



**NOTICE OF PUBLIC HEARING
CONSENT**

Pursuant to Section 53 of *The Planning Act*

FILE NUMBER: C-2024-07

APPLICANT: HUNZACH GROUP HOLDINGS INC

PROPERTY: 24 Desjardins Way, Aurora, ON L4G 6H8
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: E-BP(271) Business ParkE-BP Business Park

PURPOSE: A Consent Application has been submitted to facilitate the creation of one (1) new lot.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

Parts 1 is the retained lot.

1- Based on the information provided to us, we have identified that the retained lot is in compliance with the Zoning By-law.

Part 2 is to be severed from the retained lot.

2- Based on the information provided to us, we have identified that the severed lot is in compliance with the Zoning By-law.

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:	February 13, 2025
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 February 11, 2025.** 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 February 13, 2025.** 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 February 13, 2025.**

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 27th DAY OF January 2025



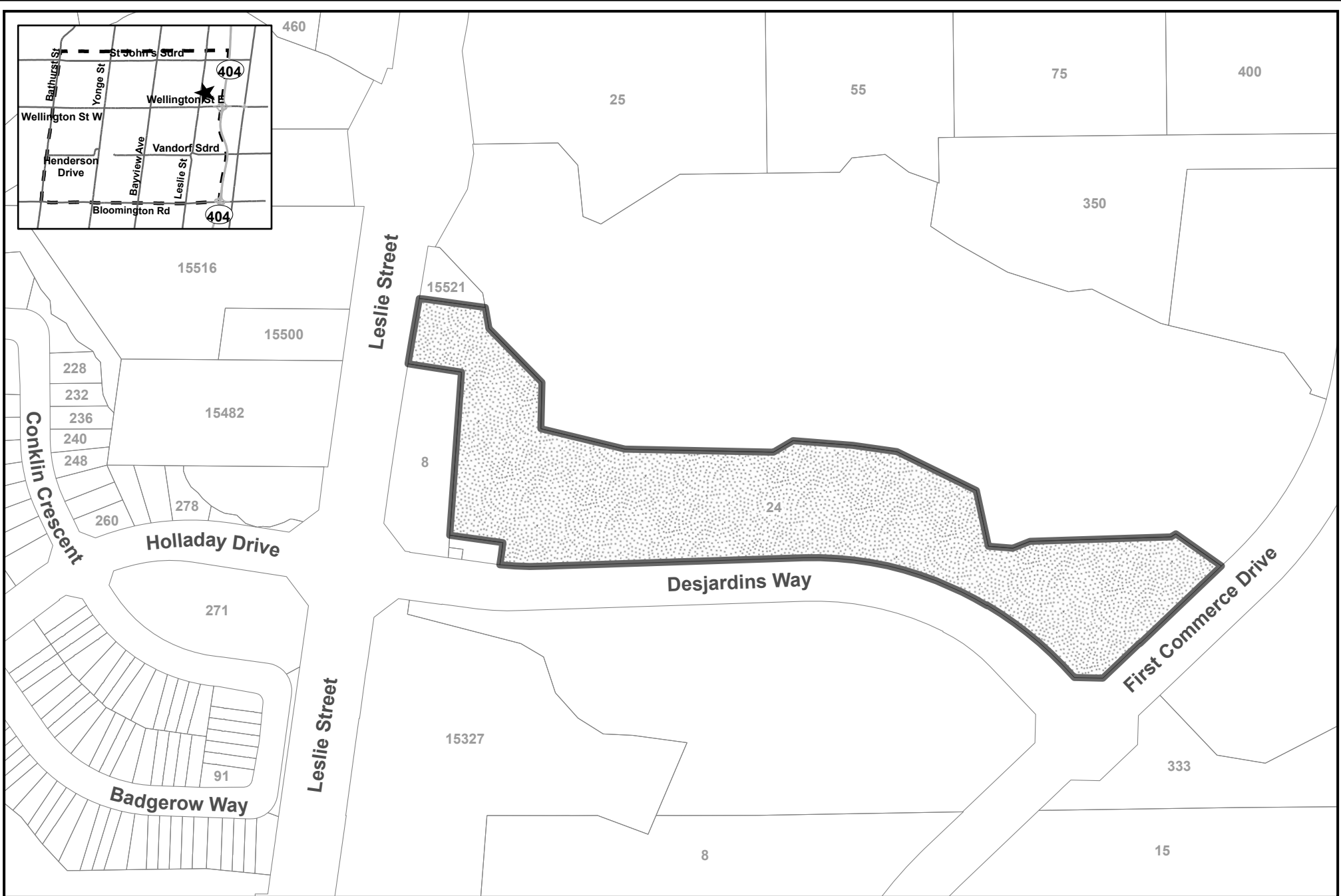
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Site Plan

