



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2025-48

APPLICANT: HUNZACH GROUP HOLDINGS INC

PROPERTY: 350 First Commerce Dr, Aurora, ON L3Y6Z1
PLAN 65M3819 PT BLK 6 RP 65R34564 PART 3 PT PART 4

**RELATED
APPLICATIONS:** n/a

ZONING: E-BP Business Park

PURPOSE: A Minor Variance Application has been submitted to facilitate
The construction of a new Industrial Building.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- a. The applicant is proposing 42 parking spaces, whereas the Zoning By-law requires 74 parking spaces.
- b. The applicant is proposing a 6.0 meter manoeuvring aisle, whereas the Zoning By-law requires a minimum of 7.0 meters for 90 degree spaces.
- c. The applicant is proposing a 1.5 meter landscaping strip for the south and west lot lines, whereas the Zoning By-law requires a minimum landscaping strip of 3 meters.
- d. The applicant is proposing 3.45 meters to the North lot line, whereas the Zoning requires a minimum yard of 6 meters.

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:	January 9, 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 January 7, 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 January 9, 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 January 9, 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



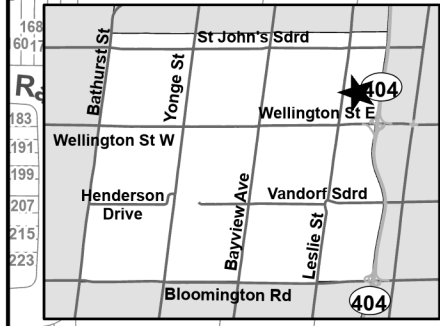
Stephanie February
Secretary- Treasurer, Committee of Adjustment
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Site Plan
Attachment 3 – Request for Decision

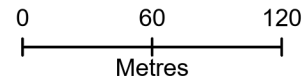
Agenda packages will be available prior to the Hearing at:

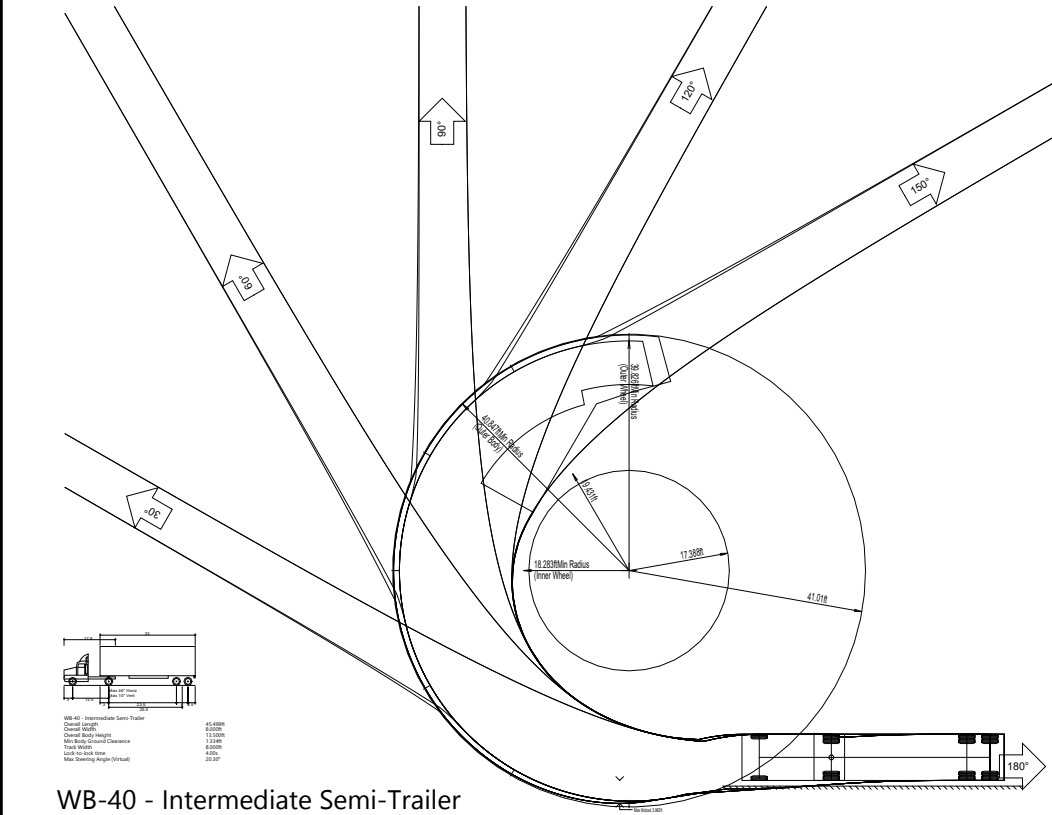
<https://www.aurora.ca/agendas>



Location Map
 194600012426301, PT BLOCK 6, PLAN 65M3819, PT 1 65R34564
 FILE: MV-2025-48
 Town of Aurora
 Committee Of Adjustment

