



**NOTICE OF PUBLIC HEARING  
CONSENT**

**Pursuant to Section 53 (Consent) of *The Planning Act***

**FILE NUMBER:** C-2021-07

**APPLICANT:** Whitwell Developments Ltd.

**PROPERTY:** 40 First Commerce Drive  
PLAN 65M3819 PT BLK 1

**RELATED APPLICATIONS:** n/a

**ZONING:** E-BP(357) Business Park Exception Zone

**PURPOSE:** A Consent Application has been submitted to grant a 21 year lease to TD Bank.

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:** April 8, 2021

**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 Secretary–Treasurer, Brashanthe Manoharan, at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on April 6, 2021.** 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form--Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 12:00pm (noon) on April 8, 2021.** 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 [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) **no later than 4:30pm on April 9, 2021.**

**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 Brashanthe Manoharan at [BManoharan@aurora.ca](mailto:BManoharan@aurora.ca) or at **905-727-3123 Ext. 4223.**

#### **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 25<sup>th</sup> DAY OF MARCH 2021



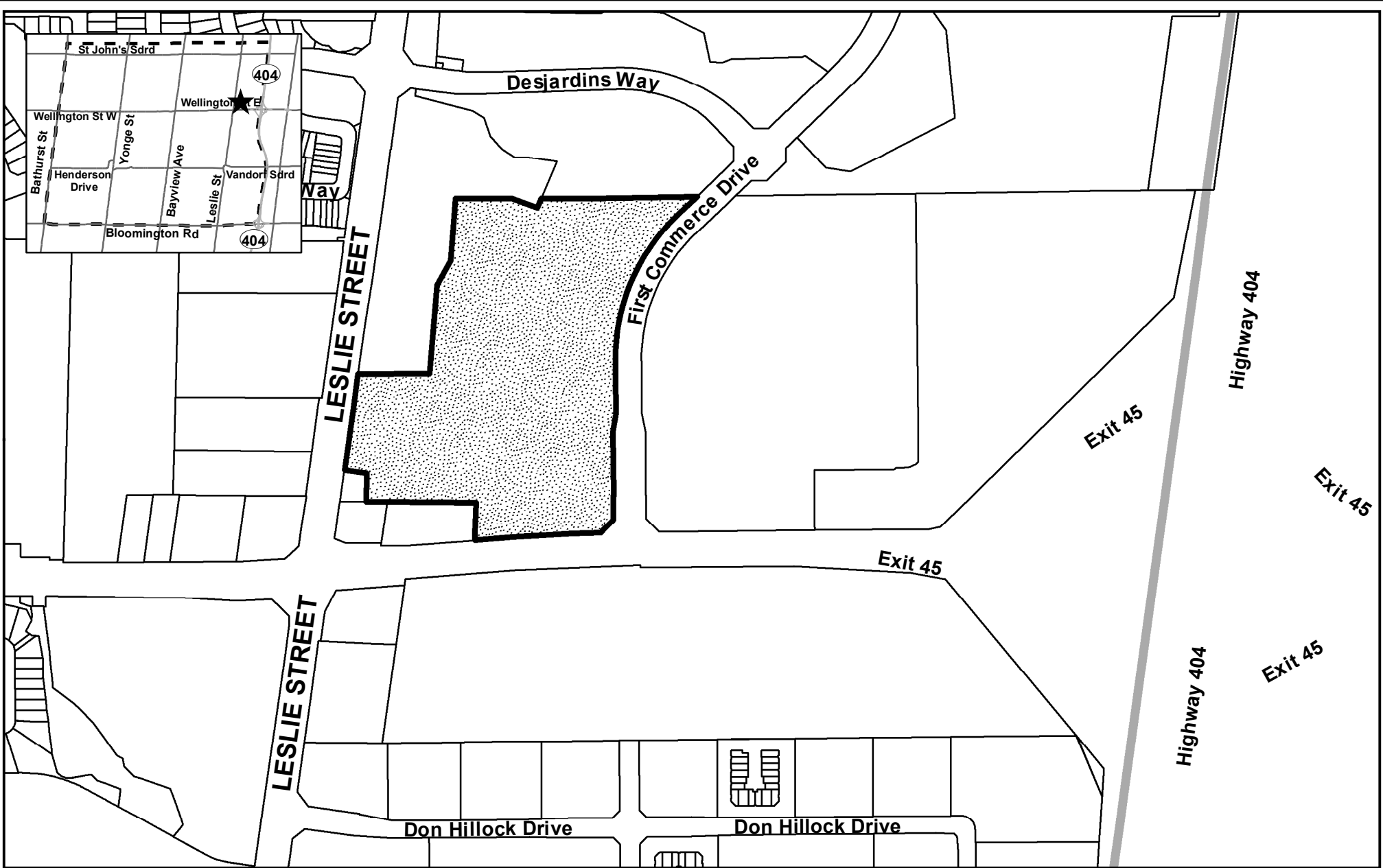
Brashanthe Manoharan  
Secretary-Treasurer  
Committee of Adjustment

