



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-47
APPLICANT: 1000050647 ONTARIO INC.
PROPERTY: 140 Centre St, Aurora, ON L4E 4J3
PLAN 107 PT LOT 2 PT LOT 3
RELATED APPLICATIONS: n/a
ZONING: E1(9) Service Employment

PURPOSE:

A Minor Variance Application has been submitted to facilitate the redevelopment of the property to construct a new two-storey daycare facility at the rear of the lot while retaining and renovating the existing dwelling to maintain its residential use.

THE FOLLOWING VARIANCES ARE REQUIRED:

- a. The applicant is proposing 1.2 meters from the easterly lot line. Whereas the Zoning by-law requires a minimum interior lot line of 3 meters
- b. The applicant is proposing 0.98 meters from the westerly lot line. Whereas the Zoning by-law requires a minimum interior lot line of 3 meters
- c. The applicant is proposing 7.25 meter rear yard. Whereas as the Zoning By-law requires a minimum rear lot line of 9 meters.
- d. The applicant is proposing 5 parking spaces, whereas the Zoning By-law requires 6 parking spaces.
- e. The applicant is proposing no loading spaces, whereas the by-law requires 1 loading space.
- f. The applicant is proposing a 5.3 meter maneuvering aisle, whereas the Zoning By-law requires A minimum of 7.0 meters.
- g. The applicant is proposing a barrier free parking space of 3.4 meters, whereas the Zoning By-law requires a minimum of 3.65 meters.

- h. The applicant is proposing 0.0 meter landscaping strip along the front and side lot lines, whereas the Zoning By-law requires 2 meters.
- i. The applicant is proposing a lot frontage of 10.1 meters, whereas the Zoning By-law requires a minimum lot frontage of 30 meters.
- j. The applicant is proposing a lot area of 607 square meters, whereas the Zoning By-law requires a minimum Lot Area of 2000 square meters.
- k. The applicant is proposing 0 bicycle parking spaces, whereas the Zoning By-law requires a minimum of 2 bicycle parking spaces.

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 12, 2026
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 February 11, 2026.** 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 February 12, 2026 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 February 12, 2026.**

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 22nd DAY OF December 2025



Stephanie February
Secretary- Treasurer, Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

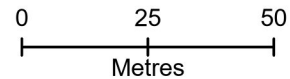
Agenda packages will be available prior to the Hearing at: <https://www.aurora.ca/agendas>



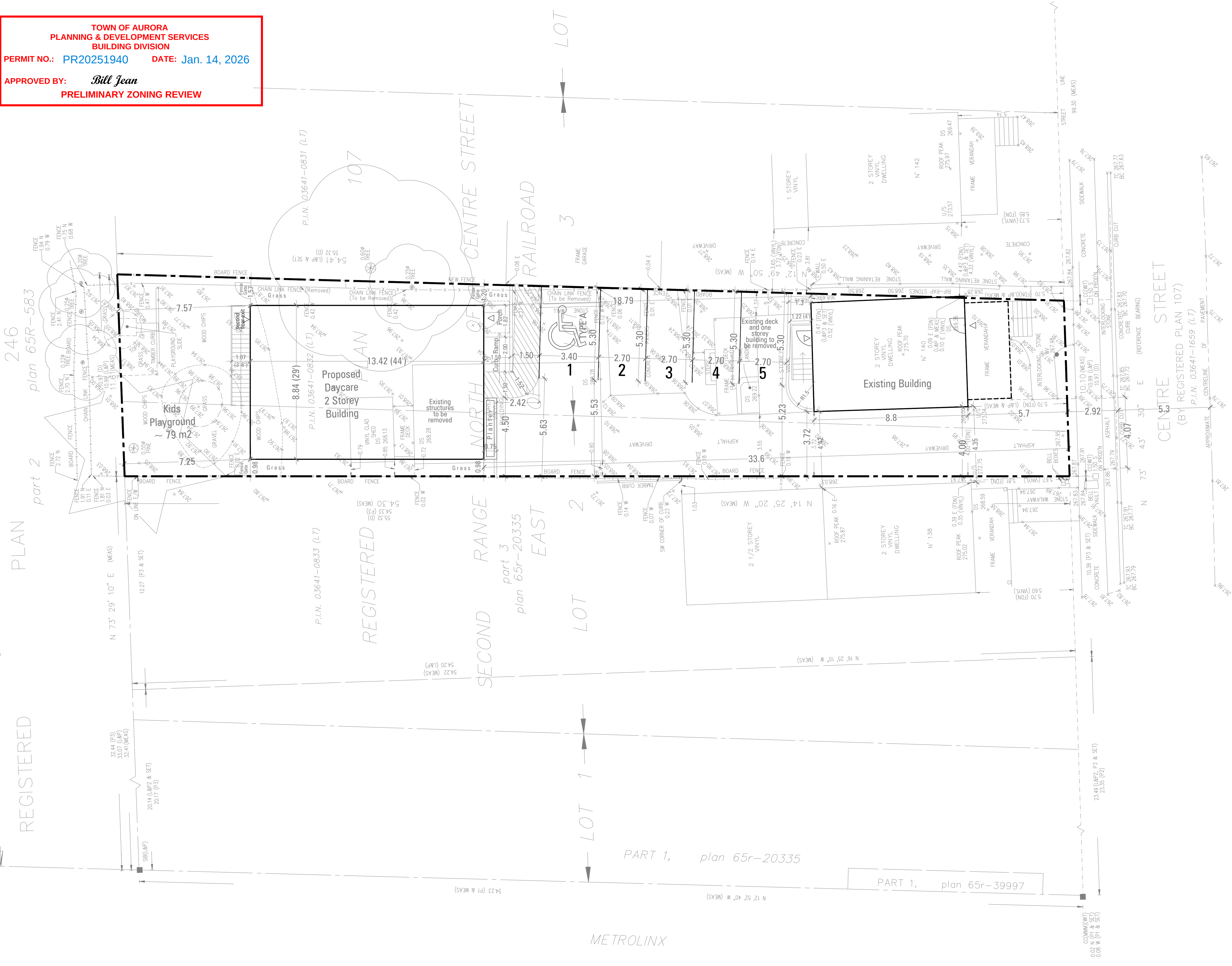
Location Map
140 Centre Street
FILE: MV-2025-47
Town of Aurora
Committee Of Adjustment



