NOTICE OF PUBLIC HEARING
MINOR VARIANCE

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

FILE NUMBER: MV-2025-02

APPLICANT: HUNZACH GROUP HOLDINGS INC

PROPERTY: 24 Desjardins Way, Aurora, ON L4G 6H8
PLAN 65M3819 PT BLK 8 AND RP 65R28041 PART 18 RP 65R28475 PART 4 PT PART 3 EXP PLAN YR2191584 PARTS 1 AND 2

RELATED APPLICATIONS: n/a

ZONING: E-BP(271) Business Park

PURPOSE: A Minor Variance Application has been submitted to facilitate an increase in height and clinic use

THE FOLLOWING VARIANCES ARE REQUIRED: a.

1. Section 10.2 of the Zoning By-law 6000-17 states that he maximum height in an E-BP is 13.5 meters
    a. The applicant is proposing 32.3 meters
2. Section 10.1 of Zoning Bylaw 6000-17 does not allow a *Clinic* as a permitted use.
    a. The applicant is proposing to permit '*Clinic*' as a use.

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:	**March 13, 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, at **no later than 4:30pm on March 11, 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, at Pfan@aurora.ca, **no later than 12:00pm (noon) on March 13, 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 **no later than 4:30pm on March 13, 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 26th DAY OF February 2025

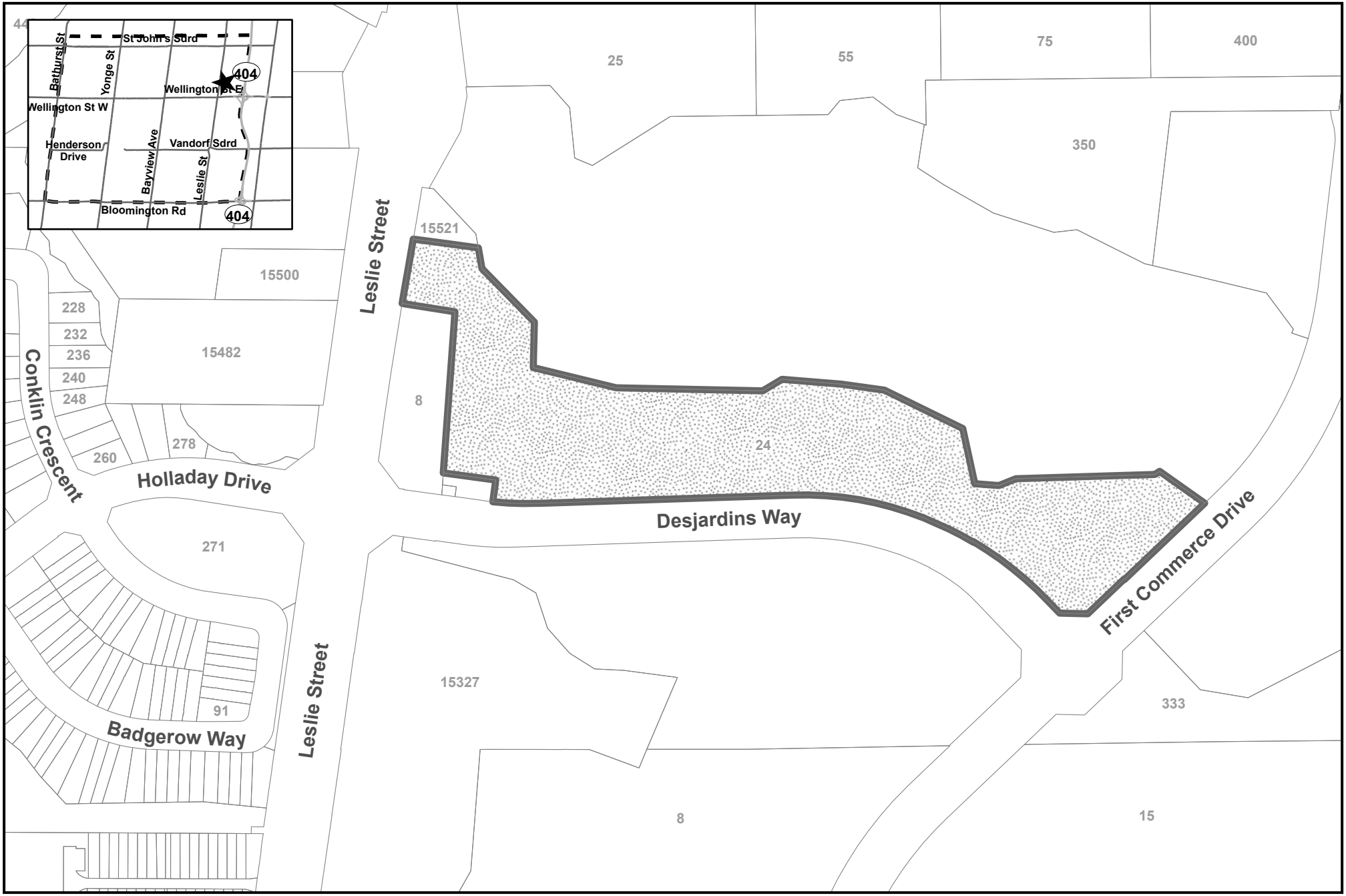
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

