



100 John West Way  
 Box 1000  
 Aurora, Ontario  
 L4G 6J1  
 Phone: 905-727-3123 ext. 4223  
 Email: jleung@aurora.ca  
 www.aurora.ca

TOWN OF AURORA  
 Planning and Development Services

Committee of Adjustment

**NOTICE OF DECISION**

**FILE NUMBER:** MV-2017-44A-D  
**PROPERTY:** 55 Eric T Smith Way  
**LEGAL DESCRIPTION:** Lot 6 Plan 65M4324  
**APPLICANT:** Markangel Real Estate Assets Inc

**CONTACT:**

Additional information may be obtained from Justin Leung of the Planning and Development Services department at 905-727-3123 extension 4223, or emailed to jleung@aurora.ca. Please quote the file name and number.


If you have objections to this Notice of Decision, you may appeal to the Ontario Municipal Board for consideration. Your appeal, together with the reasons for the appeal and the \$125.00 fee (per Application) as required by the Ontario Municipal Board, can be made payable to the Minister of Finance in the form of a certified cheque or money order. An (A1) "Appellant Form" provided by the Board is now on their website at [www.omb.on.ca](http://www.omb.on.ca) and must be filed with the Secretary-treasurer, Committee of Adjustment at 100 John West Way, Box 1000 Aurora, Ontario, L4G 6J1, no later than 4:30 p.m. on or before **December 27, 2017**. Should this date fall on a holiday or weekend, you will have until 4:30pm of the next business day to file your appeal. Please note an additional fee (which can be found in the Fee By-law on our website, [www.aurora.ca](http://www.aurora.ca)), per Application, payable to the Town of Aurora is required with respect to Ontario Municipal Board appeal submissions.

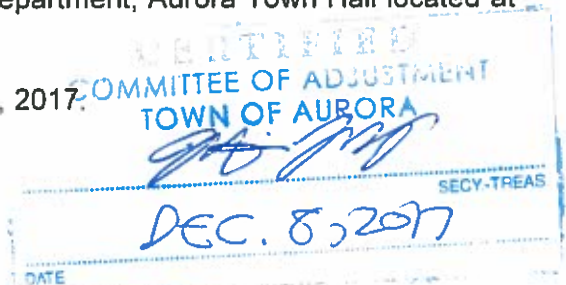
In accordance with the *Planning Act*, only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or the group on its behalf.

Should no appeal be filed within the applicable time period, this Notice of Decision, subject to any conditions imposed by the Committee of Adjustment, becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer. For your information, the lands, which are the subject of this Application, are not currently the subject of any other Application under the *Planning Act*, to our knowledge.

ADDITIONAL INFORMATION relating to this decision is available from the Committee of Adjustment staff, Planning and Development Services department, Aurora Town Hall located at 100 John West Way.

DATED at the Town of Aurora, this 8<sup>th</sup> day of, December, 2017.

  
 Justin Leung  
 Secretary-Treasurer  
 Committee of Adjustment/Planning Technician

  
 CERTIFIED  
 COMMITTEE OF ADJUSTMENT  
 TOWN OF AURORA  
 SECY-TREAS  
 DATE DEC. 8, 2017



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TOWN OF AURORA  
 Planning and Development Services

Committee of Adjustment

**DECISION**

**FILE NUMBER:** MV-2017-44A  
**PROPERTY:** 55 Eric T Smith Way  
**LEGAL DESCRIPTION:** Lot 6 Plan 65M4324  
**APPLICANT:** Markangel Real Estate Assets Inc  
**DATE OF DECISION:** December 7, 2017

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow increase in building height.

The Committee has determined that the Application ~~is~~ **is not** a Minor Variance and that granting such relief ~~is~~ **is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is~~ **is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.


Concurring Members:

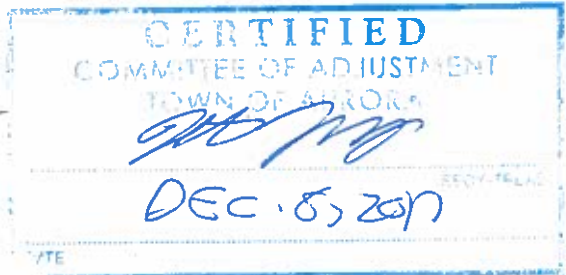
  
 \_\_\_\_\_  
 Grace Marsh, Chair

\_\_\_\_\_  
**ASSENT**  
 \_\_\_\_\_  
 Tom Plamondon, Vice Chair

  
 \_\_\_\_\_  
 Roy Harrington

  
 \_\_\_\_\_  
 David Mhango

  
 \_\_\_\_\_  
 Hank Gosar



**REASONS FOR DECISION**

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:

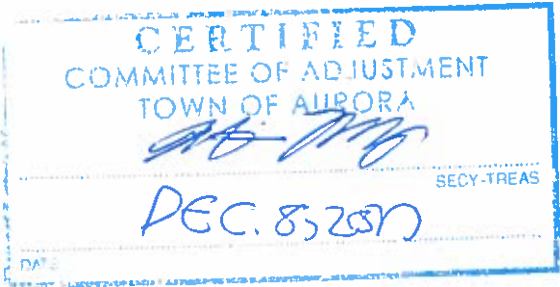
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*NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been-taken into consideration by the Committee of Adjustment in its Decision on this matter.*

**CONDITIONS:**





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TOWN OF AURORA  
 Planning and Development Services

Committee of Adjustment

**DECISION**

**FILE NUMBER:** MV-2017-44B  
**PROPERTY:** 55 Eric T Smith Way  
**LEGAL DESCRIPTION:** Lot 6 Plan 65M4324  
**APPLICANT:** Markangel Real Estate Assets Inc  
**DATE OF DECISION:** December 7, 2017

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow reduction in distance between two building on same property.


The Committee has determined that the Application ~~is/is~~ **is/is not** a Minor Variance and that granting such relief ~~is/is~~ **is/is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is/is~~ **is/is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.


Concurring Members:


  
 \_\_\_\_\_  
 Grace Marsh, Chair

\_\_\_\_\_  
**ABSENT**  
 \_\_\_\_\_  
 Tom Plamondon, Vice Chair

  
 \_\_\_\_\_  
 Roy Harrington

  
 \_\_\_\_\_  
 David Mhango

  
 \_\_\_\_\_  
 Hank Gosar

**CERTIFIED**  
 COMMITTEE OF ADJUSTMENT  
 TOWN OF AURORA  
  
 DEC. 8, 2017

**REASONS FOR DECISION**

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:

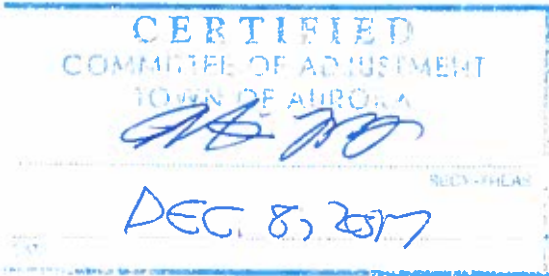
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**CONDITIONS:**





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TOWN OF AURORA  
 Planning and Development Services

Committee of Adjustment

**DECISION**

**FILE NUMBER:** MV-2017-44C  
**PROPERTY:** 55 Eric T Smith Way  
**LEGAL DESCRIPTION:** Lot 6 Plan 65M4324  
**APPLICANT:** Markangel Real Estate Assets Inc  
**DATE OF DECISION:** December 7, 2017

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ does not authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow medical office/clinic as a permitted use.

The Committee has determined that the Application ~~is~~ is not a Minor Variance and that granting such relief ~~is~~ is not within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is~~ is not desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

Grace Marsh, Chair

**ABSENT**

Tom Plamondon, Vice Chair

Roy Harrington

David Mhango

Hank Gosar

CERTIFIED  
 COMMITTEE OF ADJUSTMENT  
 TOWN OF AURORA  
  
 DEC. 8, 2017



**REASONS FOR DECISION**

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:

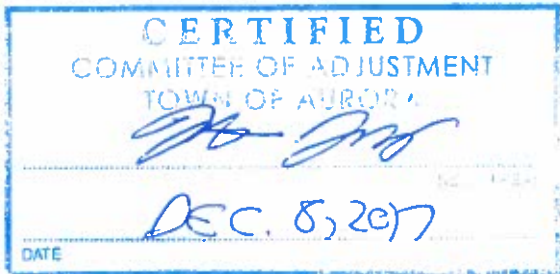
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**CONDITIONS:**





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Committee of Adjustment

**DECISION**

**FILE NUMBER:** MV-2017-44D  
**PROPERTY:** 55 Eric T Smith Way  
**LEGAL DESCRIPTION:** Lot 6 Plan 65M4324  
**APPLICANT:** Markangel Real Estate Assets Inc  
**DATE OF DECISION:** December 7, 2017

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow increase in maximum Floor Area Ratio.

The Committee has determined that the Application ~~is/is~~ **is/is not** a Minor Variance and that granting such relief ~~is/is~~ **is/is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is/is~~ **is/is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

Grace Marsh, Chair

ABSENT

Tom Plamondon, Vice Chair

Roy Harrington

David Mhango

M. H. Gosar  
 Hank Gosar

CERTIFIED  
 COMMITTEE OF ADJUSTMENT  
 TOWN OF AURORA  
  
 SECY-TREA  
 DEC. 8, 2017



**REASONS FOR DECISION**

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:

