



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-38

APPLICANT: BAYVIEW(AURORA) HOLDINGS LTD

PROPERTY: 15370 Bayview Ave, Aurora, ON L4G 7J1
CON 1 WH PT LOT 81 RP 65R25779 PART 10

**RELATED
APPLICATIONS:** n/a

ZONING: C5(298) Major Retail

PURPOSE: A Minor Variance Application has been submitted to allow a restaurant with a drive through-facility.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. The applicant is proposing a drive though facility where
 - a. Section 24.298.1 of the Zoning by-law does not permit a drive though facility.
 - b. Section 9.1 of the Zoning By-law does not permit a Drive-Trough facility

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.

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 'Stephanie February', written in a cursive style.

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

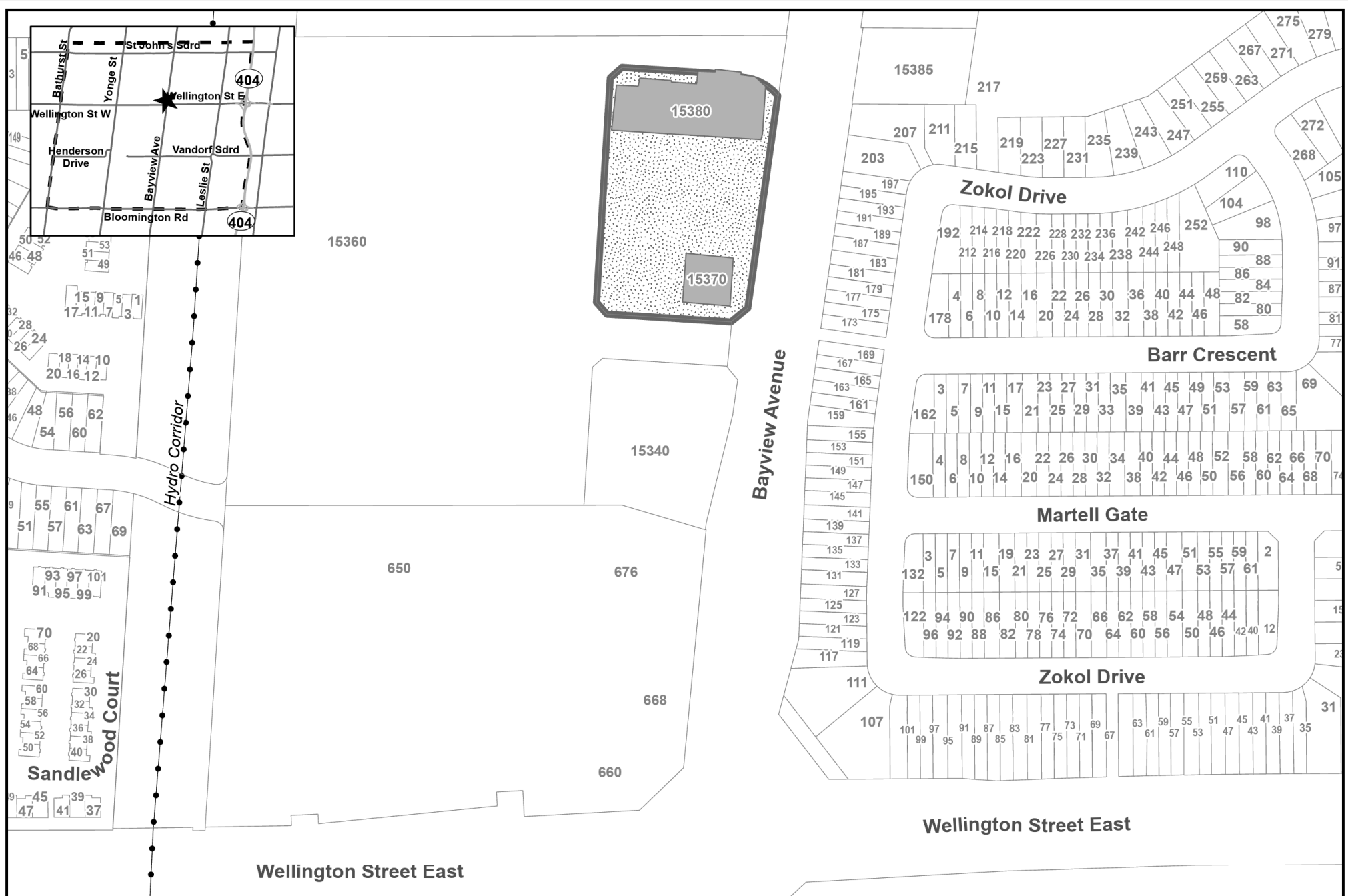
ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Site Plan