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
24 Desjardins Way
FILE: MV-2025-02
Town of Aurora
Committee Of Adjustment

SUBJECT LANDS

0 50 100
Metres

N

AURORA
You're in Good Company

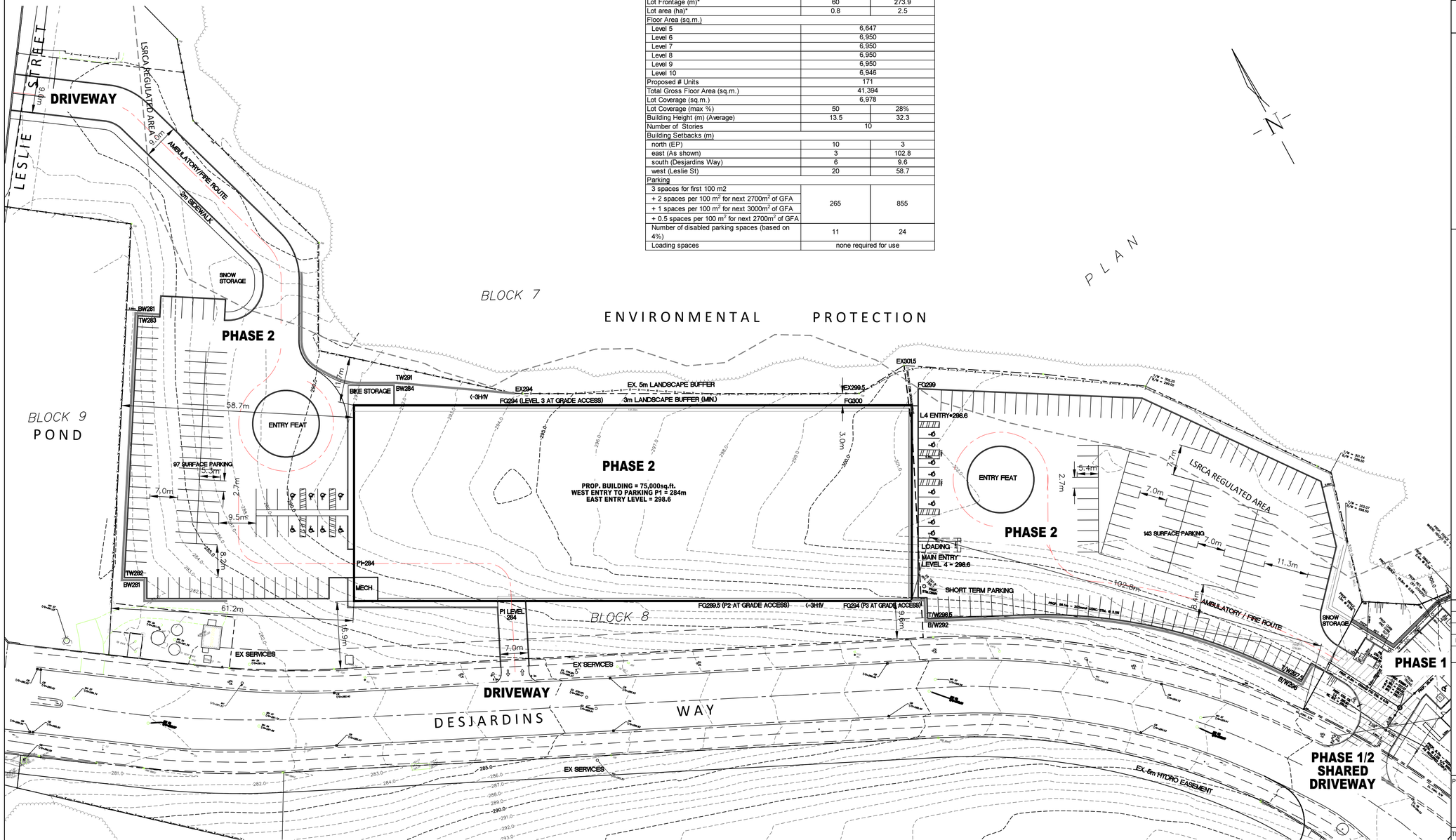
Map created by the Town of Aurora Planning and Building Services Department, 19/02/2025. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Committee of Adjustment Maps\D13 Minor Variance\2025 Minor Variances\2025_Minor_Variances.aprx

