



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-34

APPLICANT: 2832430 ONTARIO INC

PROPERTY: 340 Addison Hall Cir, Aurora, ON L3R5J6
PLAN 65M4650 BLK 18

**RELATED
APPLICATIONS:** n/a

ZONING: E-BP(443) Business Park

PURPOSE: A Minor Variance Application has been submitted to facilitate a reduction in parking and landscaping.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 5.4, Parking Standards of Zoning By-law 6000-17 requires 54 parking spaces.
 - a. The applicant is proposing 47 parking spaces
2. Section 24.443.4 of Zoning Bylaw 6000-17 requires a minimum of 10% of every lot which a building or structure is erected, be used for no other purpose than landscaping.
 - a. The applicant is proposing 8% landscaping.

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: September 11, 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, Stephanie February, at SFebruary@aurora.ca **no later than 4:30pm on September 9, 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, Stephanie February, at SFebruary@aurora.ca **no later than 12:00pm (noon) on September 11, 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 SFebruary@aurora.ca **no later than 4:30pm on September 11, 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 Stephanie February at SFebruary@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 25th DAY OF August 2025

A handwritten signature in black ink, appearing to read 'S. February', written in a cursive style.

Stephanie February
Secretary- Treasurer, Committee of Adjustment
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 - Elevation

Agenda packages will be available prior to the Hearing at:

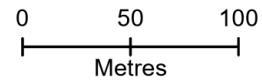
<https://www.aurora.ca/agendas>



Location Map
340 Addison Hall Circle
FILE: MV-2025-34
Town of Aurora
Committee Of Adjustment



SUBJECT LANDS



SITE ANALYSIS				
	BY LAW SECTION	BY LAW REQUIREMENT	PROPOSED	EXISTING
ADDITION HALL BUSINESS PARK (40 ADDISON HALL CIRCLE (BLOCK 18)) MUNICIPAL CHURCH 177				
EXISTING ZONING EMPLOYMENT ZONE - BUSINESS PARK ADJACENT PROPERTY ZONES AND USES EMPLOYMENT ZONE - BUSINESS PARK				
BUILDING (INDUSTRIAL) LOT AREA (BLOCK 18) BUILDING TOTAL AREA (SQM) LOT COVERAGE P.U.I.			3974 M2 44% 1343 0.43	3981 M2
PARKING AREA LANDSCAPE AREA (LANDSCAPE STRIPS (SHOW ON PLAN))	18% 18%		1,000 M2 1,023 M2	
NUMBER OF SLOTS PLOT AREA EACH LEVEL LOT FRONT AREA BUILDING SETBACKS			1,277 M2 3974 M2 1500	

SITE ANALYSIS				
	BY LAW SECTION	BY LAW REQUIREMENT	PROPOSED	EXISTING
PROPOSED SITES				
UNIT #1 UNIT #3			1118 M2 3008 M2	
PARKING LOADING DOCK DRIVE IN COURT			1118 M2 3008 M2	
SITE SURVEYOR				
ENGINEER NAME COMPANY			ALL SETS BY SURVEYOR	

PARKING CALCULATION BY LAW 4400-17 SECTION 5.1.1

UPDATED SITE PLAN WITH CORRECTED PARKING RATE

TYPE OF USE

WAREHOUSE WITHIN A MULTI-UNIT BUILDING IN BUSINESS PARK ZONE:

MINIMUM PARKING CALCULATIONS:

10.0 M2 / 100 M2 FOR HEAVY DUTY

+ 2.0 PER 100 M2 FOR HEAVY DUTY

+ 1.0 PER 100 M2 FOR BUSINESS PARK

REQUIRED PARKING CALCULATIONS:

100 M2 / 100 M2 X 3 = 3

+ 20 M2 / 100 M2 X 1 = 2

+ 20 M2 / 100 M2 X 1 = 2

3 + 2 + 2 = 7 PARKING SPACES

PARKING PROVIDED = 41 PARKING SPACES

WHERE MINIMUM PARKING SPACES BETWEEN 13-100 ARE REQUIRED, 4% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN THE PARKING AREA SHALL BE PROVIDED.

