	
5.	BUILDING CLASSIFICATION:	GROUP _____ DIVISION _____ UP TO _____ STOREYS _____ DESIGNATE EXISTING USE _____ CONSTRUCTION INDEX _____ PERMANENCE _____ <input type="checkbox"/> NOT APPLICABLE (NO CHANGE OF MAJOR OCCUPANCY)			11.2.1 11.2.2 11.2.3 TO 11.2.4	
6.	ALTERATION TO EXISTING BUILDING:	<input checked="" type="checkbox"/> BASIC RENOVATION <input type="checkbox"/> EXTENSIVE RENOVATION			11.3.3.1 11.3.3.2	
7.	REDUCTION IN PERFORMANCE LEVEL:	STRUCTURAL: <input type="checkbox"/> YES <input type="checkbox"/> NO INCREASE IN OCCUPANT LOAD <input type="checkbox"/> YES <input type="checkbox"/> NO OR CHANGE IN MAJOR OCCUPANCY <input type="checkbox"/> YES <input type="checkbox"/> NO SEWERAGE SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO			11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4	
8.	COMPENSATING CONSTRUCTION:	STRUCTURAL: <input type="checkbox"/> NO <input type="checkbox"/> YES INCREASE IN OCCUPANT LOAD <input type="checkbox"/> YES <input type="checkbox"/> NO CHANGE IN MAJOR OCCUPANCY <input type="checkbox"/> YES <input type="checkbox"/> NO PLUMBING <input type="checkbox"/> YES <input type="checkbox"/> NO SEWERAGE SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO			11.4.3.2 11.4.3.3 11.4.3.4 11.4.3.5 11.4.3.6	
9.	COMPLIANCE ALTERNATIVES REQUIRED:	<input checked="" type="checkbox"/> YES (SEE HARBOR 1)			11.5.1	
10.	ALTERNATE MEASURES PROPOSED:	<input checked="" type="checkbox"/> YES EXPLANATION _____			11.5.2	
11.	SPRINKLER SYSTEM PROPOSED:	<input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY			12.1.2 12.2.1.7	
12.	STAMPING REQUIRED:	<input type="checkbox"/> YES <input type="checkbox"/> NO			12.9	
13.	FIRE ALARM REQUIRED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			12.4	
14.	WATER SUPPLY (EXTRA) REQUIRED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			12.5.7	
15.	EXISTING BUILDING:	<input checked="" type="checkbox"/> PERMITTED CONSTRUCTION <input type="checkbox"/> COMPLETABLE <input type="checkbox"/> NON-COMPLETABLE	ACTUAL CONSTRUCTION:	<input checked="" type="checkbox"/> COMPLETABLE <input type="checkbox"/> NON-COMPLETABLE	12.6	
16.	OCCUPANT LOAD BASED ON:	<input checked="" type="checkbox"/> NEW PERSON <input type="checkbox"/> BUILDING DESIGN			11.16	
17.	FIRST FLOOR:	PERSON _____ LOAD _____ PERSONS _____ 1st FLOOR _____ PERSONS _____	MEZZANINE:	LOAD _____ PERSONS _____ 2nd FLOOR _____ LOAD _____ PERSONS _____		
18.	BARBER FREE DESIGN:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO EXPLANATION _____			9.8	
19.	REQUIRED SUBSTANCES:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			13.1.2.1 13.1.1.1.1	
20.	REQUIRED FIRE RESISTANCE RATING (min):					
21.	PERMANENT ASSEMBLIES (PER 101)	LISTED DESIGN NO. or DESIGN (per 101-1)	ASSEMBLY PERMANENT (PER 101-2)	LISTED DESIGN NO. or DESIGN (per 101-1)		
	FLOORS:	HOURS _____	FLOORS:	HOURS _____		
	ROOF:	HOURS _____	ROOF:	HOURS _____		
	WALLS:	HOURS _____	WALLS:	HOURS _____		
22.	OTHER, DESCRIBE:					