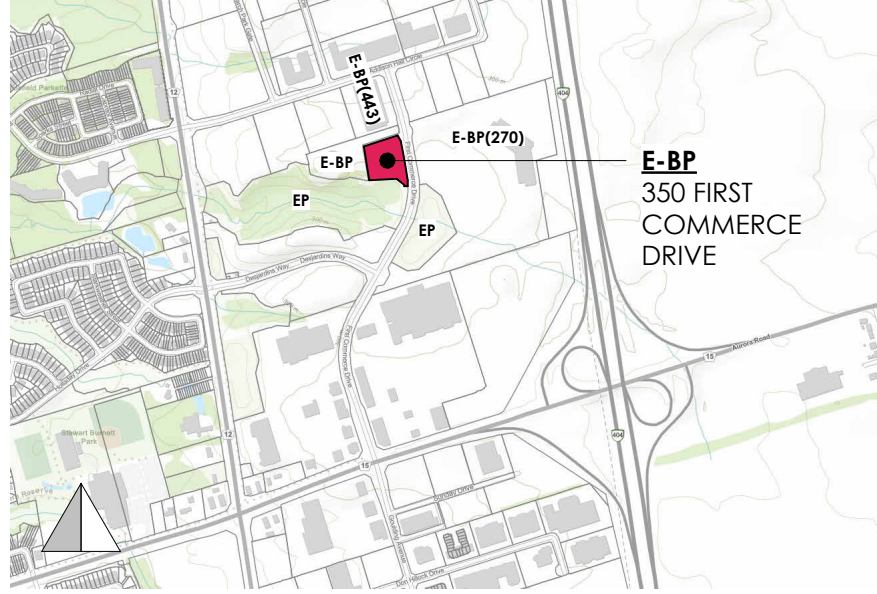
 **SUBJECT LANDS**



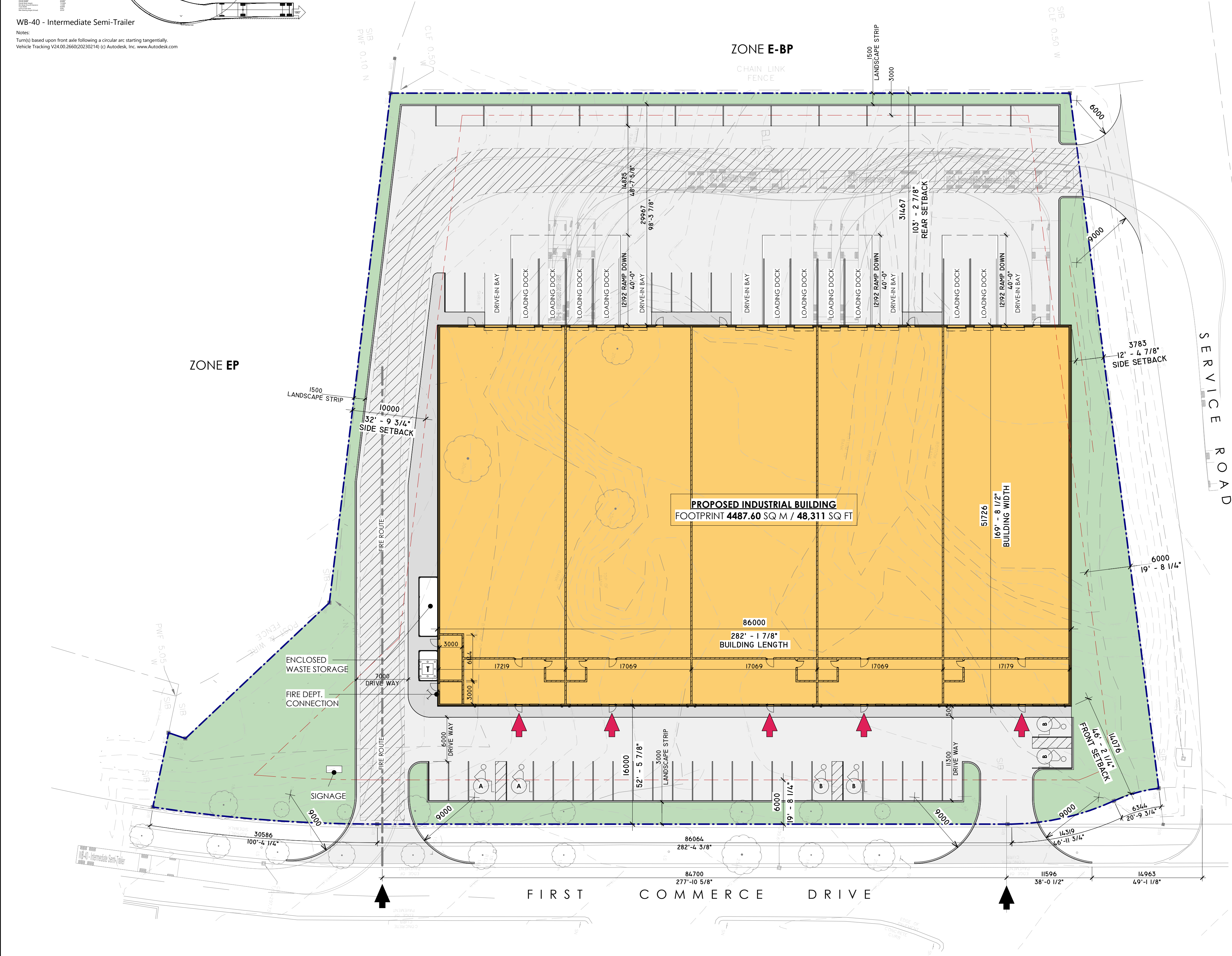


WB-40 - Intermediate Semi-Trailer
Notes:
Turns based upon front axle following a circular arc starting tangentially.
Vehicle Tracking V24.00.2660/20230214 (C) Autodesk, Inc. www.autodesk.com

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20251915 DATE: Nov. 26, 2025
APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW



KEY PLAN



1 SITE PLAN
1 : 300

ZONING STATS - E-BP [BUSINESS PARK]			
	MIN REQUIREMENT	PROVIDED	MV REQ
LOT AREA	0.8 ha [8000 SQM]	1.06 ha [10692]	NO
LOT FRONTAGE	30.0m	194.39m	NO
FRONT YARD	6.0m	13.95m	NO
REAR YARD	3.0m	31.19m	NO
INTERIOR SIDE YARD	10.0m	10.0m	NO
EXTERIOR SIDE YARD	6.0m	3.45m	YES
HEIGHT (MAX)	13.5m	13.5m	NO
LOT COVERAGE (MAX)	50%	42.0%	NO
PARKING SPACES	68 SPACES	49 SPACES	YES

SITE STATISTICS - A			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT	4487.60 m ²	48304 ft ²	41.97%