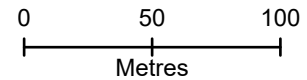
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
24 DESJARDINS WAY
FILE: C-2024-07
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

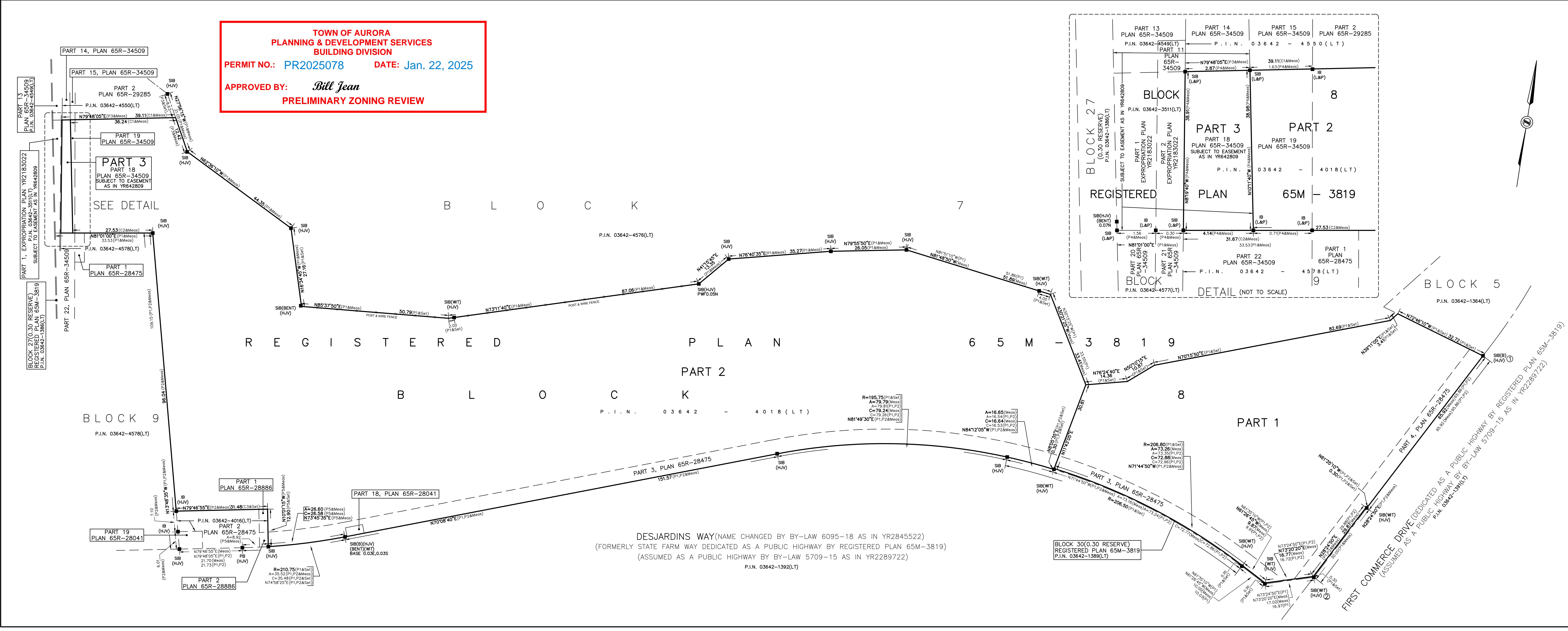
 **SUBJECT LANDS**



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

PERMIT NO.: PR2025078 DATE: Jan. 22, 2025

APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW



PLAN 65R- DRAFT

RECEIVED AND DEPOSITED

DATE _____

DRAFT

JANSKY T C LAU
Ontario Land Surveyor

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (No.65)

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE				
PART	PART OF BLOCK	REGISTERED PLAN	PIN	AREA(m ²)
1	8	65M-3819	ALL OF 03642-4018(LT)	7680.8
2				24467.1
3				136.5