ONTARIO BUILDING MATRIX

ZONING INFORMATION TABLE



ISSUED FOR PLANNING
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DOES NOT HAVE ANY
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PERMIT AND
CONSTRUCTION

**DIMENSIONS ARE NEARLY
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VERIFIED DURING
BUILDING PERMIT &
CONSTRUCTION
APPLICATION**

[illegible]

PROJECT

Medical Marijuana Grow Room

TITLE	
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Site Plan

CLIENT

95 Dunning Ave

DRAWN BY
Author

CHECKED BY Checker	DATE 05/05/24
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SCALE (@ A1)
As indicated

PROJECT NUMBER	
Project Number	

DRAWING NUMBER
A003

	RE
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**DIMENSIONS ARE NEARLY
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APPLICATION**

Dimensions are to be verified by the contractor and the building official and not the planning review

[illegible]

PROJECT

Medical Marijuana Grow Room

TITLE

Ground Floor

CLIENT

95 Dunning Ave

DRAWN BY
Author

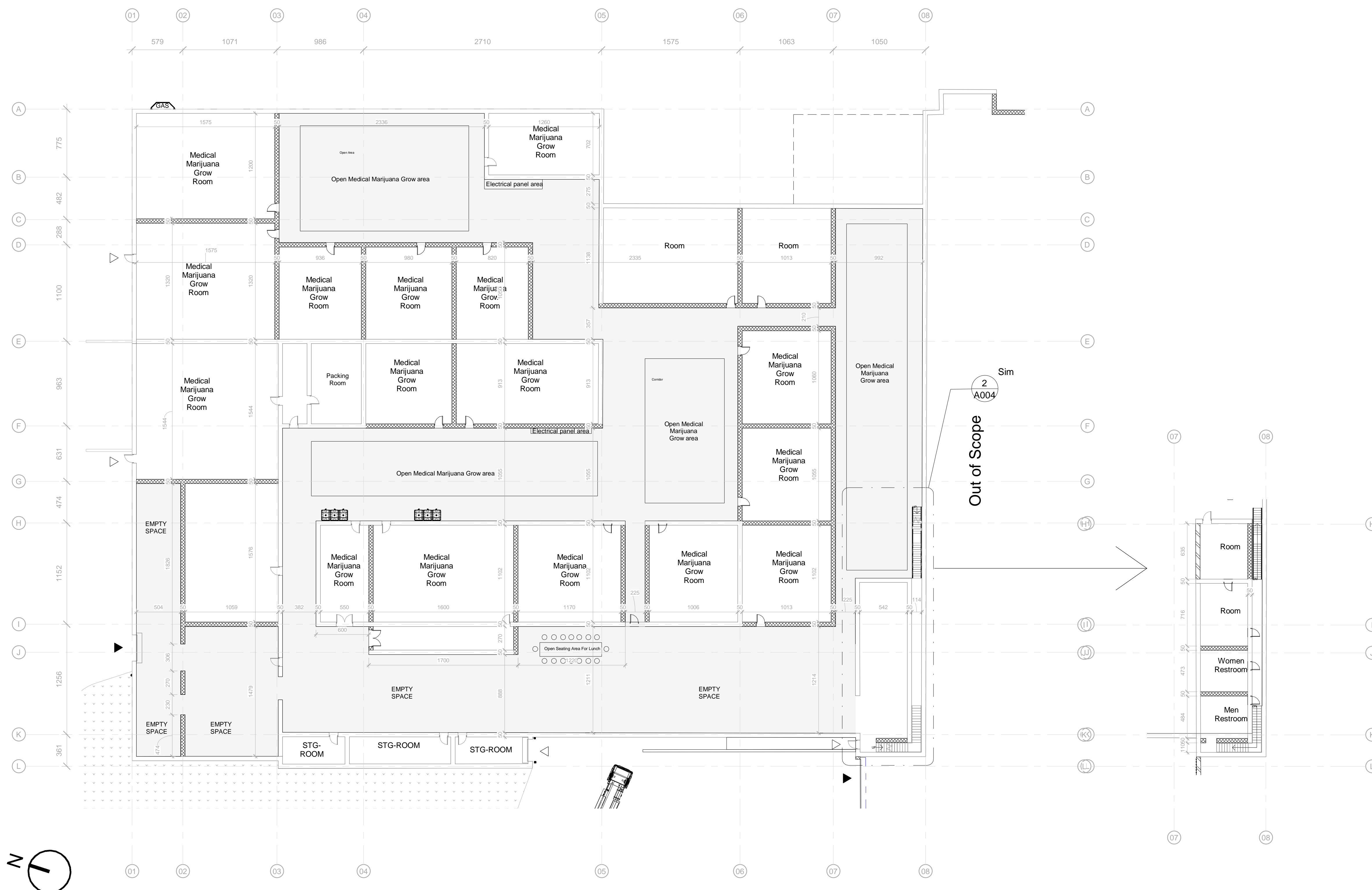
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SCALE (@ A1)
As indicated

