



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 Building Services

Committee of Adjustment

NOTICE OF DECISION

FILE NUMBER: MV-2017-23A-D
PROPERTY: 15132 and 15136 Yonge Street
LEGAL DESCRIPTION: Part of Lot 4 and 5, Registered Plan
APPLICANT: 1730981 Ontario Ltd.

CONTACT:

Additional information may be obtained from Justin Leung of the Planning and Building 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 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 **August 2, 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), 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, is also subject to an Application for Site Plan Approval (file NO SP-2013-05).

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

DATED at the Town of Aurora, this 16th day of, July, 2017.


Justin Leung
Secretary-Treasurer
Committee of Adjustment/Planning Technician





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TOWN OF AURORA
 Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-23A
PROPERTY: 15132 and 15136 Yonge Street
LEGAL DESCRIPTION: Part of Lot 4 and 5, Registered Plan
APPLICANT: 1730981 Ontario Ltd.
DATE OF DECISION: July 13, 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 a parking area in Environmental Protection Zone area,

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~~ **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:

OPPOSED

Grace Marsh, Chair

David Mhango

Tom Ramondon, Vice Chair

ABSENT

Roy Harrington

CERTIFIED
 COMMITTEE OF ADJUSTMENT
 TOWN OF AURORA

 SECY. TREAS
 DATE **JULY 14, 2017**

REASONS FOR DECISION

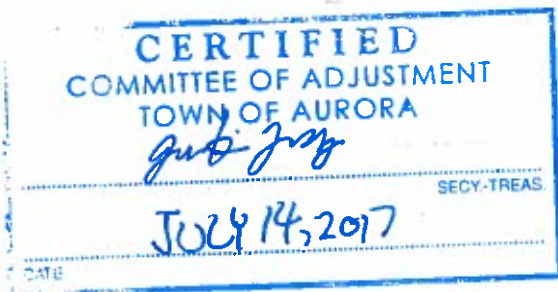
The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

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:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from Lake Simcoe Region Conservation Authority; that the Applicant has satisfied all concerns below and as noted in the July 5, 2017 memo by Melinda Bessey, Development Planner:
 - THAT the Owner shall submit a site plan to LSRCA which identifies the following:
 - a) The flood hazard limit
 - b) The location of signs indicating no overnight parking will be permitted on the lands within the flood hazard limit.
 - c) The location of suitable barriers (natural plantings or bollards) on the perimeter of the parking area within the flood hazard limit.
 - THE Owner shall obtain a permit from LSRCA prior to any site alteration or development of the site.
 - THE Owner shall pay the LSRCA Minor Variance Review Fee (\$500), as per the LSRCA Planning and Development Fee Schedule 2017.

2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.





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TOWN OF AURORA
 Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-23B
PROPERTY: 15132 and 15136 Yonge Street
LEGAL DESCRIPTION: Part of Lot 4 and 5, Registered Plan
APPLICANT: 1730981 Ontario Ltd.
DATE OF DECISION: July 13, 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 allowable floor area for residential portion of non-residential building in Commercial Zone.

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:

~~OPPCSED~~

Grace Marsh, Chair

Tom Plamondon

Tom Plamondon, Vice Chair

ABSENT

Roy Harrington

David Mhango

David Mhango

CERTIFIED
 COMMITTEE OF ADJUSTMENT
 TOWN OF AURORA
J. Leung
 DATE **JULY 14, 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 Building Services (attached herein); any additional rationale is noted below:

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:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from Lake Simcoe Region Conservation Authority; that the Applicant has satisfied all concerns below and as noted in the July 5, 2017 memo by Melinda Bessey, Development Planner:
 - THAT the Owner shall submit a site plan to LSRCA which identifies the following:
 - a) The flood hazard limit
 - b) The location of signs indicating no overnight parking will be permitted on the lands within the flood hazard limit.
 - c) The location of suitable barriers (natural plantings or bollards) on the perimeter of the parking area within the flood hazard limit.
 - THE Owner shall obtain a permit from LSRCA prior to any site alteration or development of the site.
 - THE Owner shall pay the LSRCA Minor Variance Review Fee (\$500), as per the LSRCA Planning and Development Fee Schedule 2017.
2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.





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TOWN OF AURORA
Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-23C
PROPERTY: 15132 and 15136 Yonge Street
LEGAL DESCRIPTION: Part of Lot 4 and 5, Registered Plan
APPLICANT: 1730981 Ontario Ltd.
DATE OF DECISION: July 13, 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 required parking spaces.

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~~ **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:

OPPOSED

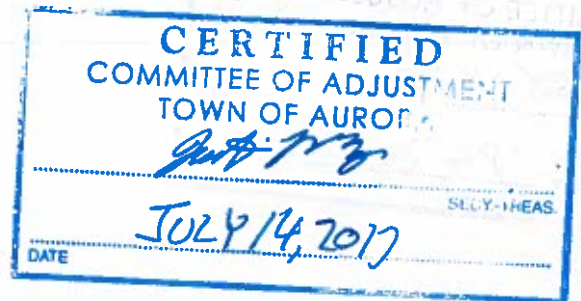
Grace Marsh, Chair

David Mhango

Tom Plamondon, Vice Chair

ABSENT

Roy Harrington



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 Building Services (attached herein); any additional rationale is noted below:

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:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from Lake Simcoe Region Conservation Authority; that the Applicant has satisfied all concerns below and as noted in the July 5, 2017 memo by Melinda Bessey, Development Planner:
 - THAT the Owner shall submit a site plan to LSRCA which identifies the following:
 - a) The flood hazard limit
 - b) The location of signs indicating no overnight parking will be permitted on the lands within the flood hazard limit.
 - c) The location of suitable barriers (natural plantings or bollards) on the perimeter of the parking area within the flood hazard limit.
 - THE Owner shall obtain a permit from LSRCA prior to any site alteration or development of the site.
 - THE Owner shall pay the LSRCA Minor Variance Review Fee (\$500), as per the LSRCA Planning and Development Fee Schedule 2017.
2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.





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TOWN OF AURORA
 Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-23D
PROPERTY: 15132 and 15136 Yonge Street
LEGAL DESCRIPTION: Part of Lot 4 and 5, Registered Plan
APPLICANT: 1730981 Ontario Ltd.
DATE OF DECISION: July 13, 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 eliminating required landscape buffer strip along rear property line.

The Committee has determined that the Application ~~is/is~~ **is not** a Minor Variance and that granting such relief ~~is/is~~ **is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee ~~has~~ **has** determined that the Application ~~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:

OPPOSED

Grace Marsh, Chair

David Mhango

Tom Plamondon, Vice Chair

ABSENT

Roy Harrington



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 Building Services (attached herein); any additional rationale is noted below:

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:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from Lake Simcoe Region Conservation Authority; that the Applicant has satisfied all concerns below and as noted in the July 5, 2017 memo by Melinda Bessey, Development Planner:
 - THAT the Owner shall submit a site plan to LSRCA which identifies the following:
 - a) The flood hazard limit
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 - c) The location of suitable barriers (natural plantings or bollards) on the perimeter of the parking area within the flood hazard limit.
 - THE Owner shall obtain a permit from LSRCA prior to any site alteration or development of the site.
 - THE Owner shall pay the LSRCA Minor Variance Review Fee (\$500), as per the LSRCA Planning and Development Fee Schedule 2017.
2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.

