NOTICE OF PUBLIC HEARING
MINOR VARIANCE

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

FILE NUMBER: MV-2026-44

APPLICANT: TOPOSTAR (AURORA) INC

PROPERTY: 1 Henderson Dr
PLAN M1500 BLOCK A

RELATED APPLICATIONS: n/a

ZONING: C4 Community Commercial

PURPOSE: A proposed single-storey financial institution building with a gross floor area of approximately 506.5 m² with associated parking and site circulation modifications.

THE FOLLOWING VARIANCES ARE REQUIRED:

a. - Section 9.2 of the Zoning By-law 6000-17 requires a minimum front yard of 12 meters. The applicant is proposing 3 meters.

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:	**November 12, 2026**
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, Stephanie February, at SFebruary@aurora.ca **no later than 4:30pm on November 10, 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 **no later than 12:00pm (noon) on November 12, 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 **no later than 4:30pm on November 12, 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 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 28th DAY OF October 2026

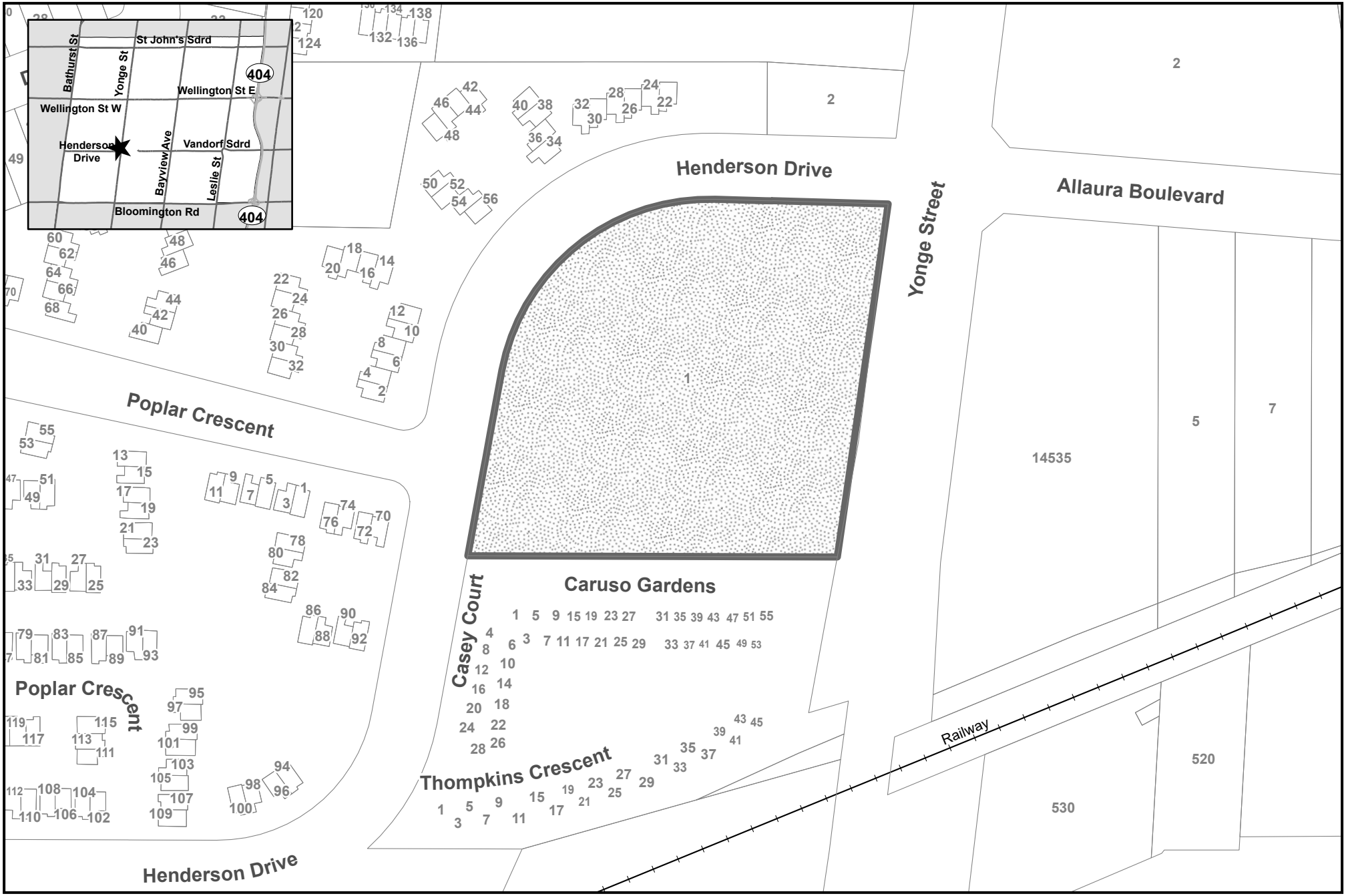
Stephanie February
Secretary- Treasurer, Committee of Adjustment
Committee of Adjustment

