



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

FILE NUMBER: MV-2025-06

APPLICANT: HOLLIDGE PROPERTIES INC

PROPERTY: 130 Hollidge Blvd
PLAN 65M3074 PT BLK 1

**RELATED
APPLICATIONS:** n/a

ZONING: C4-187 Community Commercial Zone

PURPOSE: A Minor Variance Application has been submitted to have a "Pet Service" use added to the Site Specific Permitted uses

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 24.1.187 of the Zoning By-law does not list "Pet Services" as a permitted use
 - a) The applicant is proposing a "Pet Service" 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: April 10, 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 April 8, 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 April 10, 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 April 10, 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 24th DAY OF March 2025



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

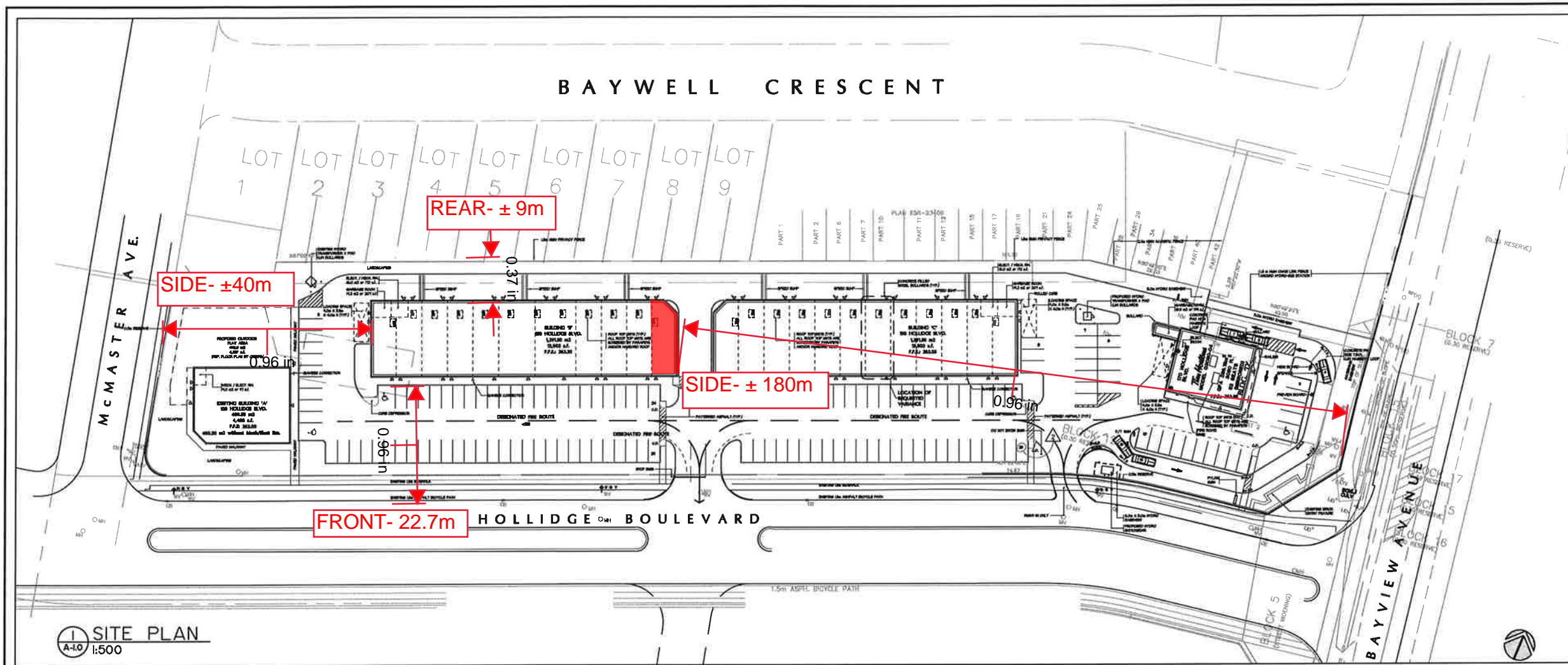
Attachment 1 – Site Plan

Agenda packages will be available prior to the Hearing at:

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

No.	ISSUED	DATE
1	RE-ISSUED FOR SFA	APR. 10 2018
2	ISSUED FOR COA	OCT. 2, 2021

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20250265 DATE: Feb. 25, 2025
APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW



2	REVISED AS NOTED	FEB. 28, 2020
1	REVISED AS PER MUNICIPAL COMMENTS	APR. 10 2018
No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.680.0722 | www.baldassarra.ca

OWNERS INFORMATION:

HOLLIDGE & McMASTER
108 - 224 HOLLIDGE BLVD.
AURORA, ON

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
OCT. 2021	CL	CL	NTS.
PROJECT No.:	DRAWING No.:		
06-37	A-1.0		

SITE PLAN
A-1.0 1:500

KEY PLAN NOT TO SCALE

NOTES

- ALL ROOF TOP UNITS ARE TO BE SCREENED FROM THE STREET EDGE AS WELL AS THE RESIDENTIAL LOTS TO THE NORTH.
- PYLON SIGN NOT TO EXCEED 10m2 IN AREA.
- DRIVEWAY CURBS SHALL BE DISCONTINUOUS AT THE SIDEWALKS AND SHALL BE TAPERED BACK 300mm.
- CONCRETE CURBS TO BE OPSD 600.1L

STATISTICS EXISTING ZONING: C4-9 (SHOPPING CENTRE, COMMERCIAL)

SITE AREA:	13,991.33 m ² or 3.36 acres
BUILDING 'A' AREA (daycare):	409.50 m ² or 4,406 s.f.
BUILDING 'B' AREA (retail):	1,291.50 m ² or 13,902 s.f.
BUILDING 'C' AREA (retail):	1,291.50 m ² or 13,902 s.f.
BUILDING 'D' (restaurant):	286.18 m ² or 3,080 s.f.
GROSS FLOOR AREA TOTAL:	3,278.68 m ² or 35,293 s.f.
COMMERCIAL FLOOR AREA (TOTAL):	3,199.28 m ² or 34,437 s.f. (not including service areas)
SITE COVERAGE:	3,278.68 m ² or 24.12 %
LANDSCAPE AREA:	3,254.31 m ² or 23.94 %
ASPHALT AREA:	7,059.34 m ² or 51.94 %

PARKING:	
DAYCARE USE: (2.5/100 m ²)	
GFA (not including service areas):	400.50 m ²
PARKING REQUIRED:	10 spaces
RETAIL USE: (4.5/100 m ²)	
GFA (not including service areas):	2662.80 m ²
PARKING REQUIRED:	120 spaces
RESTAURANT USE: (17/100 m ²)	
MAX GFA (not including service areas):	136 m ²
PARKING REQUIRED:	15 spaces
TOTAL PARKING REQUIRED:	145 spaces
TOTAL PARKING PROVIDED:	145 spaces
LOADING SPACES REQUIRED:	3 spaces
LOADING SPACES PROVIDED:	3 spaces

LEGAL DESCRIPTION

108 - 224 HOLLIDGE BLVD.
PART OF BLOCK 1
REGISTERED PLAN 63M-3074
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

P:\P-2024\1 Hollidge Center 2020 Minor Variance\Drawings\01 Current Drawings\01 A-1.0.dwg, 2021-10-21 10:11:59 AM, Matthew B. DWG To PDF.p3