



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2024-33

APPLICANT: BEN WALKER LIMITED

PROPERTY: 205 Industrial Pky N, Aurora, ON L4G4C4
PLAN 246 PT LOT 87 RP 65R4573 PARTS 5 TO 7 PT PART 1 RP
65R27176 PARTS 1 AND 2

RELATED APPLICATIONS: n/a

ZONING: E1(346) Service Employment

PURPOSE: A Minor Variance Application has been submitted to facilitate Minor Variance application to allow Fitness Center use within Industrial Building that has existing Industrial tenants uses.

THE FOLLOWING VARIANCES ARE REQUIRED:

- 1) Section 10.1 of Zoning Bylaw 6000-17 only permits a Fitness Centre provided no part of the building where the Fitness Centre is located is used for Industrial Uses or Warehouses.
 - a) The applicant is proposing a Fitness Centre in a building where there is Industrial Uses

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, 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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on January 7, 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, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on Jan 9, 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 PFan@aurora.ca **no later than 4:30pm on January 9, 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 Peter Fan at PFan@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 20th DAY OF December 2024



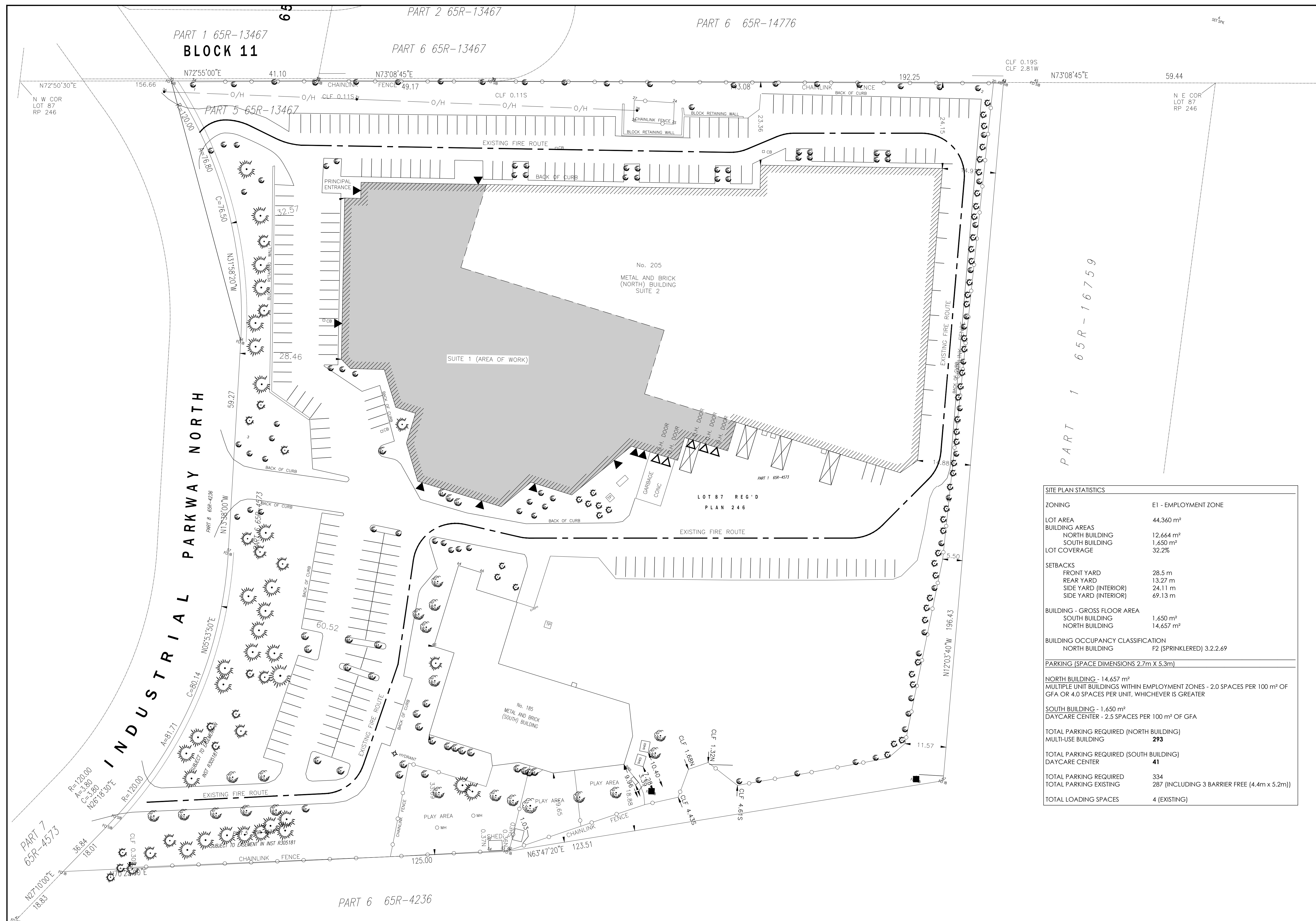
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Site Plan
Attachment 2 – Request for Decision