BUILDING FOOTPRINT	4487.60 m ²	48304 ft ²	41.97%
HARDSCAPE			
ASPHALT	4083.56 m ²	43955 ft ²	38.19%
WASTE STORAGE	20.00 m ²	215 ft ²	0.19%
SIDEWALK AND CURB	405.05 m ²	4360 ft ²	3.79%
LANDSCAPE	4508.61 m ²	48530 ft ²	42.17%
LANDSCAPE			
LAWN	835.52 m ²	8993 ft ²	7.81%
LAWN	861.04 m ²	9268 ft ²	8.05%
	1696.55 m ²	18262 ft ²	15.87%
	10692.76 m ²	115096 ft ²	100.00%

PARKING SCHEDULE	
REQUIREMENT Industrial uses (unless otherwise specified), Gross Floor Area between 2,801-5,600 m ²	1.5 spaces for 100 m ² of GFA [4487.60/100]*1.5 = 68 SPACES
BARRIER FREE REQUIREMENT 13-100 SPACES	4% of the total number of Parking Spaces provided in the Parking Area 90*4% = 4 SPACES
TYPE A 3650X5300 TYPE B 2700X5300	
PROVIDED TYPE	SIZE COUNT
ACCESSIBLE - TYPE A	3650 x 5300 2
ACCESSIBLE - TYPE B	2700 x 5300 4
PARALLEL PARKING SPACES	6500 x 2750 13
STANDARD PARKING SPACES	2700 x 5300 29
	48