Agenda packages will be available prior to the Hearing at:

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



Location Map

15370 Bayview Avenue

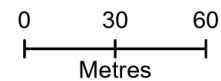
FILE: MV-2025-38

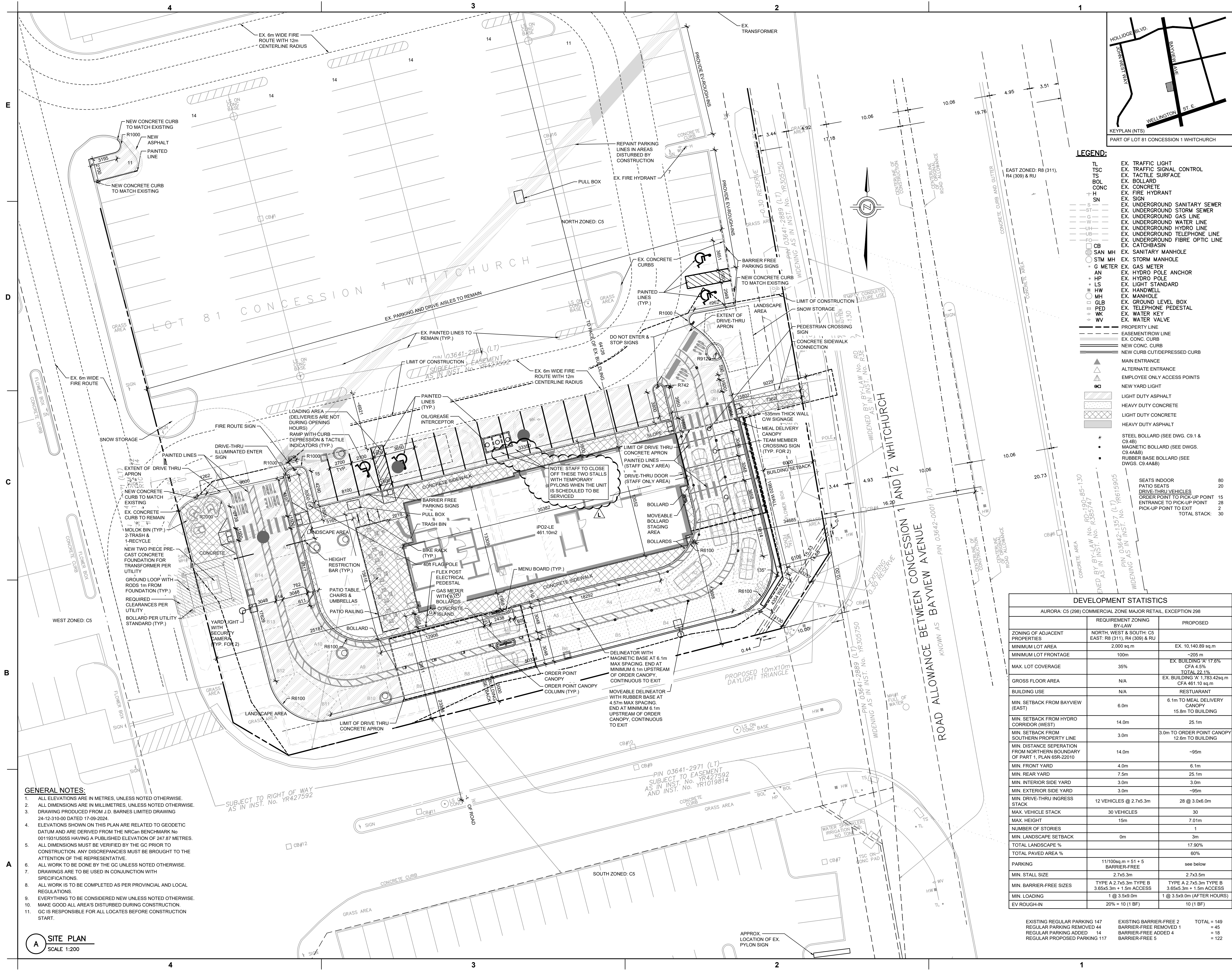
Town of Aurora

Committee Of Adjustment



SUBJECT LANDS





- GENERAL NOTES:**
- ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
 - DRAWING PRODUCED FROM J.D. BARNES LIMITED DRAWING 24-12-310-00 DATED 17-09-2024.
 - ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE ARCB BENCHMARK No. 0011931US055 HAVING A PUBLISHED ELEVATION OF 247.87 METRES.
 - ALL DIMENSIONS MUST BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE REPRESENTATIVE.
 - ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE. DRAWINGS ARE TO BE USED IN CONJUNCTION WITH SPECIFICATIONS.
 - ALL WORK IS TO BE COMPLETED AS PER PROVINCIAL AND LOCAL REGULATIONS.
 - EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
 - MAKE GOOD ALL AREA'S DISTURBED DURING CONSTRUCTION.
 - GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.

SITE PLAN
SCALE 1:200

- LEGEND:**
- TL EX. TRAFFIC LIGHT
 - TSC EX. TRAFFIC SIGNAL CONTROL
 - TS EX. TACTILE SURFACE