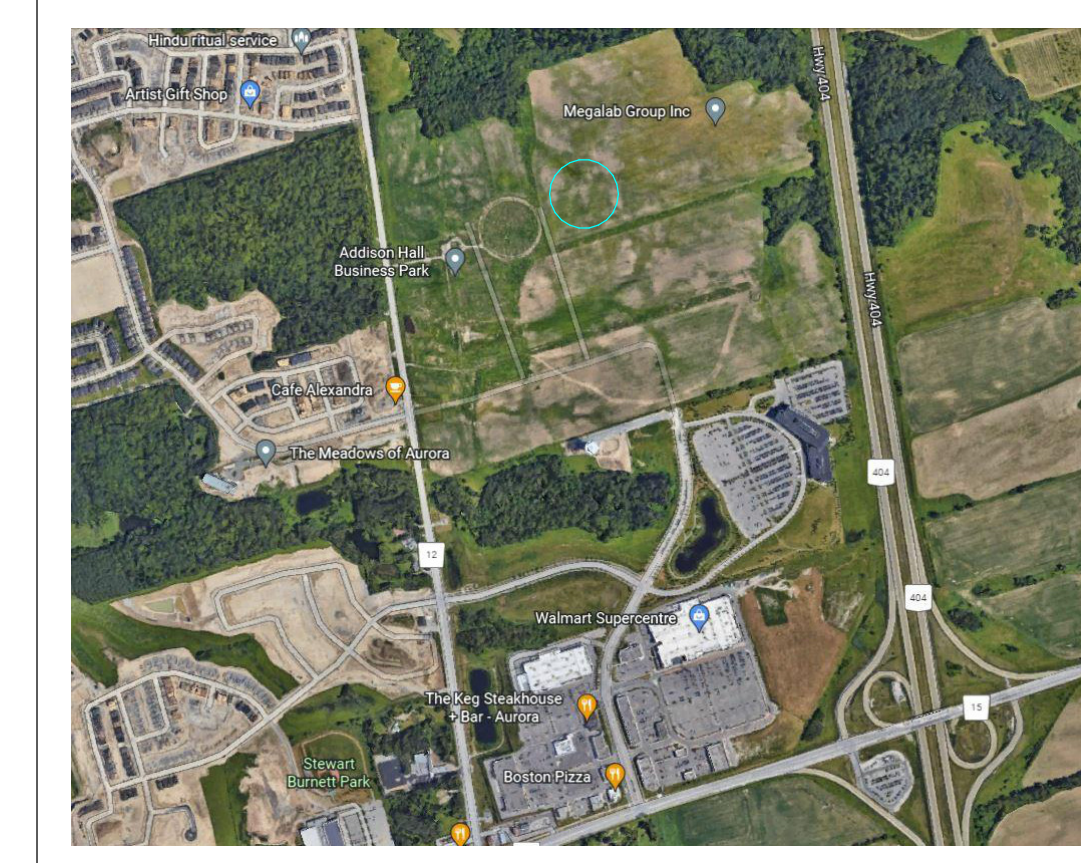
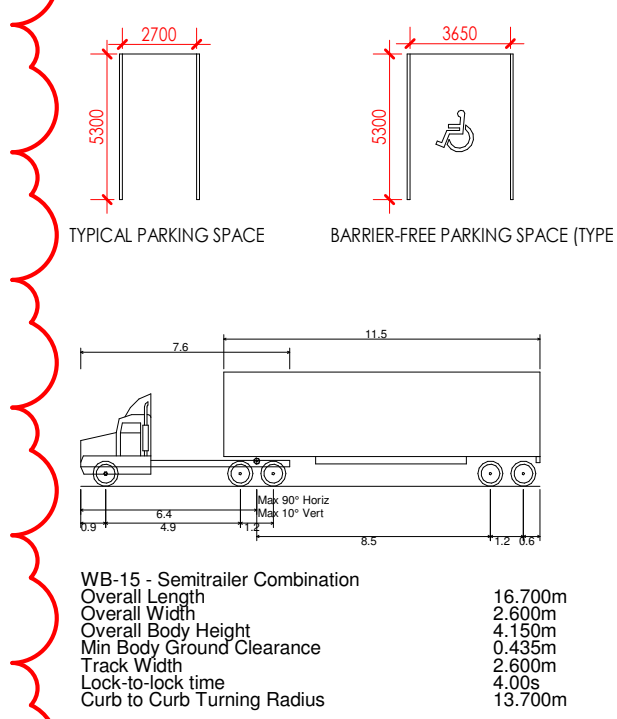
4% OF 54 PARKING SPACES = 2.16