Minimum Siting Specifications for Business Park (E-BP)	Minimum Landscaping Provisions for Business Park (E-BP)	
Yard adjacent to Public Highway	Adjacent to front Lot Line (except for Driveway locations)	
Adjacent to Hwy 404	Adjacent to Wellington Street	6 m
Adjacent to Wellington Street, Leslie Street and St. John's Sideroad	Adjacent to Leslie Street and St. John's Sideroad	10 m
Adjacent to other streets	Lot's fronting on other roads	3 m
Yard Adjacent to Open Space Zone	Adjacent to Open Space Zone	10 m
Other Yards	Adjacent to other Lot Lines	3 m

SITE LEGEND

	PROPOSED BUILDING		PAVERS
	LANDSCAPE		MULCH / WOOD CHIPS
	ASPHALT DRIVEWAY		PAINTED ROAD LINES
	CONCRETE CURB		WOOD DECKING
	CONCRETE SIDEWALK		6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
	SIAMESE CONNECTION		MANHOLE
	LIGHT STANDARD		CATCHBASIN
	PROPOSED FIRE HYDRANT		PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH DWGS
	NO PARKING SIGN FOR FIRE ROUTE, IN ACCORDANCE WITH THE CITY SIGN BY-LAW AND OBC		PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
	DEPRESSED CURB		MAIN ENTRANCE
	SETBACKS		SECONDARY ENTRANCE
	PROPERTY LINE		SERVICE ENTRANCE
	HANDICAP PARKING		EV CHARGING STATION
	WASTE STORAGE		SALT STORAGE BIN
	FIRE DEPARTMENT CONNECTION		BICYCLE PARKING

NOTES:

THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DE-WATERING:

ALL TREE PRESERVATION WITHIN THE RIGHT OF WAY LANDS SHALL BE IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND TREE PRESERVATION DRAWINGS AND REPORTS, APPROVED BY CITY; PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT OF WAY, THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT OF WAY MANAGEMENT UNIT;

STAFF HAS REVIEWED THE APPLICATION ON THE UNDERSTANDING IT WILL COMPRISE A SINGLE PARCEL OF LAND, UNDER ONE OWNER, UPON COMPLETION, IF ANY PARTY, INCLUDING THE APPLICANT ARE ANY SUBSEQUENT OWNER, SUBMITS AN APPLICATION FOR SEVERANCE, PART-LOT CONTROL, SUBDIVISION, CONDOMINIUM APPROVAL OR ANY OTHER FORM OF THE LAND DIVISION FOR THIS DEVELOPMENT NOT IN ACCORDANCE WITH THIS ASSUMPTION, DIFFERENT SERVICING CONNECTIONS, INCLUDING ALL ASSOCIATED STORMWATER MANAGEMENT FACILITIES AND ANY NECESSARY REVISED PLANS AND STUDIES, MAY BE REQUIRED BY THE CITY AT THE SOLE COST TO THAT APPLICANT

REFER TO THE APPROVED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE FOR ALL SITE SERVICING AND ABOVE GROUND CONNECTIONS INFORMATION.

BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF THE BUILDING AND THE EXTERIOR BUILDING MATERIALS.

PROPOSED FIRE ROUTE SHALL PROVIDE LOAD SUPPORT SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE CODE, CAN/CSA-656, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.

2	ISSUED FOR P2R	2025.11.18
1	FOR CLIENT REVIEW	2025.11.13
No.	Description	Date

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

COPYRIGHT RESERVED.

CSPACE ARCHITECTURE
58-8841 GEORGE BOLTON PKWY, BOLTON, ON L7E 2X8
T: 647.588.1784 E: info@cspace.ca

NORTH

PROJECT
MULTI UNIT INDUSTRIAL BUILDING
350 FIRST COMMERCE DRIVE

DRAWING TITLE
SITE PLAN

SCALE As indicated	PROJECT NO. 25-2140	
DRAWN BY SE	APPROVED CCP	DATE-YMD 25.11.24

DRAWING NO.

A1



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