PROJECT NUMBER	
Project Number	

DRAWING NUMBER
A004

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1 **Ground Floor Plan - Callout 1**
1 : 250

2 Level 02-Mez
1 : 251

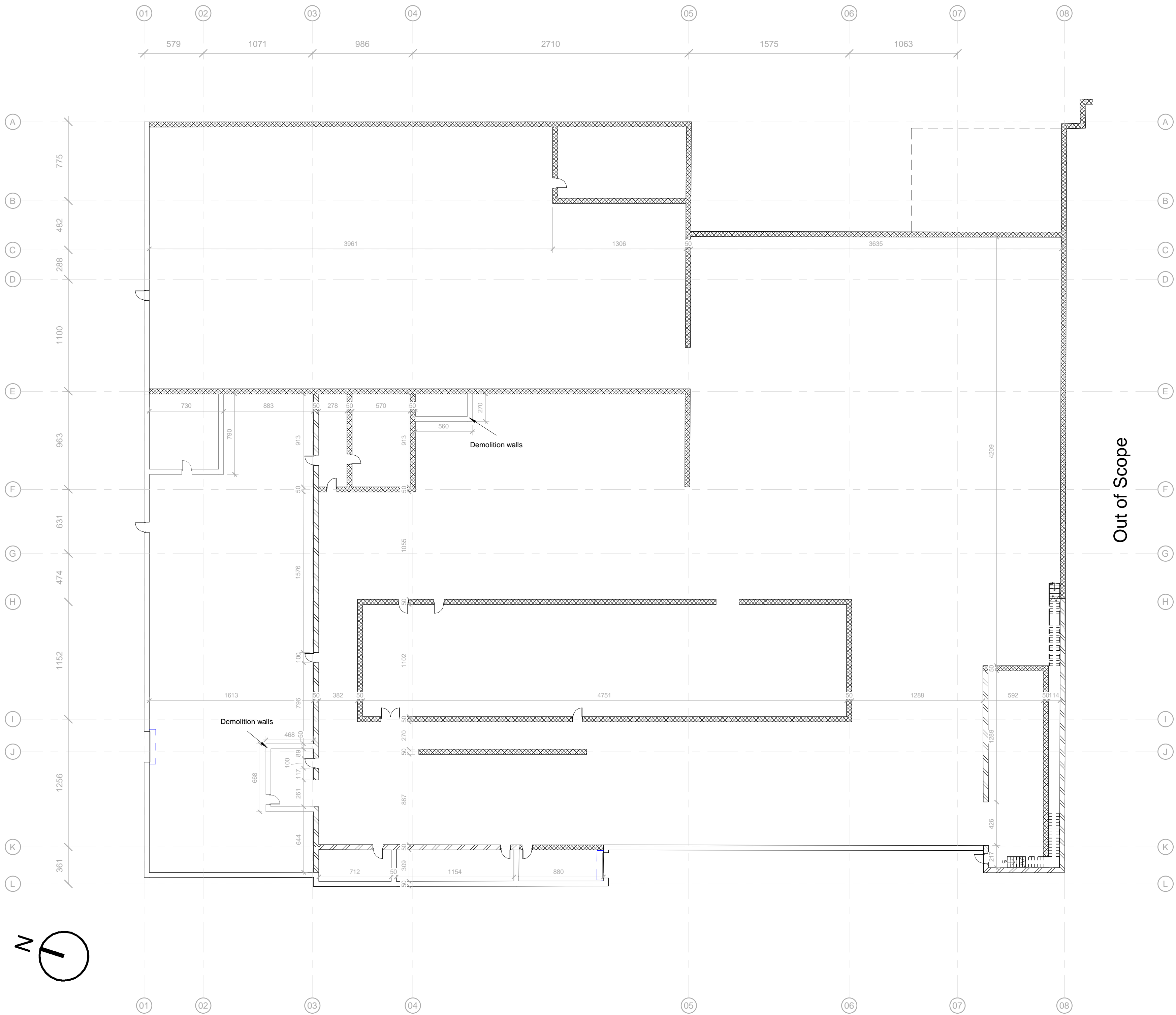
EXISTING WALLS TO BE VERIFIED BY CONTRACTOR- THIS SET HAS BEEN ISSUED FOR ZONING AND SITE PLANNING NOT FOR PERMIT AND CONSTRUCTION