Agenda packages will be available prior to the Hearing at:

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



SITE PLAN STATISTICS	
ZONING	E1 - EMPLOYMENT ZONE
LOT AREA	44,360 m ²
BUILDING AREAS	
NORTH BUILDING	12,664 m ²
SOUTH BUILDING	1,650 m ²
LOT COVERAGE	32.2%
SETBACKS	
FRONT YARD	28.5 m
REAR YARD	13.27 m
SIDE YARD (INTERIOR)	24.11 m
SIDE YARD (INTERIOR)	69.13 m
BUILDING - GROSS FLOOR AREA	
SOUTH BUILDING	1,650 m ²
NORTH BUILDING	14,657 m ²
BUILDING OCCUPANCY CLASSIFICATION	
NORTH BUILDING	F2 (SPRINKLERED) 3.2.2.69
PARKING (SPACE DIMENSIONS 2.7m X 5.3m)	
NORTH BUILDING - 14,657 m ² MULTIPLE UNIT BUILDINGS WITHIN EMPLOYMENT ZONES - 2.0 SPACES PER 100 m ² OF GFA OR 4.0 SPACES PER UNIT, WHICHEVER IS GREATER	
SOUTH BUILDING - 1,650 m ² DAYCARE CENTER - 2.5 SPACES PER 100 m ² OF GFA	
TOTAL PARKING REQUIRED (NORTH BUILDING)	293
TOTAL PARKING REQUIRED (SOUTH BUILDING)	41
TOTAL PARKING REQUIRED	334
TOTAL PARKING EXISTING	287 (INCLUDING 3 BARRIER FREE (4.4m x 5.2m))
TOTAL LOADING SPACES	4 (EXISTING)

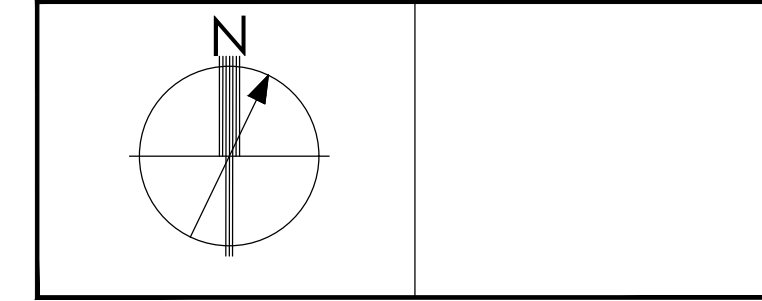
NO.	DATE	REVISION
3	24.11.29	RE-ISSUED FOR PRELIMINARY ZONING REVIEW
2	24.11.28	RE-ISSUED FOR PRELIMINARY ZONING REVIEW
1	24.11.25	ISSUED FOR PRELIMINARY ZONING REVIEW

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@ospace.ca



PROJECT
 INDUSTRIAL - FITNESS CENTER
 205 INDUSTRIAL PARKWAY NORTH,
 SUITE 1,
 AURORA, ON.

