



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**
Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2025-04

APPLICANT: VINCENZO PENNACCHIO AND RICKIE AILEEN PENNACCHIO

PROPERTY: 220 Industrial Pky S, Unit:23, Aurora, ON L4G5B7
YORK REGION CONDO PLAN 615 LEVEL 1 UNIT 23

RELATED APPLICATIONS: n/a

ZONING: E2 General Employment

PURPOSE: A Minor Variance Application has been submitted to permit Personal Services Shop as a use.

THE FOLLOWING VARIANCES ARE REQUIRED:

1. Section 10.1, Employment Zone E2 of the Zoning By-law 6000-17, a Personal Service Shop is not a listed permitted use
 - a. The applicant is proposing a Personal Service Shop

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



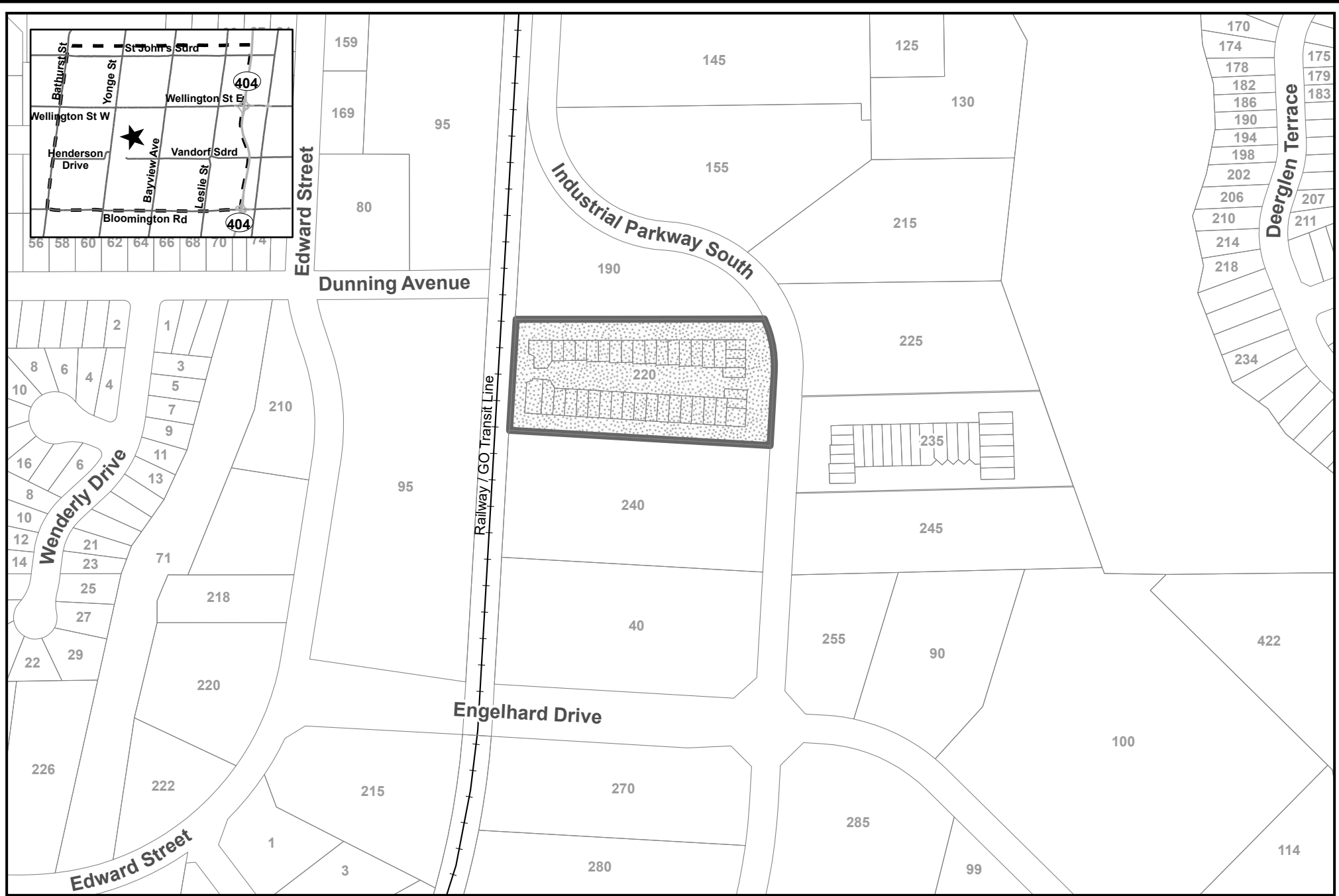
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Site Plan