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



Location Map
1 Henderson Drive
FILE: MV-2026-44
Town of Aurora
Committee Of Adjustment

SUBJECT LANDS

0 25 50
Metres

N

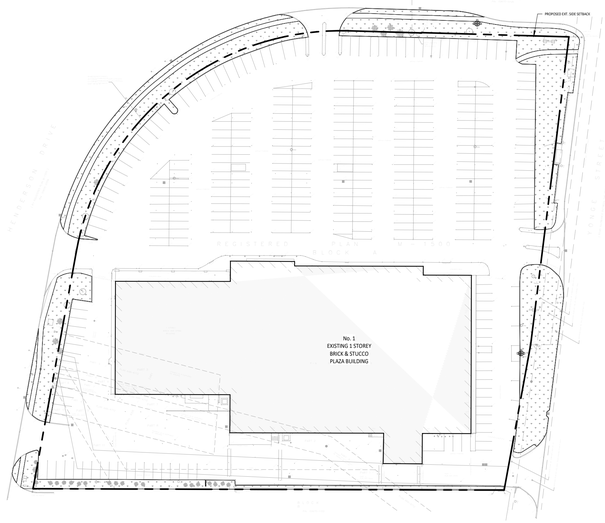
AURORA
You're in Good Company

Map created for the Town of Aurora Planning and Development Services Department, 2026-10-23. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Committee of Adjustment Maps\D13 Minor Variance\2026 Minor Variances\2026 Minor Variances\2026 Minor Variances.aprx