PART 3 - SUBJECT TO EASEMENT AS IN YR642809

PLAN OF SURVEY OF
REGISTERED PLAN 65M-3819
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

10m 0 10 20 30 40 50 meters

SCALE 1 : 500

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - ⊕ DENOTES BURIED
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - SIB DENOTES STANDARD IRON BAR
 - WT DENOTES WITNESS
 - HJV DENOTES HOLDING JONES VANDERVEEN INC., O.L.S.
 - L&P DENOTES LLOYD & PURCELL LTD., O.L.S.
 - P1 DENOTES REGISTERED PLAN 65M-3819
 - P2 DENOTES PLAN 65R-28475
 - P3 DENOTES PLAN 65R-29285
 - P4 DENOTES PLAN 65R-34509
 - P5 DENOTES PLAN 65R-28886
 - C1 DENOTES CALCULATED FROM P3 AND P4
 - C2 DENOTES CALCULATED FROM P1 AND P4
 - C3 DENOTES CALCULATED FROM P2 AND P5

NOTE

ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED. PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9975913.

FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED.
P1, P2, P3, P5 - 11°50' COUNTER CLOCKWISE

THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 216/10, SECTION 14(2).

OBSERVED REFERENCE POINTS	UTM(NAD83, CSRS 2010)
PLAN COORDINATES	NORTHING EASTING
1	4875020.725 627138.647
2	4874936.376 627093.014

SURVEYOR'S CERTIFICATE

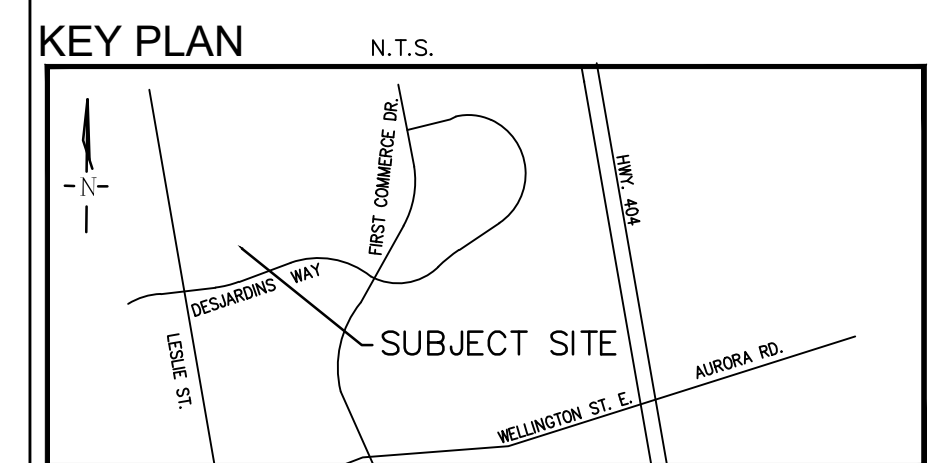
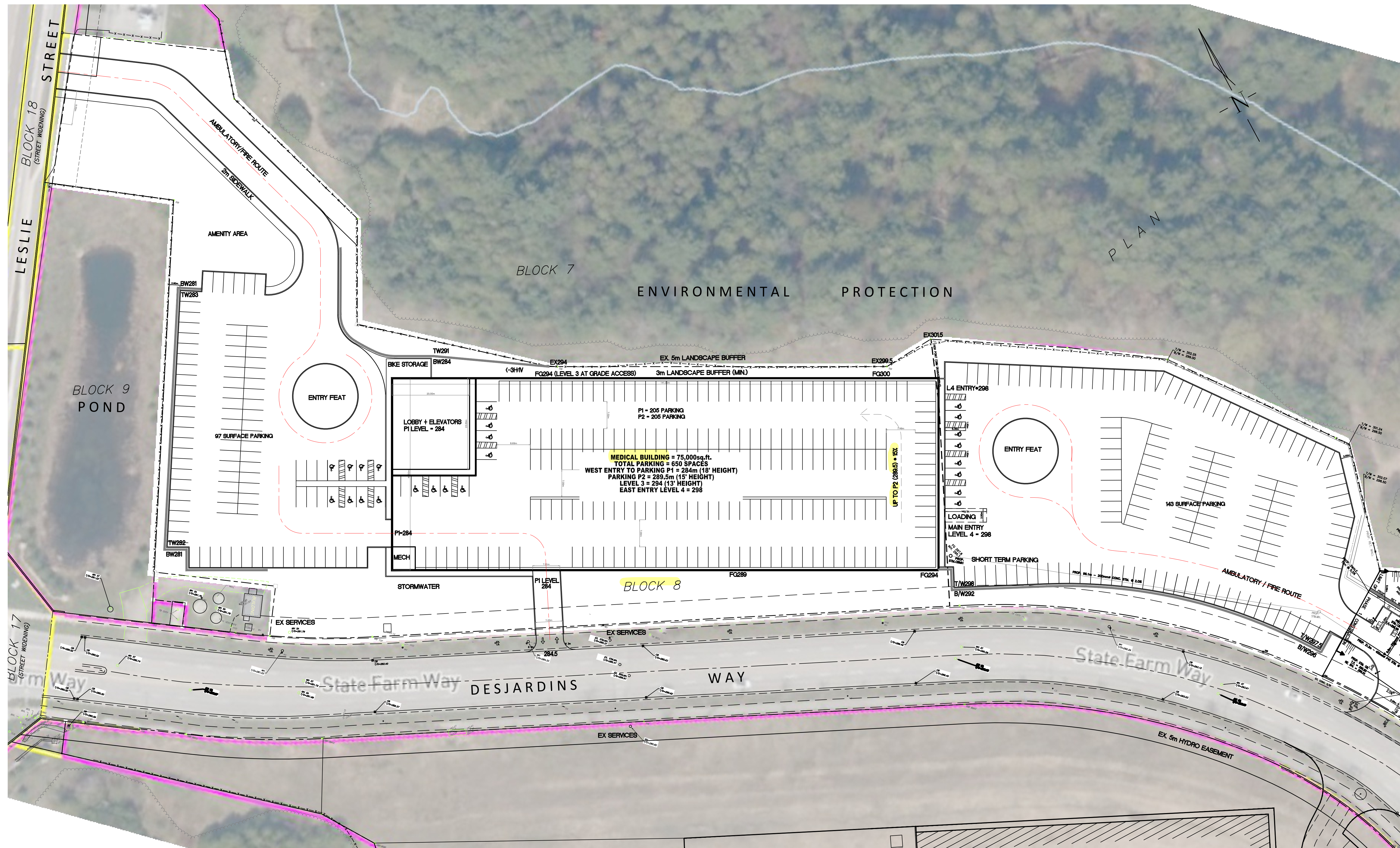
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE