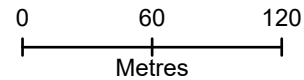
Agenda packages will be available prior to the Hearing at:

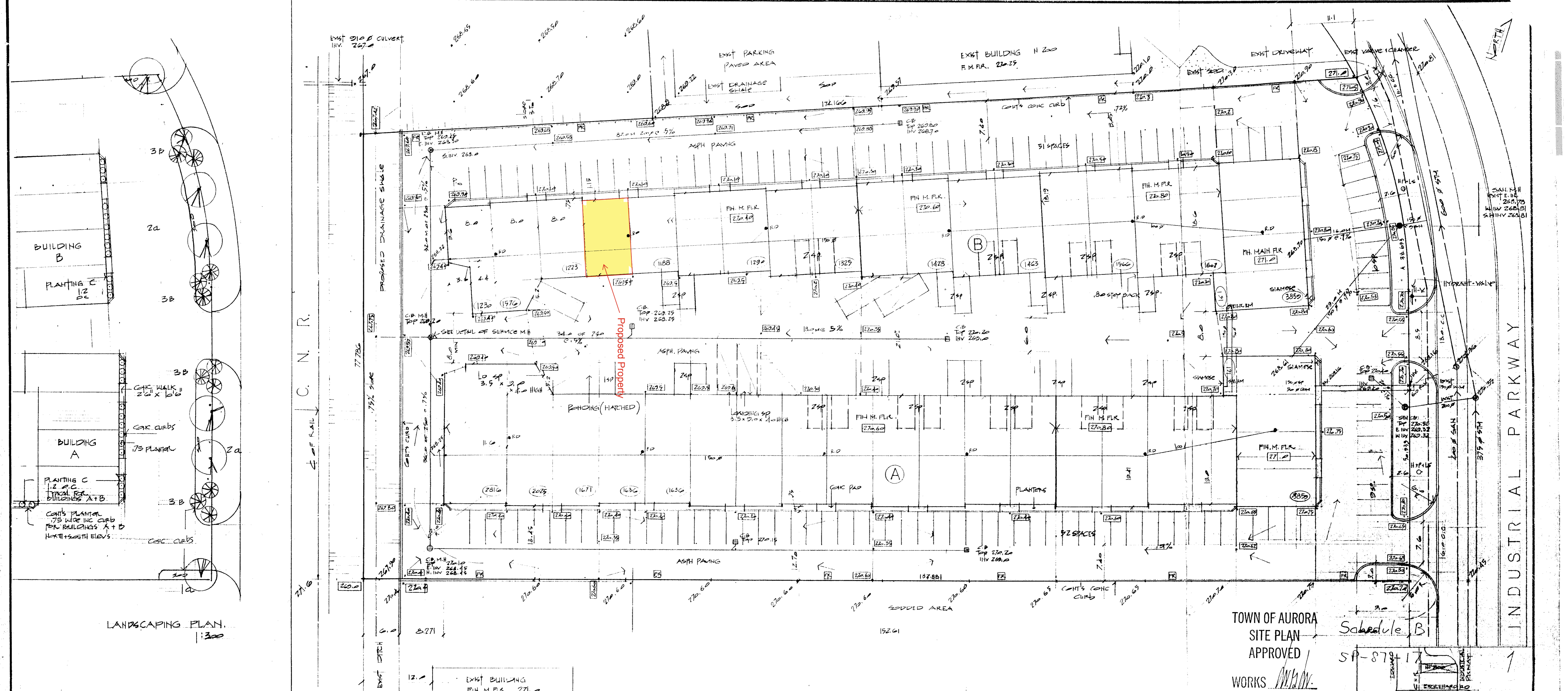
<https://www.aurora.ca/agendas>



Location Map
220 Industrial Parkway South - Unit 23
FILE: MV-2025-04
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**