BARrier FREE PARKING REQUIRED = 3 PARKING SPACES

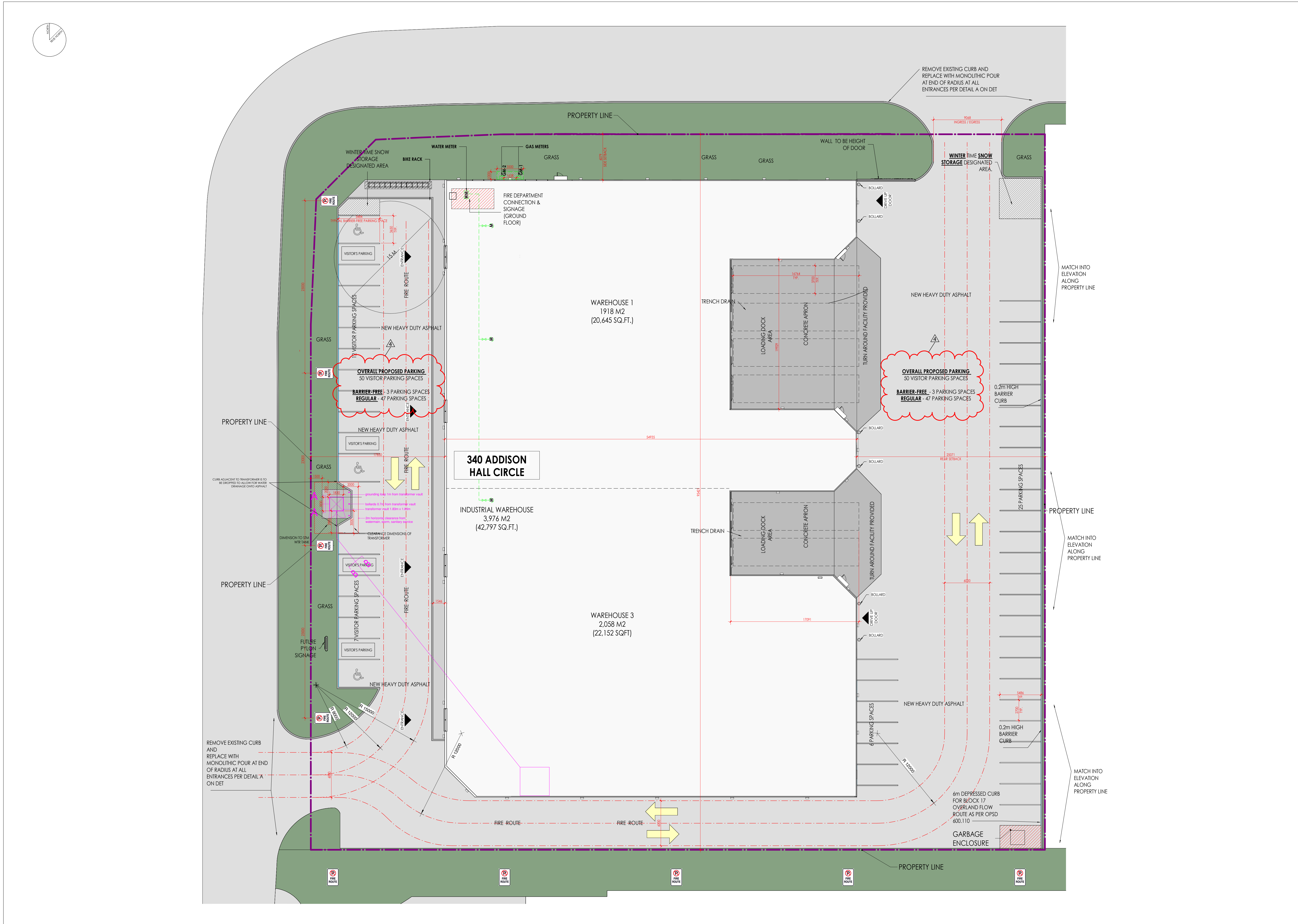
BARrier FREE PARKING PROVIDED = 3 PARKING SPACES

FIRE ROUTE SIGNAGE

ALL FIRE ROUTE SIGNAGE AS PER BY LAW 4400-17



KEY PLAN



NOTE:

THE ARCHITECTURAL SITE PLAN IS FOR GENERAL ARRANGEMENT ONLY. REFER TO THE LANDSCAPE DRAWING, THE CIVIL ENGINEERING DRAWING AND THE SURVEY FOR LANDSCAPING, GRADING AND SETBACKS DETAIL.

REVISIONS

NUMBER	DATE	REVISION
4	2025 07 14	SPA R3 - SUBMISSION
3	2025 07 02	UPDATED DRAWING SET
2	2025 05 29	UPDATED DRAWING SET
1	2025 03 27	INTERIOR RENO-BP SET

NUMBER	DATE	REVISION
1	2025 03 27	INTERIOR RENO-BP SET

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

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OWASVILLE ONTARIO L6J 1H7
T 905 899 6906
E info@ataarchitectsinc.com
www.ataarchitectsinc.com



PROJECT TITLE

ADDITION HALL - BLOCK 18
340 ADDISON HALL CIRCLE, AURORA, ONTARIO, L4G 7C7

DRAWING TITLE

SITE PLAN & KEY PLAN

DRAWN BY

JL, RO

SCALE

As indicated

DATE

2025 03 27

CHECKED BY

MJD

PROJECT NUMBER

22-1454

DRAWING NUMBER

A1.01

