



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2026-26

APPLICANT: CJJ HOLDINGS LIMITED

PROPERTY: 425 Addison Hall Cir
PLAN 65M4650 BLK 24

**RELATED
APPLICATIONS:** n/a

ZONING: E-BP(443) Business Park

PURPOSE: A Minor Variance Application has been submitted to facilitate the proposed development of a multi-tenant industrial building.

THE FOLLOWING VARIANCES ARE REQUIRED:

- a) The applicant is proposing a front yard setback of 4.0 metres, whereas the Zoning By-law requires a minimum front yard of 6.0 metres,

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:	August 13, 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 August 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 August 13.** 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 August 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 29th DAY OF July 2026

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
Attachment 3 – Request for Decision

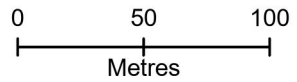
Agenda packages will be available prior to the Hearing at:

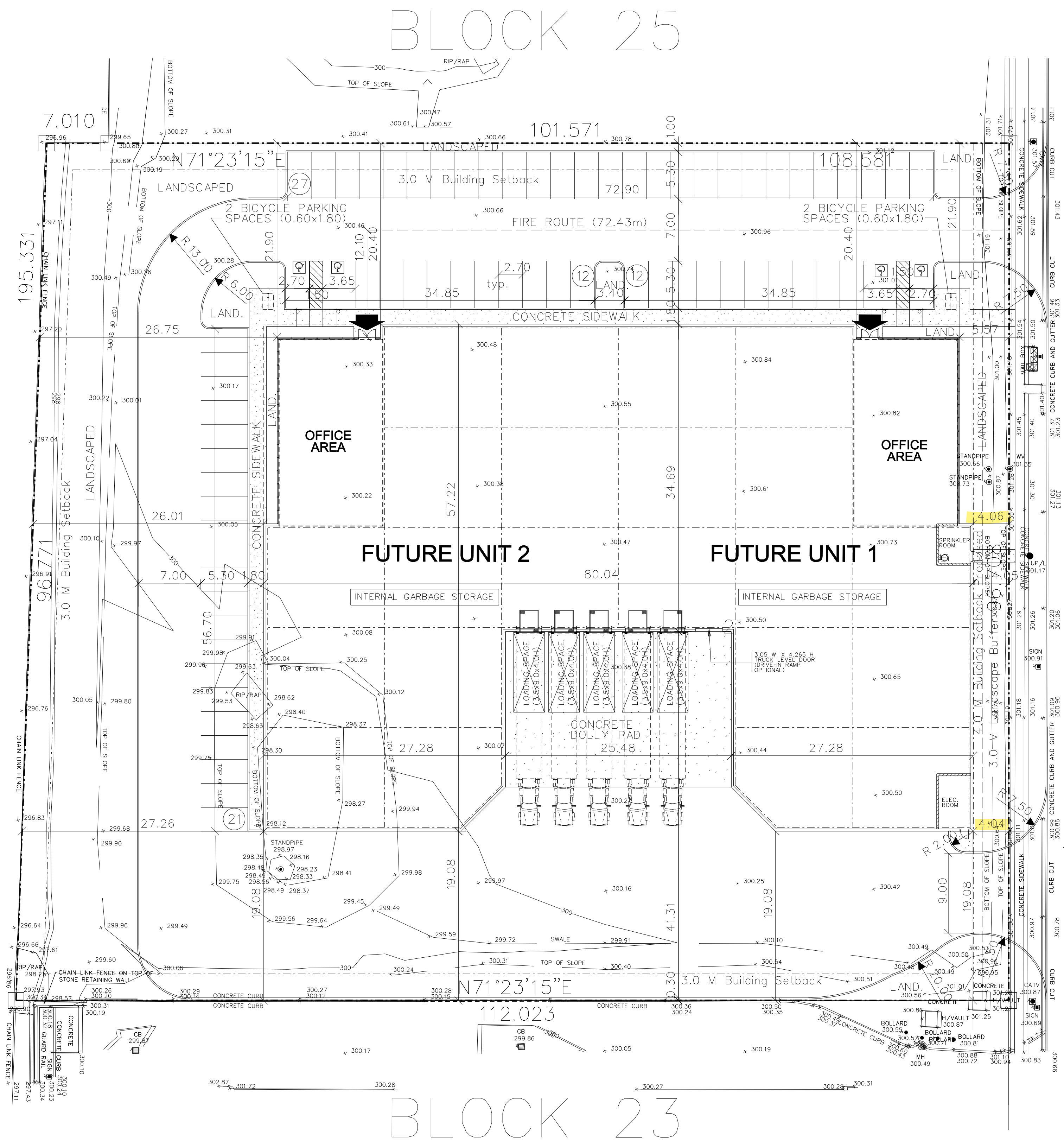
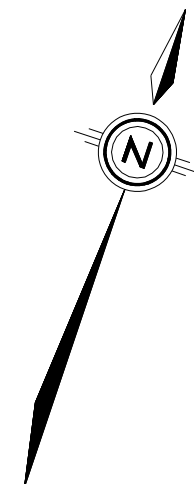
<https://www.aurora.ca/agendas>



