



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2026-11

**APPLICANT:** SUNDAY'S WELL REALTY INC.

**PROPERTY:** 15375 Yonge St, Aurora, ON L4G 3K7  
PLAN 5 PT LOT 13

**RELATED APPLICATIONS:** n/a

**ZONING:** PDS4(114) Promenade Downtown Shoulder - Special Mixed Density Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate an Office use on the subject site.

**THE FOLLOWING VARIANCES ARE REQUIRED:**

a) the Applicant is proposing 6 parking spaces, whereas Section 5.4 of the Zoning By-law requires a total of 8 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.

<b>DATE:</b>	<b>May 14, 2026</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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](mailto:SFebruary@aurora.ca) **no later than 4:30pm on May 12, 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](mailto:SFebruary@aurora.ca) **no later than 12:00pm (noon) on May 14, 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](mailto:SFebruary@aurora.ca) **no later than 4:30pm on May 14, 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](mailto: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 29<sup>th</sup> DAY OF April 2026



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>



YONGE STREET

PART OF LOT 13  
REGISTERED PLAN 5  
  
15375 YONGE ST  
TOWN OF AURORA

SURVEY INFORMATION FROM:  
BUILDING LOCATION SURVEY PREPARED  
BY JOHN C. MOORE, O.L.S.  
DATED 9 MAY 1985

HERITAGE:  
PROPERTY LISTED - PART V (NE OLD AURORA HCD) BY-LAW 4804-06.D

- HERITAGE CONSTRUCTION NOTES:
- EXISTING STREET FACING EXTERIOR ELEVATIONS OF HERITAGE HOUSE (WEST & SOUTH ELEVATIONS) TO REMAIN UNCHANGED.
  - ANY PROPOSED EXTERIOR ALTERATIONS TO EXTERIOR ELEVATIONS SUBJECT TO REVIEW AND APPROVAL BY HERITAGE COMMITTEE.
  - EXISTING GARAGE DOOR (LATER ADDITION) TO BE REMOVED AND INFILLED WITH STUD FRAMING, BOARD & BATTEN SIDING.
  - EXISTING GARAGE AND EAST ROOM (LATER ADDITIONS) TO BE RECLAD WITH PREFIN. WOOD BOARD & BATTEN SIDING.

ORC CLIMATE DATA - AURORA  
DEGREE DAYS BELOW 18°C 4210 (ZONE 6)  
SNOW LOAD 1/150 Ss 2.0 kPa Sr 0.4 kPa  
ELEVATION 270 m

ZONING:  
PARENT ZONE: PDS4 PROMENADE ZONE BY ZONING BY-LAW #6000-17  
SITE IS SUBJECT TO ZONING EXCEPTION NO. 114

EXISTING USE: RESIDENTIAL - GROUP C DWELLING UNIT  
PROPOSED USE: OFFICE - GROUP D (CHANGE OF USE)  
SINGLE PHYSICIAN SKIN CANCER TREATMENT  
PERMITTED USES: OFFICES, PERSONAL SERVICE SHOPS