SUBJECT LANDS



TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20251940 DATE: Jan. 14, 2026
APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW



SITE PLAN

140 Centre Street
AURORA, ON

Key Map [NTS]2026-01-12

Subject Land

KEY PLAN

NTS

STATISTICS			
SUBJECT LAND	589.14 m2	0.059 Ha	100.0%
Existing Building footprint (to remain)	55.70 m ²	0.006 Ha	9.4%
Daycare (new building footprint)	118.60 m ²	0.012 Ha	20.1%
Driveway and Parking Area	242.08 m ²	0.024 Ha	41.1%
Walkways	21.58 m ²	0.002 Ha	3.7%
Landscape Areas	151.18 m ²	0.015 Ha	25.7%

Gross Floor Area	
Existing Building GFA for Residential (to remain)	~ 100 m ²
New Daycare Building GFA	218.6 m ²

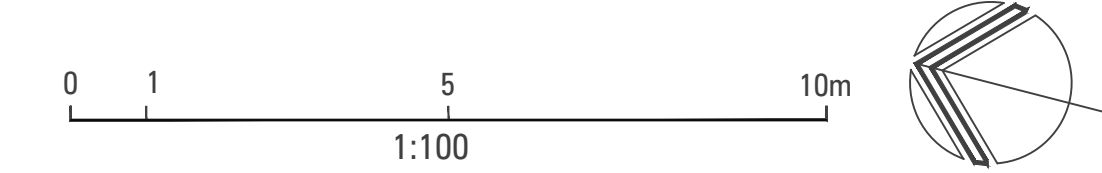
ZONING STANDARDS	E1 Zone Standards	Proposed E1-XX
Lot Area	Min. 2,000m ² existing	589.14 m2
Lot Frontage	Min. 30 m existing	10.10m
Front Yard Setback	Min. 3.0 m existing	5.7m (Complying)
Rear Yard	Min. 9.0 m	7.0 m
Interior Side Yard S/B	Min. 3.0 m	Nil (east side existing house) 1.2m (east side new building) 3.7m (west side existing house) 0.98m (west side new building)

Exterior Side Yard	N/A	N/A
Lot Coverage (maximum)	N/A	N/A
Height (maximum)	15 m	within 15 m (Complying)
Landscaping Buffer (ZBL 5.3.7.1)	3.0 m	Nil
Distance between buildings same lot	N/A	N/A

Parking	Required	Provided:
Typical Parking dimensions	Min. 2.7m x 5.3m	2.7 x 5.3m (Complying)
Barrier Free Type A parking	1 space (3.65x5.3) + 1.5m	1 space (3.4mx5.3m) + 1.5m (Complying)

Residential (2 per dwelling)	2 spaces	Nil
Daycare 2.5 / 100m2 GFA	6 spaces	5 spaces
Total Parking provided (including 1 Accessible Type A) :		5 Parking Spaces

Bicycle Parking (2+ 1/1,000m2 GFA)	Req. 2	Nil
Parking manoeuvring width	7.0m	5.2 m
Driveway width (at lot frontage)	Min.3.5/Max.4.5m	4.07 m (Complying)
Driveway width (between building & lot line)	Min.3.5/Max.4.5m	3.7m & 4.0m (Complying)



03	SP1	Removed parking space from front yard & updated stats	DAC	MTL	2026.01.12
02	SP1	Minor revisions to exterior layout features	DAC	MTL	2025.10.30
01	SP1	Concept Site Plan Issued for Coordination	DAC	MTL	2025.09.15
No.	PLAN	REVISION	BY	CHK	DATE

140 CENTRE STREET, AURORA, ON
Legal Description: PT LT 2 and 3 Second Range North of Centre St. East of Railroad Reg. Plan 107, Town of Aurora
Prepared for:
1000050647 Ontario Inc.

- Notes:
1.

Distances shown on this Plan are in Metres.
2.

Topographical information made available through Survey prepared by GENESIS Land Surveying Inc. dated November 24th, 2024.

LEGEND

Subject Land

New Building

Existing Building

12-01-2026

DATE

ALC

PROJECT

LARKplan

Land Use + Development Consultants A Division of LPG

3169 Seardridge Street, Severn, ON L3V 8R1
Ph: 905-895-0554

SCALE

1:250

PLAN

SP1



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 Stephanie February, Secretary-Treasurer, at sfebruary@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