Location Map
425 Addison Hall Circle
FILE: MV-2026-26
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**





**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

PERMIT NO.: PR20260715 **DATE:** Jul. 3, 2026

APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW

CIRCLE

HALL

ADDISON

LEGEND	
	MAN ENTRANCE
	ENTRANCE
	EXIT
	SERVICE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	CATCH BASIN
	HYDRO POLE
	MANHOLE
	FIRE HYDRANT
	LIGHT STANDARD
	ACCESSIBLE PARKING

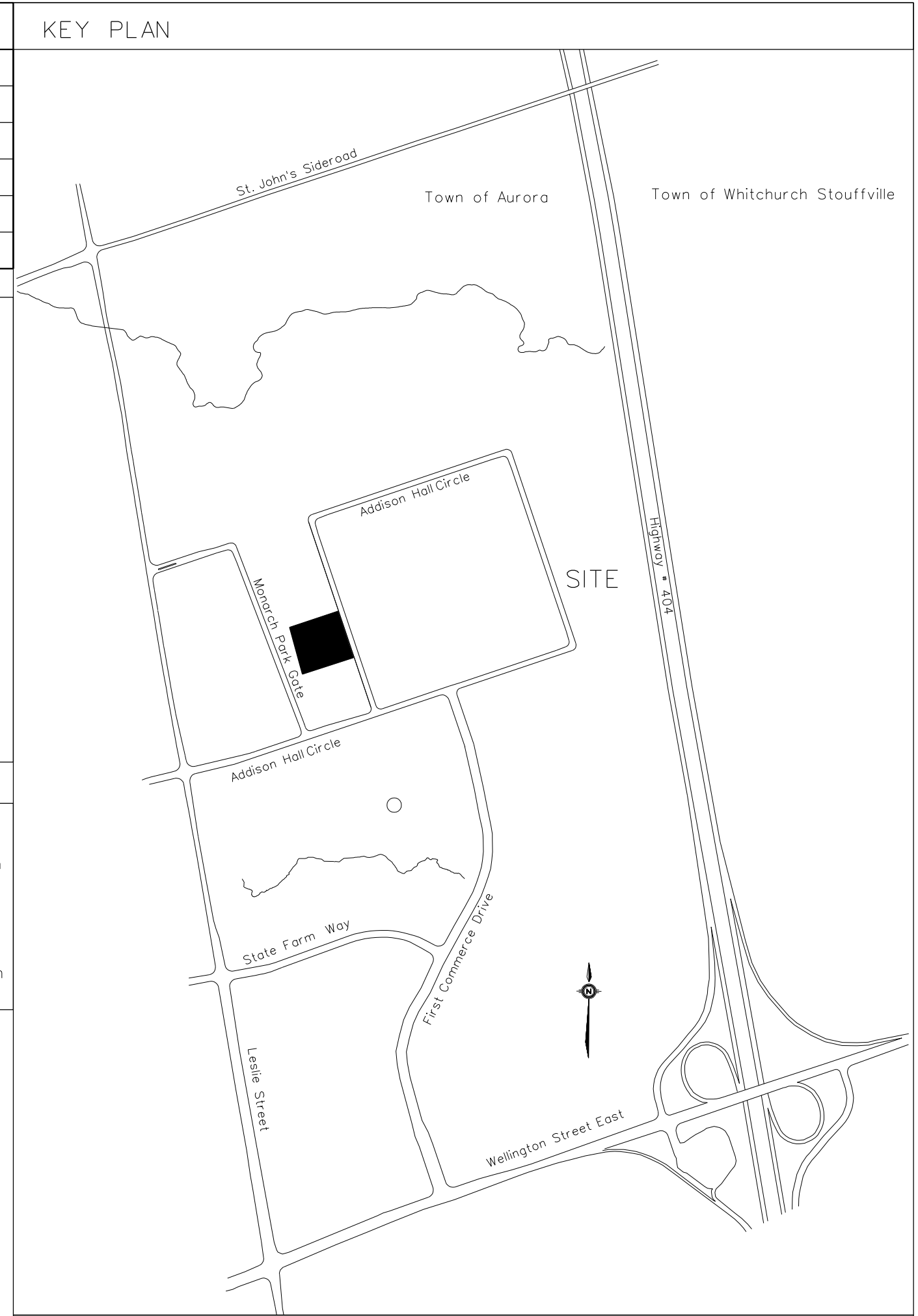
APPLICANT:
KLM Planning
64 Jordan Drive, Unit 18
Toronto, ON M3K 1G3
Contact: Lauren Dynes
Tel: 416-650-4055
Ext. 236

OWNER:
CJJ Holdings Ltd.
620 Wilson Avenue, Suite 401
Toronto, ON M3K 1G3
Contact: Donna Bravo
Tel: 416-650-6927

MUNICIPAL ADDRESS:
Addison Hall Circle
Aurora, Ontario

SURVEY REFERENCES:
Part of Block 6
Registered Plan 65M-3819
and Part of Lots 23 and 24
Concession 5
Scholten Dzialdov Bennett LTD
Ontario Land Surveyors
Dated: March 22, 2019