 - BOL EX. BOLLARD
 - CONC EX. CONCRETE
 - H EX. FIRE HYDRANT
 - SN EX. SIGN
 - EX. UNDERGROUND SANITARY SEWER
 - EX. UNDERGROUND STORM SEWER
 - EX. UNDERGROUND GAS LINE
 - EX. UNDERGROUND WATER LINE
 - EX. UNDERGROUND HYDRO LINE
 - EX. UNDERGROUND TELEPHONE LINE
 - EX. UNDERGROUND FIBRE OPTIC LINE
 - EX. CATCHBASIN
 - CB EX. SANITARY MANHOLE
 - SAN MH EX. STORM MANHOLE
 - STM MH EX. GAS METER
 - G METER EX. HYDRO POLE ANCHOR
 - AN EX. HYDRO POLE
 - HP EX. LIGHT STANDARD
 - LS EX. HANDWELL
 - HW EX. MANHOLE
 - GLB EX. GROUND LEVEL BOX
 - PED EX. TELEPHONE PEDESTAL
 - WK EX. WATER KEY
 - WV EX. WATER VALVE
 - PROPERTY LINE
 - EASEMENT/ROW LINE
 - EX. CONC. CURB
 - NEW CONC. CURB
 - NEW CURB CUT/DEPRESSED CURB
 - MAIN ENTRANCE
 - ALTERNATE ENTRANCE
 - EMPLOYEE ONLY ACCESS POINTS
 - NEW YARD LIGHT
 - LIGHT DUTY ASPHALT
 - HEAVY DUTY CONCRETE
 - LIGHT DUTY CONCRETE
 - HEAVY DUTY ASPHALT
 - STEEL BOLLARD (SEE DWG. C9.1 & C9.4B)
 - MAGNETIC BOLLARD (SEE DWGS. C9.4A&B)
 - RUBBER BASE BOLLARD (SEE DWGS. C9.4A&B)
 - SEATS INDOOR 80
 - PATIO SEATS 20
 - DRIVE-THRU VEHICLES 15
 - ORDER POINT TO PICK-UP POINT 28
 - ENTRANCE TO PICK-UP POINT 2
 - PICK-UP POINT TO EXIT TOTAL STACK: 30