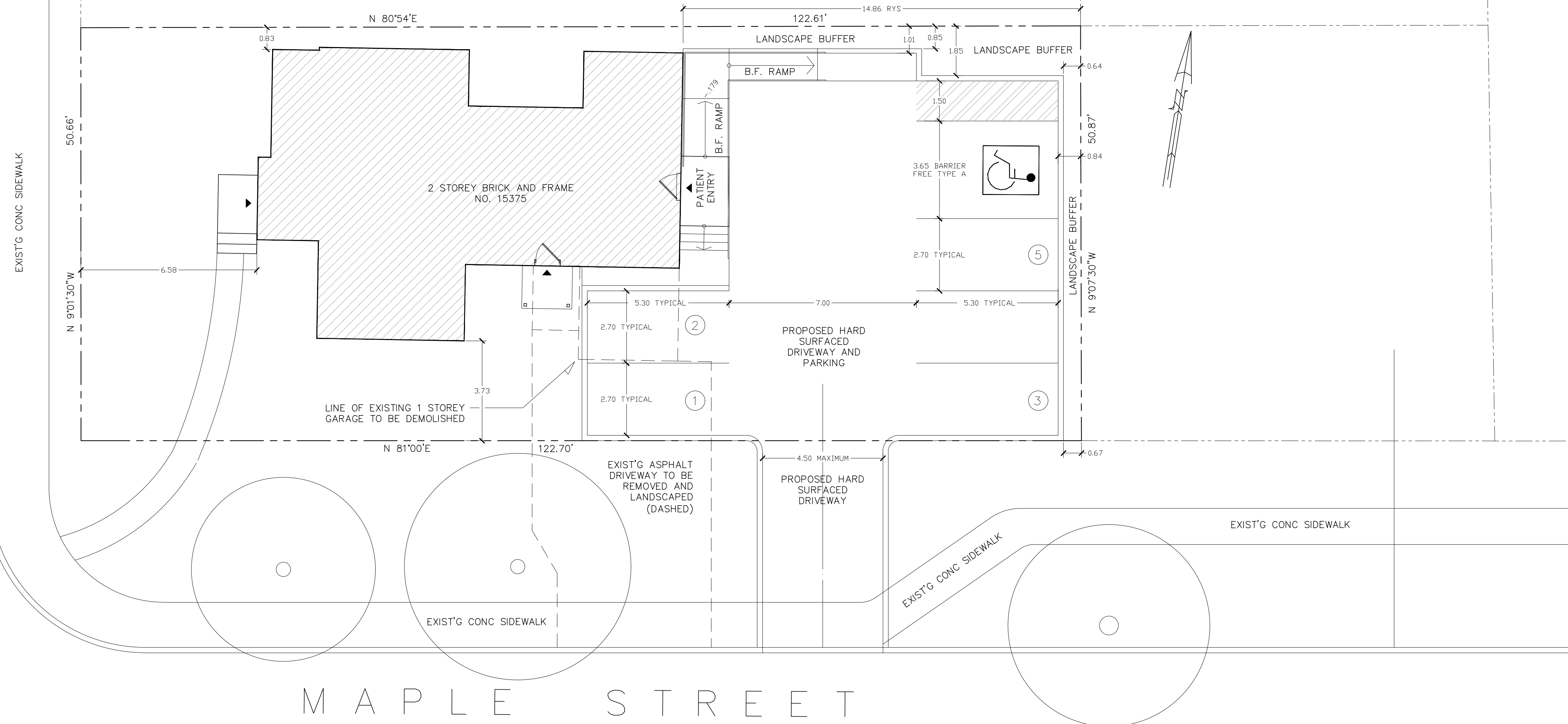
ZONING STATISTICS:

ZONE REQ'T	MINIMUM REQUIRED	EXISTING	PROPOSED	CONFORMITY
LOT AREA	460 Sm	578.49 Sm	NO CHANGE	YES
LOT FRONTAGE	15.0 m	15.44 m	NO CHANGE	YES
FRONT YARD	6.0 m	6.58 m	NO CHANGE	YES
REAR YARD	7.5 m	14.86 m	NO CHANGE	YES
INT SIDE YARD	1.5 m (2 STOREY)	0.83 m	NO CHANGE	EXIST'G NON-CONFORMING
EXT SIDE YARD	6.0 m	2.98 m	3.73	EXIST'G NON-CONFORMING
HEIGHT (MAX)	10 m	±7.71 m	NO CHANGE	YES
LOT COVERAGE (MAX)	35 %	24.7 %	22.4%	YES
BUILDING AREA	35 % MAX LOT	142.63 Sm	129.73 (REDUCED)	YES
PARKING	8 (3.5 SP/100 Sm)	2	6	NO: SEE NOTE BELOW

GFA: GROUND FLOOR 125.94 Sm + 2ND FLOOR 85.25 Sm = 211.19 Sm (REFER TO PLANS)  
BUILDING AREA GROUND FLOOR 129.73 Sm

PARKING NOTE: 211.19 Sm /100 Sm X 3.5 = 7.39 (8) PARKING SPACES REQUIRED. 6 PROPOSED.

**TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION**  
**PERMIT NO.: PR20260074    DATE: Mar. 16, 2026**  
**APPROVED BY: *Bill Jean***  
**PRELIMINARY ZONING REVIEW**



ADDITIONAL OFF-STREET PARKING PROVIDED  
IN CHURCH PARKING LOT

**GENERAL NOTES:**

- DRAWINGS ARE INSTRUMENTS OF SERVICE AND COPYRIGHT PROPERTY OF JAMES DOUGLAS ARCHITECT.
- DRAWINGS MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT WRITTEN CONSENT OF JAMES DOUGLAS ARCHITECT.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DATE	ISSUED FOR
20260312	COMMITTEE OF ADJUSTMENT
20260304	PARKING REVISION - DEMO GARAGE
20251114	CHANGE OF USE PERMIT
20251002	PRECONSULTATION
20250923	REVIEW / PRECONSULTATION

**JAMES DOUGLAS ARCHITECT**  
6335 17th Sideroad  
Schomberg, ON  
LOG 1T0  
647-406-7160  
jamie.douglas.arch@gmail.com



PROJECT:  
**15375 YONGE STREET  
AURORA, ON**

DRAWING:  
**SITE PLAN &  
SITE STATISTICS**

DRAWN BY: JD	PROJECT NO. 202512
CHECKED BY: JDD	DRAWING NO.
DATE SEPT 2025	<b>A1.0</b>
SCALE AS NOTED	



# 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](mailto: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