ASE + J INC ARCHITECT
WWW.ASEJ.CA
INFO@ASEJ.CA
TELL: 647-937-5225

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1 Existing Ground Floor
1 : 250

PROJECT		
Medical Marijuana Grow Room		
TITLE		
Existing Plan		
CLIENT		
95 Dunning Ave		
DRAWN BY Author	CHECKED BY Checker	DATE 05/05/24
SCALE (@ A1) 1 : 250		PROJECT NUMBER Project Number
DRAWING NUMBER A005		REV

PROPOSAL WALLS ARE APPROXIMATE AND NEED TO BE VERIFIED BY THE CONTRACTOR- THIS SET HAS BEEN ISSUED FOR ZONING AND SITE PLANNING NOT FOR PERMIT AND CONSTRUCTION



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TELL: 647-937-5225

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APPLICATION

Rev	Description	Date

PROJECT
**Medical Marijuana
Grow Room**

TITLE
**Proposal Plan - Ground
Floor Plan**

CLIENT
95 Dunning Ave

DRAWN BY
E.O

CHECKED BY
E.J

DATE
05/05/24

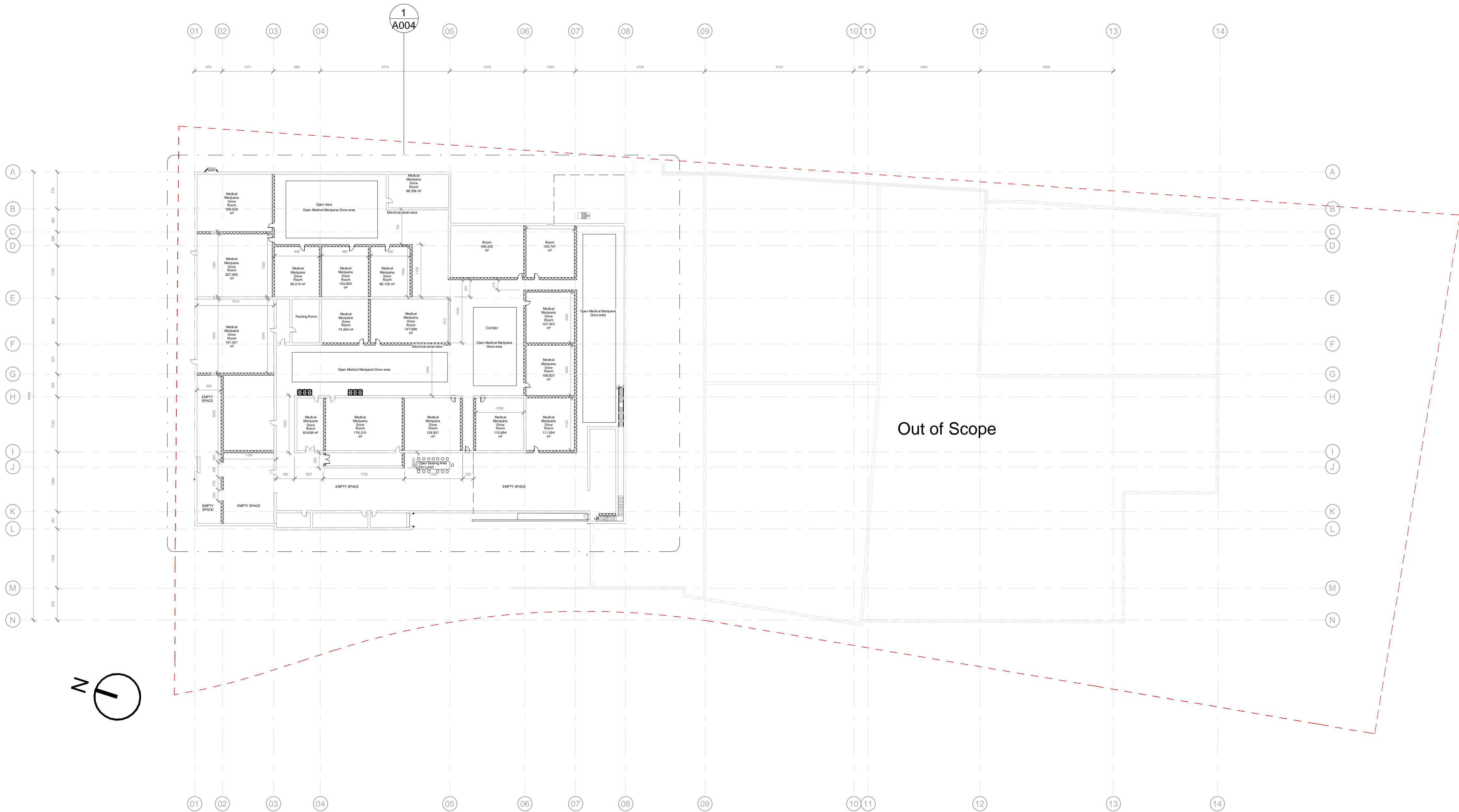
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1 : 500