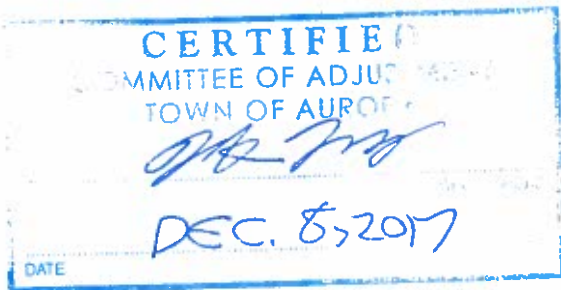
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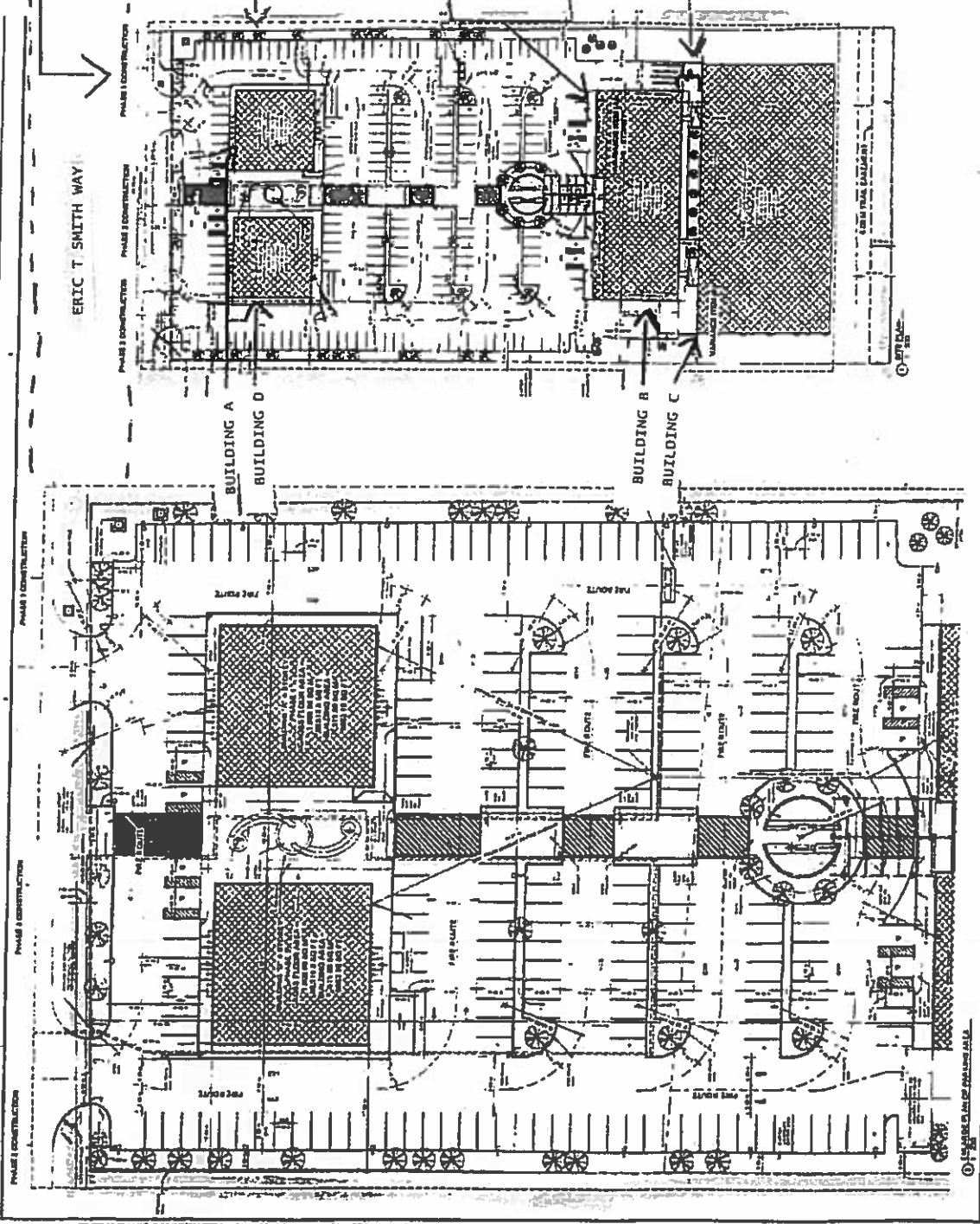
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**CONDITIONS:**



PROPOSED FOUR BUILDING OFFICE COMPLEX

55 ERIC T SMITH WAY



PROPOSED VARIANCES:

MV-2017-44D: Proposing Floor Area Ratio of 54% for office use; thus requiring Variance of 4% (Zoning By-law allows maximum Floor Area Ratio for office use is 50%).

MV-2017-44A: To construct building B with 5 storeys building height; thus requiring variance of 1 storey (Zoning By-law allows maximum building height of 4 storeys).

MV-2017-44C: Proposing medical office/clinic as permitted use (Building B); thus requiring Variance from this provision of By-law (Zoning By-law does not include medical office/clinic as a permitted use).

MV-2017-44B: Proposing 5.7 metres distance between two buildings (Buildings B&C); thus requiring variance of 6.3 metres (Zoning By-law requires distance between two buildings on same lot 0.25 times sum of building height or 12 metres whichever is greater).

CLOSE UP OF NORTHERN PORTION OF SUBJECT PROPERTY

OVERALL SITE LAYOUT