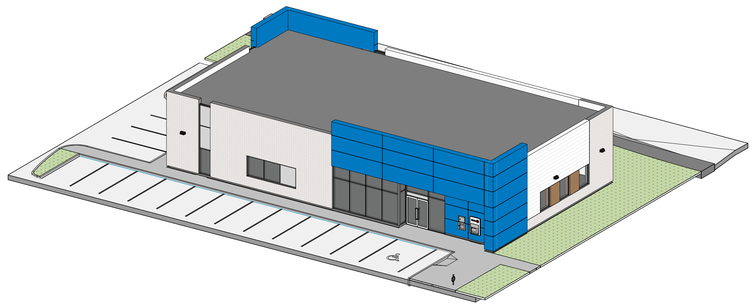


3 A001 CONTEXT PLAN
1 : 5000



2 A001 Existing Site Plan - For Reference Purposes
1 : 800

ZONING MATRIX				
1 HENDERSON DR AURORA ON L4G 4J7 (YONGE & HENDERSON)				
LEGAL DESCRIPTION: PLAN M1500 BLOCK A				
WARD 3				
OFFICIAL PLAN - Aurora Promenade General ZONE 1 - C4 Community Commercial				
PROPOSED DEVELOPMENT: NEW 506.5m² SINGLE STOREY BUILDING FOR A FINANCIAL INSTITUTION + ALTERATIONS TO EXISTING PARKING LOT TO SUIT NEW BUILDING				
SECTION 4 GENERAL PROVISIONS	PERMITTED/REQUIRED	EXISTING	PROPOSED	COMMENTS
4.8 LANDSCAPING STRIP	MINIMUM 3.0m WIDE FRONT & INTERIOR SIDE LOT LINE	FRONT YARD 3.0 m INT. SIDE YARD 1.07 m	FRONT YARD 3.0 m (NO CHANGE TO EXISTING) INT. SIDE YARD 1.07 m (NO CHANGE TO EXISTING)	
4.11 DAYLIGHTING OR SIGHT TRIANGLES	ON CORNER LOT, NO STRUCTURE SHALL BE ERECTED TO A HEIGHT NO GREATER THAN 1m ABOVE GRADE OF THE STREETS THAT ABUT THE LOT WITHIN THE DAYLIGHTING TRIANGLE TRIANGULAR AREA ENCLOSED BY THE INTERSECTING STREET LINES FOR A DISTANCE OF 6m FROM THEIR POINT OF INTERSECTION	UNOBSTRUCTED DAYLIGHTING TRIANGLE GREATER THAN 6m FROM INTERSECTING STREET LINES	UNOBSTRUCTED DAYLIGHTING TRIANGLE ±19.8M FROM INTERSECTING STREET LINES	
SECTION 5 PARKING SPACE REQUIREMENTS				
5.2 PARKING SPACE DIMENSION	MINIMUM 2.7m x 5.3m	MINIMUM DIMENSIONS MET	MINIMUM DIMENSIONS MET	
5.2 MANOEUVRING SPACE	MINIMUM 7.0m (90° spaces)	MINIMUM DIMENSIONS MET	MINIMUM 7.0m (90° spaces)	
5.4 PARKING STANDARDS	Shopping Centre- GFA less than 28,000 m² = 4.5 spaces/100 m² GFA EXISTING BLDG AREA = 5,242 m² PROPOSED BLDG AREA = 506.5 m² TOTAL BLDG AREA = 5,748.5 m² TOTAL PARKING REQUIRED : 259 SPACES	315 EXISTING SPACES (INCL. 7 BARRIER FREE)	EXISTING PARKING TO BE REMOVED: 50 SPACES PROPOSED PARKING ADDED: 16 SPACES TOTAL PARKING PROPOSED: 281 SPACES	
5.7 BICYCLE PARKING SPACE STANDARDS	2.0 spaces plus 1 space for every 1000 m2 of GFA		2.0 SPACES	
5.8 BARRIER FREE PARKING	Minimum Required Parking Spaces ranges 201-1000 spaces 2 Plus 2% of the total number of Parking Spaces provided 8 BARRIER FREE SPACES REQUIRED	7 EXISTING BARRIER FREE SPACES	1 ADDITIONAL BARRIER FREE SPACE (TYPE A)	EXISTING BF SPACES = 7 SPACES BF SPACES ADDED = 1 SPACE (TYPE A) TOTAL BF SPACES = 8 SPACES
9.2 ZONE REQUIREMENTS				
LOT AREA	MINIMUM: 5,000m²	19,548m²	NO CHANGE TO EXISTING	
LOT FRONTAGE	MINIMUM: 30m	141.29 m	NO CHANGE TO EXISTING	
FRONT YARD	MINIMUM: 12m (YONGE ST.)	-	12 m	
REAR YARD	MINIMUM: 7.5m	8.12 m	8.12 m (FROM EX. BLDG, NO CHANGE)	
INT. SIDE YARD	MINIMUM: 7.5m	13.6 m	13.6 m (FROM EX. BLDG, NO CHANGE)	
EXT. SIDE YARD	MINIMUM: 12m	-	***3.26 m***	***MINOR VARIANCE TO BE REQUESTED***
HEIGHT (MAX)	MAXIMUM: 10m	-	7.52 m	
LOT COVERAGE (MAX)	MAXIMUM: 35% (6,842m²)	27% (5,242m²)	29.4% (5,753m²)	
GROSS FLOOR AREA	-	5,242m² (Existing Shopping Centre Building)	5,748.5 m² (5242m² + 506.5m² (Proposed Financial Institution))	