DRAFT

DATE _____ JANSKY T C LAU - ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____



BENCHMARK: 296.91m
 TOP OF EX CB LID LOCATED APPROX. 29.54m FROM SIB
 AT S.E. CORNER OF PROPERTY HAVING AN ELEVATION OF 296.91m

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

- LEGEND:**
- SUBJECT PROPERTY LINE
 - EX. CENTRELINE OF ROAD
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EX. STREET LIGHT/HYDRO POLE
 - EX. MANHOLE
 - PROP. PARKING SPACE WITH NUMBER (TYP.)
 - PROP. BARRIER-FREE PARKING SPACE (TYP.)
 - PROP. CHARGING STATIONS
 - PROP. BIKE RACK
 - PROP. REFUSE STORAGE
 - PROP. STAIRS
 - PROP. LANDSCAPE STRIP
 - PROP. NO. OF RISERS
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - SURFACE DRAINAGE & GRADE
 - INDICATES SWALE HIGH POINTS
 - PROPOSED NUMBER OF RISERS
 - PROPOSED DOWNPOUT LOCATION
 - PROPOSED BOLLARD LIGHTING
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED WATER SERVICE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED RETAINING WALL

ITEM	DESCRIPTION	DATE	BY	APPRVD
1	FOR DISCUSSION	Dec.12-24	M.D.	M.D.

SCHEDULE OF REVISIONS

ENGINEER'S SEAL

PROJECT:
**PHASE 2 - #24 DESJARDINS WAY
 BLOCK 8 - REGISTERED PLAN 65M-3819
 TOWN OF AURORA**

TITLE:
MEDICAL BUILDING MASTER PLAN



DRAWN: m.d. SCALE: 1:500 DWG. No. PH2-SP
 DESIGNED: M.D.
 CHECKED: M.D.



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: 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