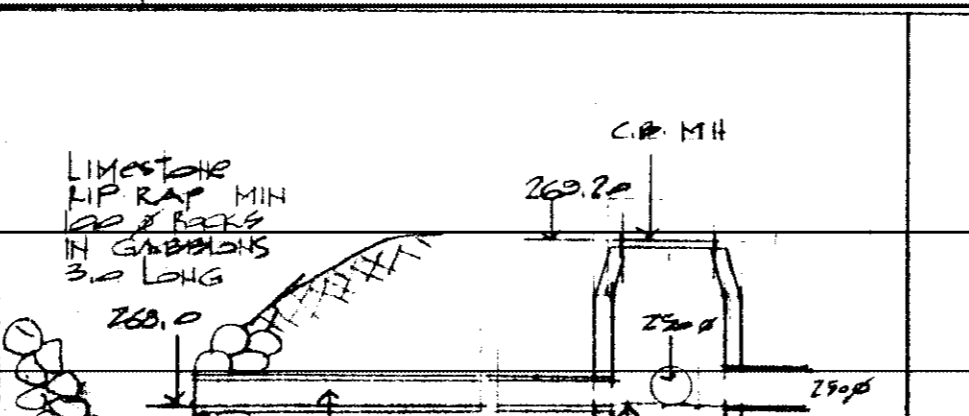




No	NAME	QTY	HT	SPR.	CAL.	PLANT'S
A	NORWAY MAPLE	6	2.9		601	B5H + BURLAP
B	AUSTRIAN PINE	12	1.5		20	20
C	COMPACT ANDORRA JUNIPER	206		50		B5A + BURLAP

NOTES

SHD TO BE NO NURSERY AND LAID ON 100MM TOP SOIL ALL PLANTING TO BE PERFORMED IN ACCORDANCE WITH GOOD PLANTING STANDARDS.



LEGEND

- EXISTING GRADES
- PROPOSED ELEV.
- DIRECTION OF SURFACE DRAINAGE
- PLC AREA OF LIGHTS IN FT
- NO PARKING FIRE ROUTE SIGNS

NOTE: RE AURORA FIRE DEPT.
OTHER TO CONTACT AURORA FIRE DEPT RE FIRE DEPT KEY LOCK BOX AND SPRINKLER ALARM CONNECTION TO FIRE STATION & ALARM PANEL
INSTALL NO PARKING FIRE ROUTE SIGNS IN ACCORDANCE WITH BYLAW 2310.79 SIGNS AVAILABLE AT FIRE STATION
FIRE CODE CHAPTER REGULATIONS 67.57 APPLIES

NOTES

PARKING SPACES TO BE PROPERLY MARKED

STUMP & SANITARY SEWER REQUIREMENTS TO CONFORM WITH M.T.C. FORMS NO. 406 & 120

MANHOLE TO CONFORM WITH M.O.S. SPEC. AND MANHOLE FRAME AND COVERS TO CONFORM WITH M.T.C. FORM 1850 M.H. TO BE LOCATED 300MM ON OWNER SIDE OF STREET LINE

WATER SERVICE - PROVIDE

- 50 mm WATER SERVICE (DOMESTIC) COPPER TYPE K
- 150 mm SPRINKLER (DUCTILE IRON CEMENT LINED)
- 48 mm WATER METER WITH AN APPROVED SHUTOFF VALVE CALIBRATED IN M³ SHD TO BE ROCKWELL SRA TACHREAD SYSTEM PLACE 1.0M FROM BUILDING UNIT

17M RAINWATER COVER OVER WATER LINES
SPREAD PATTERN OF EXTERIOR LIGHTING SHALL NOT IMPAIR ON THE ADJACENT PROPERTIES

AN APPROVED SHUTOFF VALVE IS TO BE LOCATED AT STREETLINE

PAVING

- 25mm M3 50mm H10
- 150mm GRAN. 2 OR 112mm CRUSHER RUN
- 150MM GRAN. C

GRANULAR MATERIALS TO MEET M.T.C. SPEC. (FORM 1010) AND BE COMPACTED TO 100% PROCTER. REINFORCEMENT MATERIAL TO BE COMPACTED TO MIN. 95%.

ASPHALT WORK TO CONFORM WITH MTC FORMS 310, 310A, 1009, 1009.1, 3101, 1103

CURBS TO BE CONCRETE 150mm x 450mm POURED IN PLACE AND MEET M.T.C. AND FORM SPEC.

M.T.C. FORMS 409, 804, 1000, 1002, 1301, 1302, 1303, 1308.

CURB CUTS
REMOVE AND REPLACE EXIST. CURBS WITH EXTRA 50MM CURB OUTLET
ROOF, GULLY WITH 2 100MM DRAIN
AT GULLY WITH 50MM MIN. CONC. COVER.