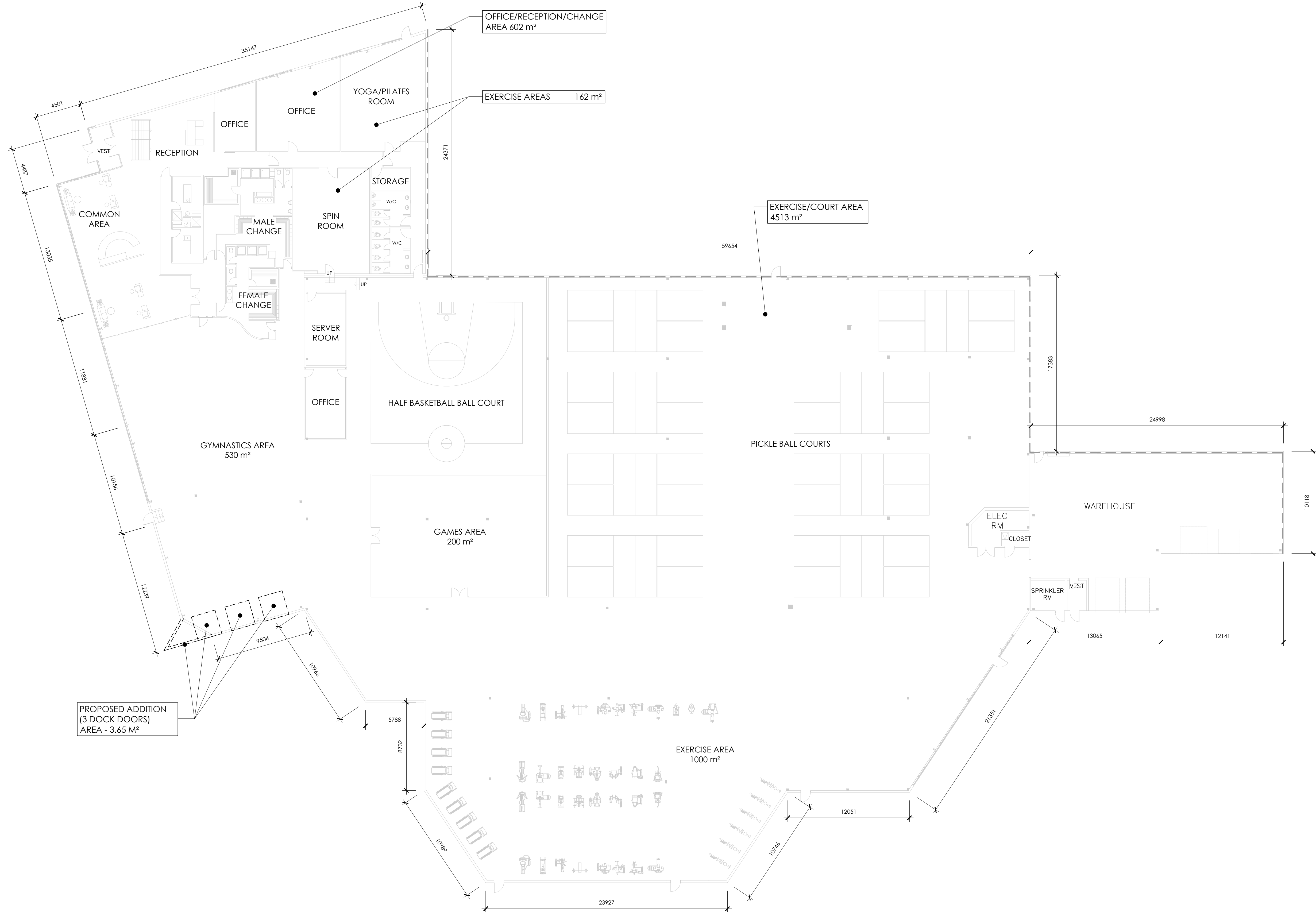
DRAWING TITLE
 EXISTING SITE PLAN

SCALE AS NOTED	PROJECT NO. 24-2044
DRAWN BY AC	APPROVED CCP
	DATE 24.11.22

DRAWING NO.

A101

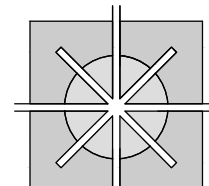
TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20241436 DATE: Dec. 2, 2024
 APPROVED BY: *bill jean*
 PRELIMINARY ZONING REVIEW



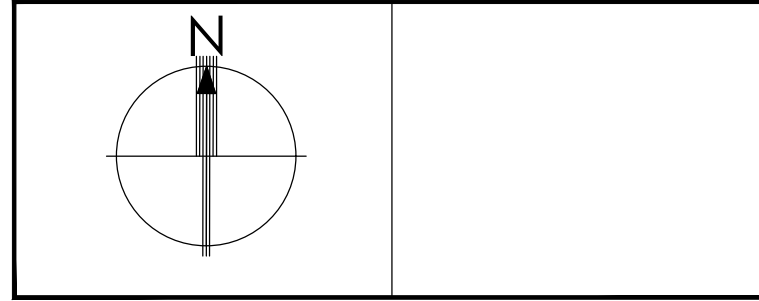
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PROJECT
 INDUSTRIAL - FITNESS CENTER
 205 INDUSTRIAL PARKWAY NORTH,
 SUITE 1,
 AURORA, ON.

DRAWING TITLE
 PROPOSED FLOOR PLAN

SCALE AS NOTED	PROJECT NO. 24-2044
DRAWN BY AC	APPROVED CCP
	DATE 24.11.22

DRAWING NO.
A201