PROJECT NUMBER
Project Number

DRAWING NUMBER
A006

REV

Scope of Job



1 Ground Floor Plan
1 : 500



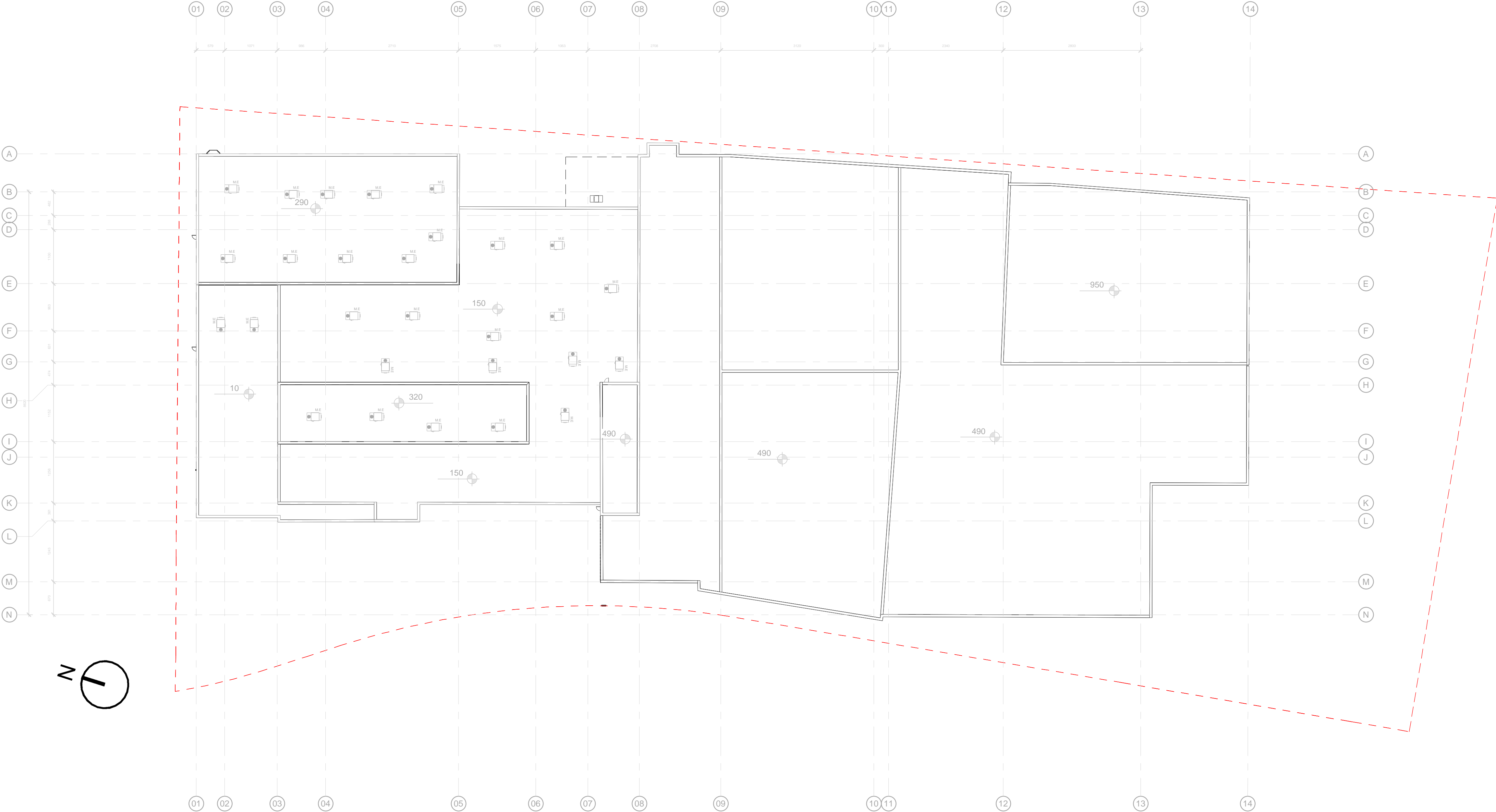
ASE + J INC ARCHITECT
WWW.ASEJ.CA
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APPLICATION

Rev	Description	Date

PROJECT		
Medical Marijuana Grow Room		
TITLE		
Roof Plan		
CLIENT		
95 Dunning Ave		
DRAWN BY Author	CHECKED BY Checker	DATE 05/05/24
SCALE (@ A1) 1 : 500		PROJECT NUMBER Project Number
DRAWING NUMBER A007		REV