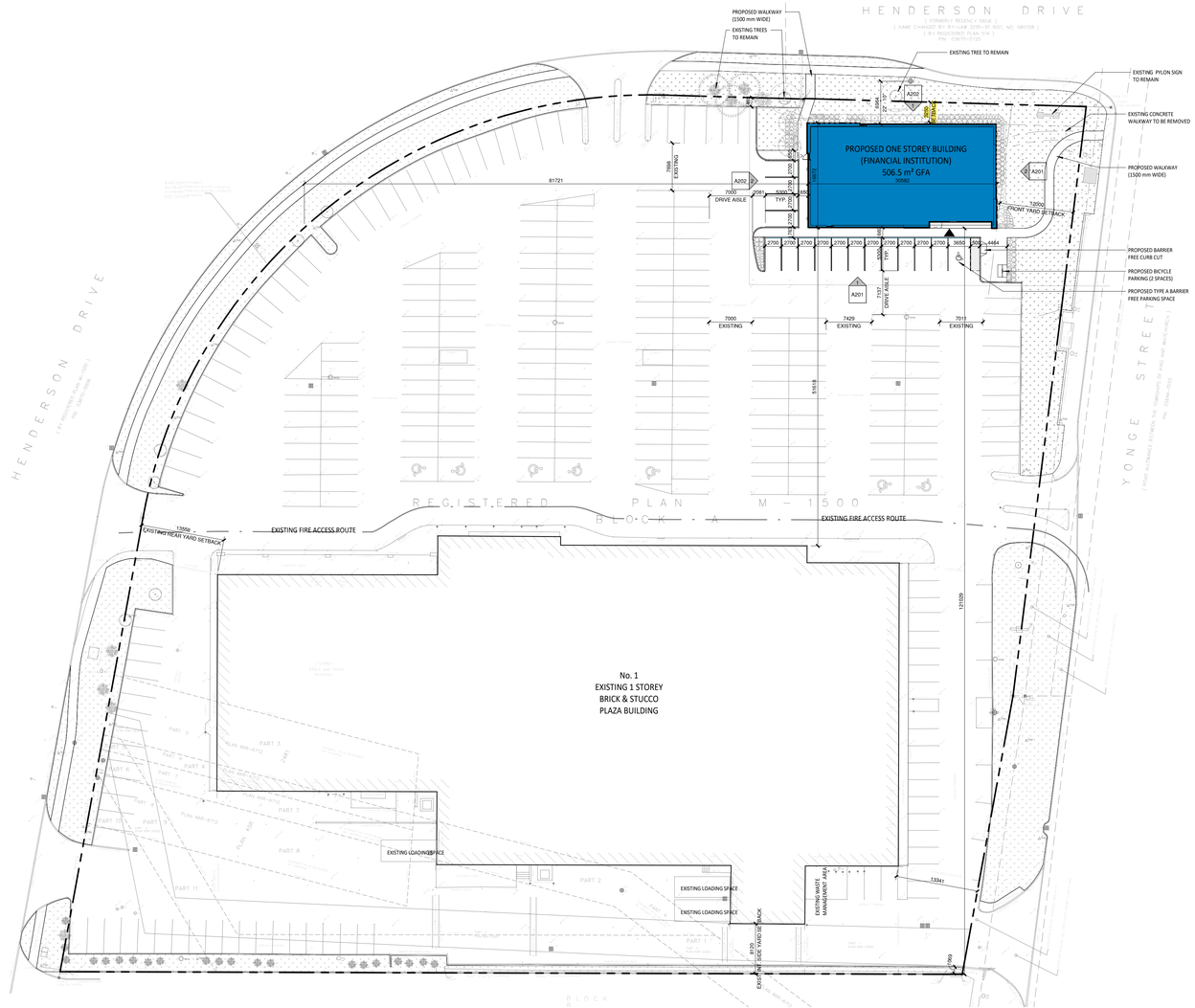


4 A001 PROPOSED BUILDING - ISOMETRIC VIEW

SITE PLAN SYMBOL LEGEND



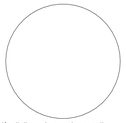
SURVEY NOTE:
INFORMATION FOR THIS PLAN WAS TAKEN FROM SURVEYORS REAL PROPERTY REPORT PART 1, PLAN OF BLOCK A REGISTERED PLAN M-1500, TOWN OF AURORA, REGIONAL MUNICIPALITY OF YORK,
PREPARED BY D. POPA SURVEYING, DATED JULY 31st, 2026



1 A001 Overall Site Plan - Proposed Plan
1 : 400

KEARNS MANCINI ARCHITECTS
67 Mowat Avenue, Suite 432
Toronto, Ontario, M6K 3E3
T 416.536.5666 F 416.536.8626
kmai.com





The General Contractor shall check and verify all dimensions and report all errors and ommisions. Do not scale drawings. These documents shall only be used for the purpose indicated below, when as noted and initiated by the Architect.

Certificate of Practice No.:	1796
Architect's BCIN:	

PZR/SPA	Permit	Tender	Contract	Construction

No.	Description	Chk'd	Date
1	Issued for Pre-Application Consultation	KMAI	2026.01.19
2	Issued for Preliminary Zoning Review	KMAI	2026.09.29
3	Issued for Minor Varience	KMAI	2026.10.05

Project

1 Henderson Drive

AURORA ON L4G 4J7
(YONGE & HENDERSON)

Scale	As indicated
Date Plotted	2026-10-05 3:42:06 PM
Drawn	KMAI
Checked	KMAI
Project No.	25-042
Drawing No.	

Site Plan and Statistics

A001

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

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