NOTES:
For Site Servicing and Grading, information
refer to Drawings prepared by:
SCS Consulting Group Ltd.
For Landscaping information
refer to Drawings prepared by:
Scholten & Company Inc.
For Electrical and Photometrics information
refer to Drawings prepared by:



SITE STATISTICS		
ITEM	PROPOSED	BY-LAW REQUIREMENT
ZONING		E-BP (443) Employment Business Park Zoning By-Law 6000-17
LOT AREA	10,667.1 sqm (1,067 ha/2,636 acres)	0.8 ha
FLOOR AREAS: Proposed Building Total	3,878.55 sqm 41,750 sqft	N/A
FLOOR AREA, GROSS	3,878.55 sqm	N/A
FLOOR AREA RATIO (LOT COVERAGE)	36.36 %	60 % MAXIMUM
HEIGHT	1 STOREY/12.40m	4 STOREYS MAXIMUM
LANDSCAPING ADJACENT TO LOT LINE (ABUTTING A STREET EXCEPT AT DRIVEWAY LOCATIONS)	3.0 METRES	3.0 METRES
PERCENTAGE OF LOT COVERED BY NO OTHER PURPOSE OTHER THAN LANDSCAPING	17.93 % (1,912.37 sqm)	10 % MINIMUM (1,066.71 sqm)
PARKING SPACES	68 SPACES	MULTIPLE UNIT BUILDING WITHIN BUSINESS PARK ZONE 3/100 sqm FIRST 100 sqm OF GFA • 2/100 sqm-NEXT 2,700 sqm OF GFA • 1/100 sqm-NEXT 3,000 sqm OF GFA • 0.5/100 sqm-OF REMAINING GFA 68 SPACES
ACCESSIBLE PARKING SPACES	4 SPACES 2 Type A 2 Type B	MINIMUM REQUIRED PARKING SPACES 1% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN THE PARKING AREA 3 SPACES
BICYCLE PARKING SPACES	4 SPACES	2 SPACES • 0.25 SPACES / 1000 sqm OF GFA 3 SPACES
LOADING SPACES	4 SPACES	3 LOADING SPACES PLUS 1 ADDITIONAL LOADING SPACE FOR EACH ADDITIONAL 1,500 sqm OR FRACTION THEREOF IN EXCESS OF 7500 sqm OF GFA 3 SPACES
PERCENTAGE OF LOT COVERED BY LANDSCAPING ONLY	17.93 % (1,912.37 sqm)	10% OF LOT AREA-MINIMUM
PERCENTAGE OF LOT COVERED BY PARKING, LAKES AND ACCESS	4,566.70 sqm 42.81%	N/A
PERCENTAGE OF LOT COVERED BY SIDEWALKS	309.48 sqm 2.90%	N/A
PARKING STALL DIMENSIONS	2.70 W x 5.30 D	2.70 W x 5.30 D
Standard Accessible Type A Type B	3.65 W x 5.30 D • 150 m ASLE 2.70 W x 5.30 D • 150 m ASLE	ADJACENT SPACES ON SHARE ASLE 3.65 W x 5.30 D • 150 m ASLE 2.70 W x 5.30 D • 150 m ASLE
LOADING SPACE DIMENSIONS	3.5 W x 9.0 D x 4.0 V	3.5 W x 9.0 D x 4.0 V

CONTRACTOR MUST CHECK AND VERIFY ALL
DIMENSIONS AND BE RESPONSIBLE FOR SAME.
REPORTING ANY DISCREPANCIES TO THE
ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, PRINTS AND SPECIFICATIONS
ARE THE PROPERTY OF THE ARCHITECT AND
MUST BE RETURNED TO HIM ON COMPLETION
OF WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED
FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.

No	Date Plotted	Revisions	Date Plotted	Issued for:
			JUN 29 2026	PRELIMINARY ZONING REVIEW
			MAR 23 2026	PRE-CONSULTATION

Industrial Development Addison Hall Business Park

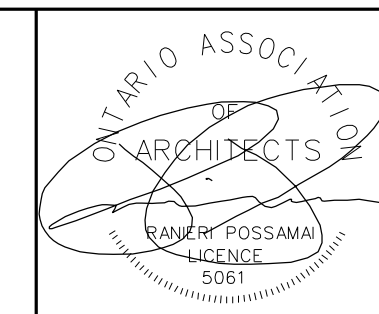
Block 24
425 Addison Hall Circle

Aurora, Ontario

CJJ
Holdings Limited

620 Wilson Avenue, Suite 401
Toronto, Ontario, M3K 1G3

tel (416) 630-6927
fax (416) 630-6997



SITE PLAN FILE NO. :

GLOBAL
ARCHITECT INC.

6 Leaswyn Road
Toronto, Ontario, M8A 1K2

tel (416) 266-4440

DRAWN BY : P. Pivetta

DATE : March 2026

SCALE : 1:3000

PROJECT NO. : 26-03

DRAWING NO. : A-1.0



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