1 Roof Plan
1 : 500



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APPLICATION

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PROJECT

Medical Marijuana Grow Room

TITLE

Elevations

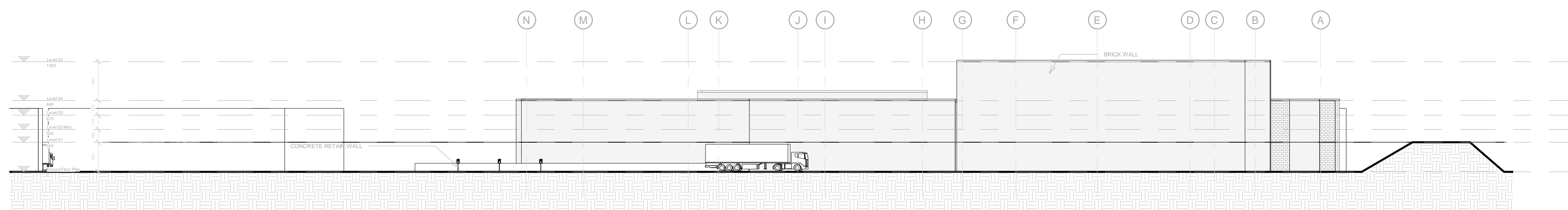
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95 Dunning Ave

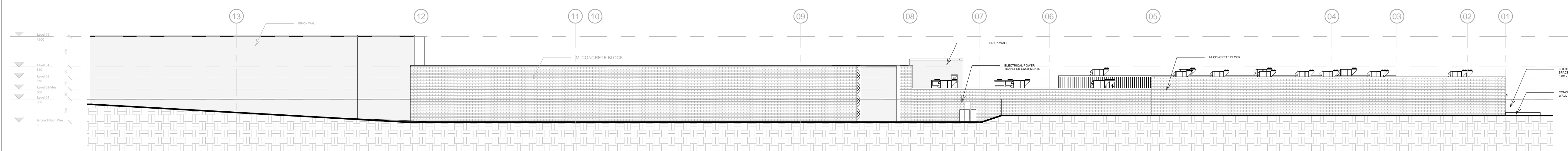
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1 : 350	Project Number

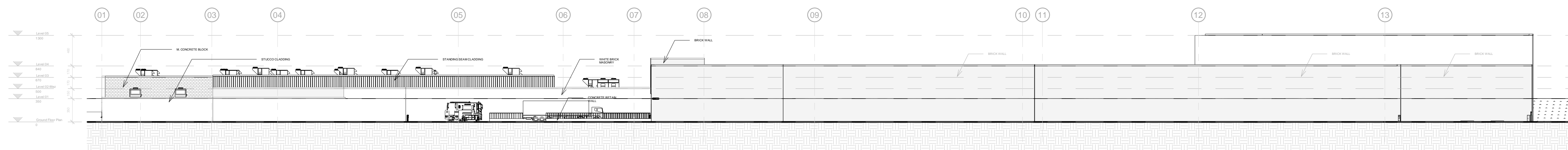
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A008	



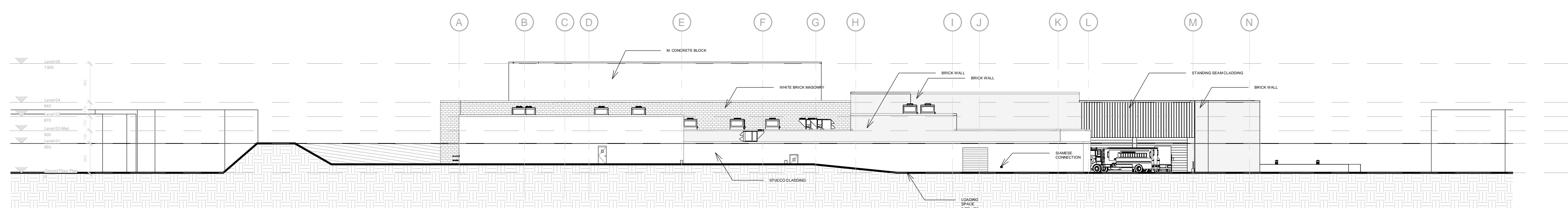
1 South Elevation
1 : 350



2 East Elevation
1 : 350



3 West Elevation
1 : 350



4 North Elevation
1 : 350



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.

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