**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>

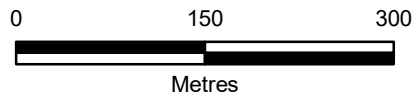


**KEY MAP**

FILE NO: C-2021-07  
 ADDRESS: 40 FIRST COMMERCE DRIVE  
 TOWN OF AURORA  
 COMMITTEE OF ADJUSTMENT



**Subject Lands**

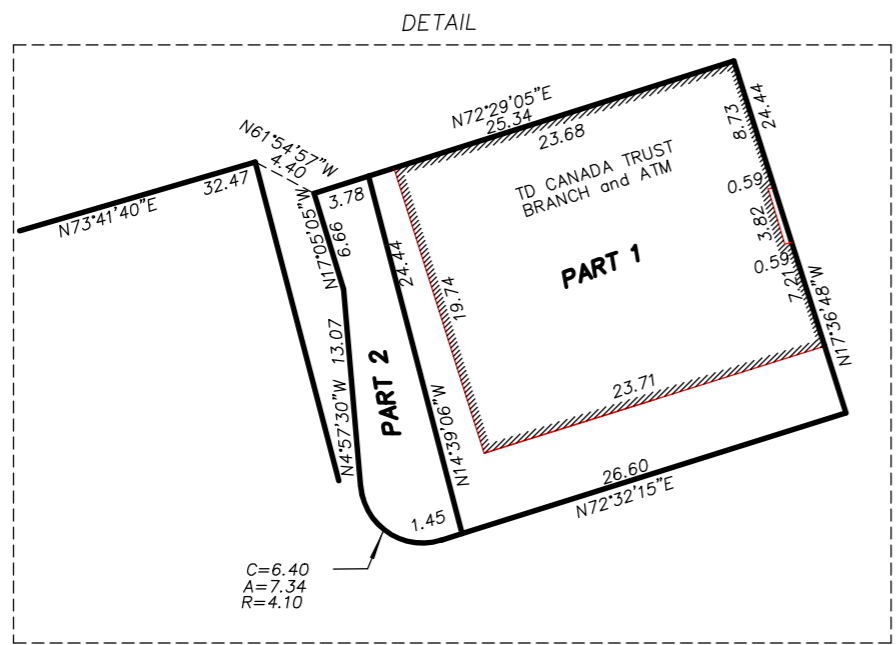


SKETCH TO ILLUSTRATE BUILDINGS AND SITE LIMITS  
**44 FIRST COMMERCE DRIVE**  
**TOWN OF AURORA**

SCALE 1 : 1000 METRES  
 0 4 8 12 16 20 40 80

Preliminary Zoning Review  
 PR20210052  
 JAN 21 2021  
 J. Samuels  
 Planning and Development Services

SITE INFORMATION	
<b>ZONING:</b> COMMUNITY COMMERCIAL E-BP (357)	
<b>SETBACKS</b>	
ADJACENT TO WELLINGTON STREET AND LESLIE STREET	9 m
ADJACENT TO OTHER STREETS	6 m
OTHER YARDS	3 m
YARD ADJACENT TO OPEN SPACE ZONE	10 m
<b>PARKING AND LOADING</b>	
PARKING SPACES (REGULAR)	837
BARRIER FREE PARKING SPACES	27
TOTAL PARKING SPACES	864
ISLE WIDTH	7.5±
LOADING SPACES	2
<b>AREA AND COVERAGE</b>	
GROSS LOT AREA	96648.52 SQ.M.
BUILDING AREA(TD CANADA TRUST)	466 SQ.M.
LOT COVERAGE %	0.48%



**NOTE**  
 EXTERNAL PROPERTY DIMENSIONS SHOWN HEREON ARE COMPILED FROM REGISTERED PLAN 65M-3819.  
 TD TRUST DIMENSIONS SHOWN HEREON ARE IN ACCORDANCE WITH IBW SURVEYORS RECORDS. (A-025136.)

**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

**IBW SURVEYORS**

IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: KE	DRAWN BY: PR	CHECKED BY: *	DEC 31, 2020	
FILE NAME-A025136-LEASE AREA copies available at LandSurveyRecords.com				
rev.	Date	Initialed	Imported .dxf file	Remarks
1	2020.12.31	PR	*	IST DRAFT
2	yyyy.mm.dd	*	*	





# 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 Brashanthe Manoharan, Secretary-Treasurer, at [bmanoharan@aurora.ca](mailto:bmanoharan@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: 905-727-3123 ext. 4771