LOT ANALYSIS

LOT AREA	GRASS AND GROSS FLOOR AREA	OTHER	TOTAL
3,118.7M ²	2,368.0M ²	3,118.7M ²	5,704.7M ²

PARKING READ

- PROVIDE EXTERIOR 141 SPACES
- PROVIDE INTERIOR 18 SPACES

TOTAL 190 SPACES

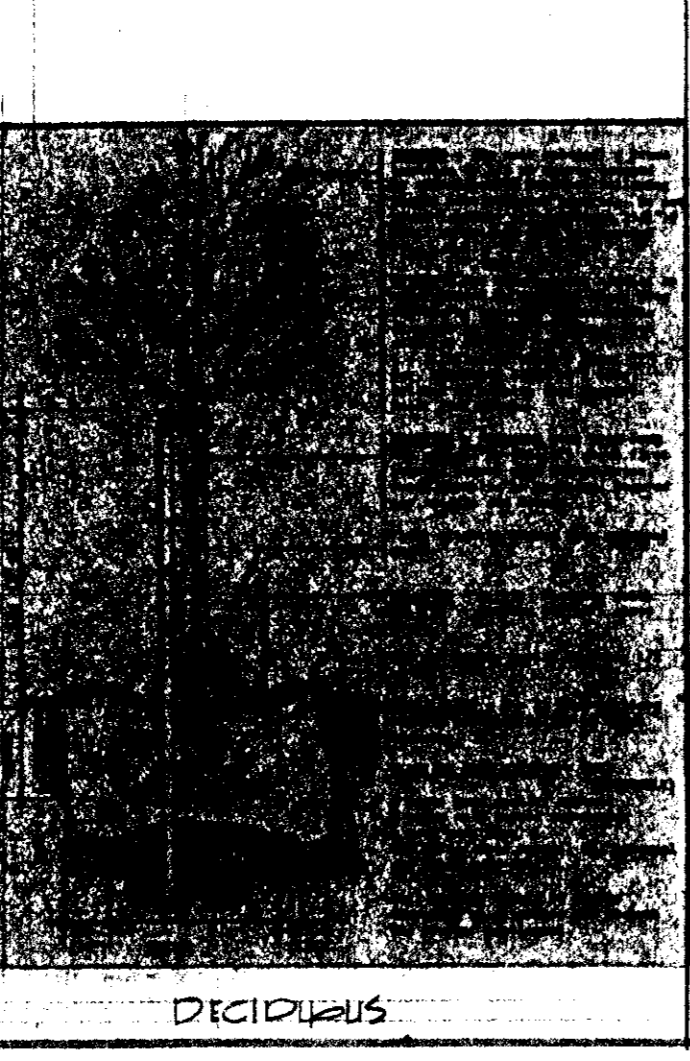
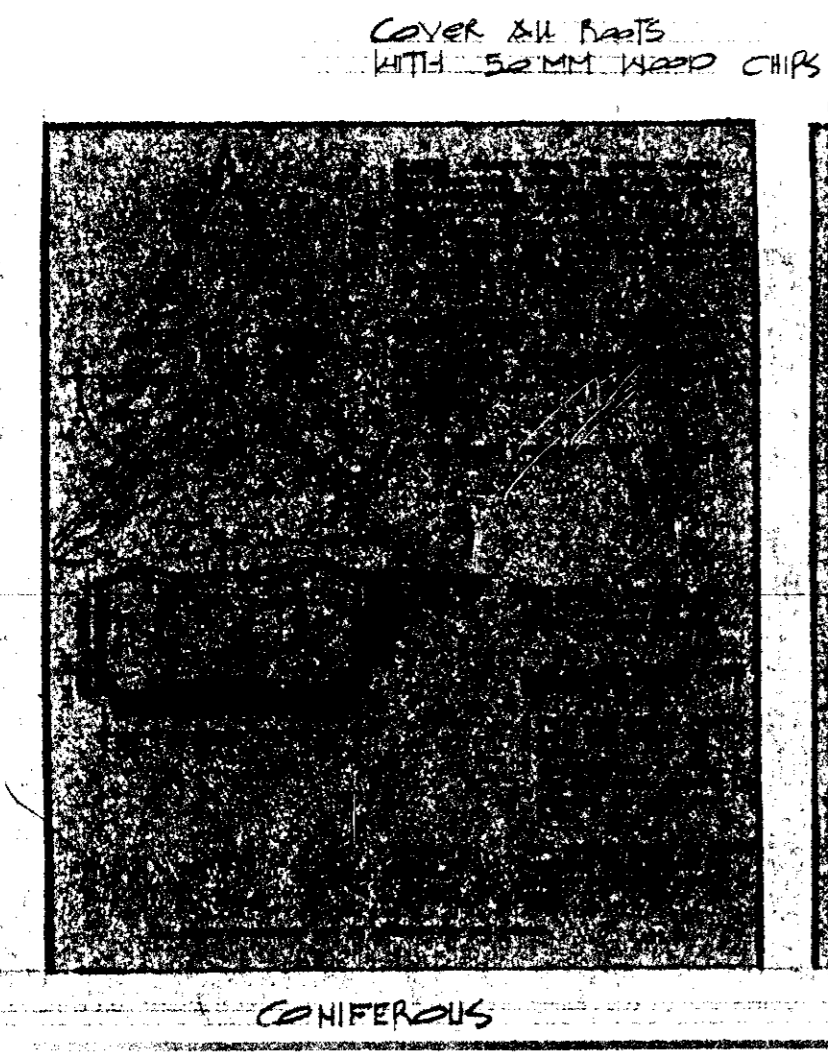
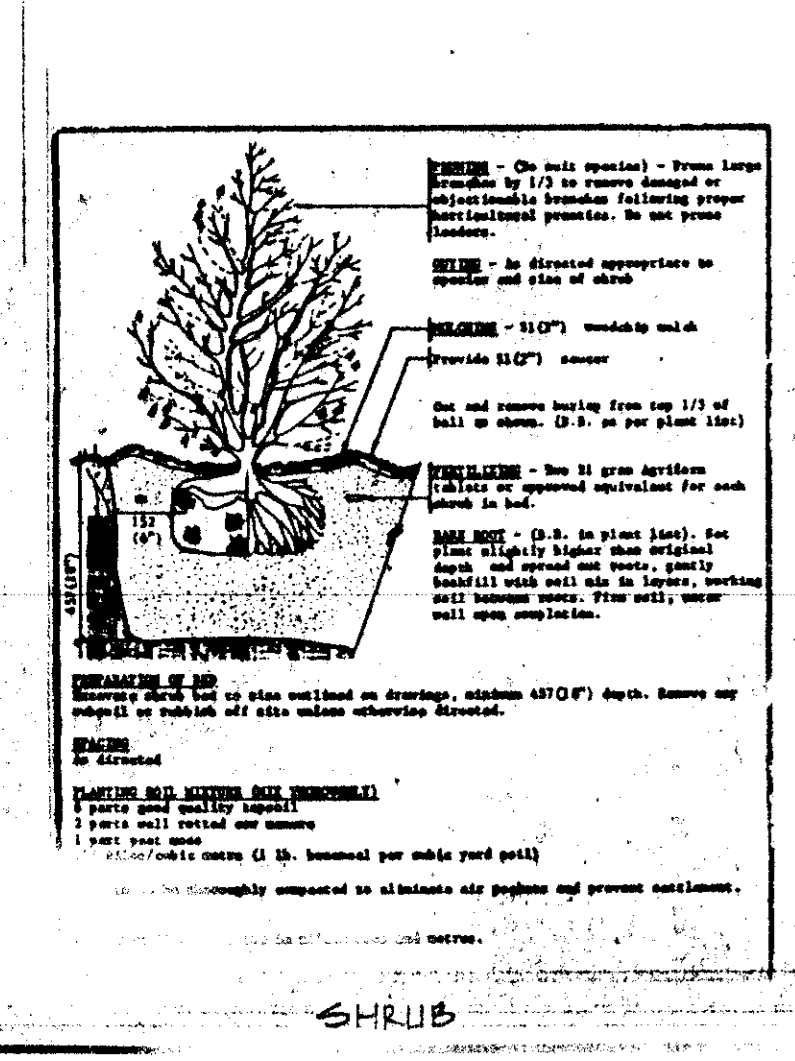
PARKING SPACE SIZE 2.7 x 6.0