DEVELOPMENT STATISTICS		
AURORA: C5 (298) COMMERCIAL ZONE MAJOR RETAIL, EXCEPTION 298		
	REQUIREMENT ZONING BY-LAW	PROPOSED
ZONING OF ADJACENT PROPERTIES	NORTH, WEST & SOUTH: C5 EAST: R8 (311), R4 (309) & RU	
MINIMUM LOT AREA	2,000 sq.m	EX. 10,140.89 sq.m
MINIMUM LOT FRONTAGE	100m	~205 m
MAX. LOT COVERAGE	35%	EX. BUILDING 'A' 17.8% CFA 4.5% TOTAL 22.1%
GROSS FLOOR AREA	N/A	EX. BUILDING 'A' 1,783.42sq.m CFA 461.10 sq.m
BUILDING USE	N/A	RESTUARANT
MIN. SETBACK FROM BAYVIEW (EAST)	6.0m	6.1m TO MEAL DELIVERY CANOPY 15.8m TO BUILDING
MIN. SETBACK FROM HYDRO CORRIDOR (WEST)	14.0m	25.1m
MIN. SETBACK FROM SOUTHERN PROPERTY LINE	3.0m	3.0m TO ORDER POINT CANOPY 12.6m TO BUILDING
MIN. DISTANCE SEPERATION FROM NORTHERN BOUNDARY OF PART 1, PLAN 65R-22010	14.0m	~95m
MIN. FRONT YARD	4.0m	6.1m
MIN. REAR YARD	7.5m	25.1m
MIN. INTERIOR SIDE YARD	3.0m	3.0m
MIN. EXTERIOR SIDE YARD	3.0m	~95m
MIN. DRIVE-THRU INGRESS STACK	12 VEHICLES @ 2.7x5.3m	28 @ 3.0x6.0m
MAX. VEHICLE STACK	30 VEHICLES	30
MAX. HEIGHT	15m	7.01m
NUMBER OF STORIES		1
MIN. LANDSCAPE SETBACK	0m	3m
TOTAL LANDSCAPE %		17.90%
TOTAL PAVED AREA %		60%
PARKING	11/100sq.m = 51 + 5 BARRIER-FREE	see below
MIN. STALL SIZE	2.7x5.3m	2.7x3.5m
MIN. BARRIER-FREE SIZES	TYPE A 2.7x5.3m TYPE B 3.65x5.3m + 1.5m ACCESS	TYPE A 2.7x5.3m TYPE B 3.65x5.3m + 1.5m ACCESS
MIN. LOADING	1 @ 3.5x9.0m	1 @ 3.5x9.0m (AFTER HOURS)
EV ROUGH-IN	20% = 10 (1 BF)	10 (1 BF)

EXISTING REGULAR PARKING 147
REGULAR PARKING REMOVED 44
REGULAR PARKING ADDED 14
REGULAR PROPOSED PARKING 117

EXISTING BARRIER-FREE 2
BARRIER-FREE REMOVED 1
BARRIER-FREE ADDED 4
BARRIER-FREE 5

TOTAL = 149
= 45
= 18
= 122

FSR#30027

BUILDING TYPE / SIZE: IP02-LE
RELEASE: XXXXXXXXX

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
T	2025-08-13	FOR INFORMATION
J	2025-07-11	CLIENT REVIEW
K	2025-07-30	FOR TENDER
L	2025-08-11	FOR INFORMATION

AURORA PROJECT # SP-2025-02
CONSULTANT PROJECT # 23002042-Q0

PROJECT STATUS TENDER

DATE SEPTEMBER 2024
DRAWN BY T.M.

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SHEET
SITE PLAN

SHEET NUMBER