Zoning Information

	Required	Provided (within Site Plan area as shown)
Zoning	E-BP Business Park	
Adjacent Property Zoning		
north	EP	
east	E-BP Business Park	
south	Desjardins Way	
west	Leslie St	
Lot Frontage (m)*	60	273.9
Lot area (ha)*	0.8	2.5
Floor Area (sq.m.)		
Level 5	6,647	
Level 6	6,950	
Level 7	6,950	
Level 8	6,950	
Level 9	6,950	
Level 10	6,946	
Proposed # Units	171	
Total Gross Floor Area (sq.m.)	41,394	
Lot Coverage (sq.m.)	6,978	
Lot Coverage (max %)	50	28%
Building Height (m) (Average)	13.5	32.3
Number of Stories	10	
Building Setbacks (m)		
north (EP)	10	3
east (As shown)	3	102.8
south (Desjardins Way)	6	9.6
west (Leslie St)	20	58.7
Parking		
3 spaces for first 100 m2		
+ 2 spaces per 100 m^2 for next 2700m^2 of GFA	265	855
+ 1 spaces per 100 m^2 for next 3000m^2 of GFA		
+ 0.5 spaces per 100 m^2 for next 2700m^2 of GFA		
Number of disabled parking spaces (based on 4%)	11	24
Loading spaces	none required for use	

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20250121 DATE: Jan. 31, 2025
APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW



KEY PLAN N.T.S.

BENCHMARK: 296.91m
TOP OF EX CB LID LOCATED APPROX. 29.54m FROM SIB AT S.E. CORNER OF PROPERTY HAVING AN ELEVATION OF 296.91m

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
3. ANY DISCREPANCIES, OMISSIONS, OR ERRORS ARE TO BE REPORTED TO THE CONSULTANT. NO WORK IS TO PROCEED BEFORE CLARIFICATION OF THE DISCREPANCIES, ERRORS, OR OMISSIONS IS RECEIVED FROM THE CONSULTANT.
4. ALL EXISTING CONDITIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
5. ONLY LATEST APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION.
6. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT, AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IN NO WAY SHALL THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART BE REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION OF THE CONSULTANT.
7. PRIOR TO ANY WORKS ON MUNICIPAL PROPERTY A ROAD OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE TOWN OF AURORA.
8. MNT CONSULTING GROUP ASSUMES NO LIABILITY FOR LEGAL OR SURVEY DATA.

LEGEND:

- SUBJECT PROPERTY LINE
- EX. CENTRELINE OF ROAD
- 220.0 EXISTING MAJOR CONTOUR
- 220.5 EXISTING MINOR CONTOUR
- LS\HP EX. STREET LIGHT/HYDRO POLE
- EX. MANHOLE
- 32 PROP. PARKING SPACE WITH NUMBER (TYP.)
- PROP. BARRIER-FREE PARKING SPACE (TYP.)
- PROP. CHARGING STATIONS
- PROP. BIKE RACK
- REFUSE STORAGE PROP. REFUSE STORAGE
- PROP. STAIRS
- 1.0m LANDSCAPE STRIP PROP. LANDSCAPE STRIP
- 6R PROP. NO. OF RISERS
- 179.89 / ×179.89 PROPOSED ELEVATION / EXISTING ELEVATION
- 2.1% SURFACE DRAINAGE & GRADE
-) (INDICATES SWALE HIGH POINTS
- 2R PROPOSED NUMBER OF RISERS
- PROPOSED DOWNSPOUT LOCATION
- PROPOSED BOLLARD LIGHTING
- PROP. SAN. MH PROPOSED SANITARY MANHOLE
- PROP. STM. MH PROPOSED STORM MANHOLE
- PROP. 50mmø W/S PROPOSED WATER SERVICE
- PROP. STORM PROPOSED STORM SEWER
- PROP. SANITARY PROPOSED SANITARY SEWER
- PROP. RET. WALL PROPOSED RETAINING WALL

ITEM	DESCRIPTION	DATE	BY	APPRV'D
1	PRELIMINARY ZONING REVIEW	Jan.27-24	M.D.	M.D.

SCHEDULE OF REVISIONS

ENGINEER'S SEAL

PROJECT:
PHASE 2 - #24 DESJARDINS WAY
BLOCK 8 - REGISTERED PLAN 65M-3819
TOWN OF AURORA

TITLE:
CONCEPTUAL SITE PLAN - PHASE 2

MNT CONSULTING ENGINEERING
HUNZACH HOMES
cspace architecture

DRAWN:	m.d.	SCALE: 1: 500	DWG. No. PH2-SP
DESIGNED:	M.D.		
CHECKED:	M.D.		

AURORA MEDICAL ARTS BUILDING

24 DESJARDINS WAY, AURORA, ON | 24-1956 | 03.02.2025

cspace architecture