REVISIONS

NO	REVISIONS	DATE
1	AS PER TOWN OF AURORA NOTES	APR 2017

REVISIONS

NO	REVISIONS	DATE
1	BUILDER TO CHECK ALL DRAWINGS AND DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS. ALL DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER.	



ROOF DRAINS
TO BE ENHANCED 250x4 HOLE EACH CAP 10 GAL/MIN/METER

WATER STORAGE ON PAVEMENT
MAX RETAINING HT. 200.30 OR 3.0 VOLUME 96 M³

ALL CATCH BASINS TO HAVE JET CONTROL DEVICES (SCREPER OR EQUAL)

INDUSTRIAL BUILDING
DAVID-PAUL HOLDINGS
AURORA ONT.
220 INDUSTRIAL PARKWAY S.E.

SITE PLAN

DATE: FEB 27
SCALE: 1:300
DWN BY: [Signature]
CHK'D BY: [Signature]

Jcengarle & associates inc.
168 DANDALE RD., DOWNSVIEW, ONT. 742-2113

LOT DESCRIPTION
Lot 5B R.F. 10378
TOWNSHIP OF AURORA
INDUSTRIAL PARKWAY

BUILDING CLASSIFICATION
F 2 - WITH SPRINKLER SYSTEM

NOTES

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DAVID-PAUL HOLDINGS
AURORA ONT.
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DATE: FEB 27
SCALE: 1:300
DWN BY: [Signature]
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