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Town of Aurora  
**Committee of Adjustment Report**  
No. MV-2025-04

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**Subject:** **Minor Variance Application**  
Vincenzo & Rickie Aileen Pennacchio  
220 Industrial Parkway South – Unit 23  
York Region Condo Plan 615 Level 1 Unit 23  
File: MV-2025-04

**Prepared by:** **Felix Chau, Planner**

**Department:** Planning and Development Services

**Date:** March 13, 2025

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## Application

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit a Personal Service Shop use. The following relief is being requested:

- a) Section 10.1, "E2 – General Employment Zone" of Zoning By-law 6000-17, does not list Personal Service Shop as a permitted use. The applicant is proposing a Personal Service Shop.

## Background

### Subject Property and Area Context

The subject property is located on the west side of Industrial Parkway South, north of Engelhard Drive. The subject property has an area of approximately 1.5 hectares (3.7 acres) with the subject unit (Unit 23) having an approximate area of 110 square metres (1186 square feet). The subject property features 26 units contained within two (2) standalone industrial buildings.

## **Proposal**

The applicant is requesting to permit a Personal Service Shop use in the “E2 – General Employment Zone”. The applicant requests this variance to facilitate a cosmetic service shop.

## **Official Plan**

The subject property is designated “General Industrial” by the Town of Aurora Official Plan. This designation is intended to ensure long-term protection and continued evolution of existing industrial areas in the Town. A broad range of employment opportunities as well as ancillary service and small-scale retail uses are permissible.

## **Zoning**

The subject property is zoned “E2 – General Employment Zone” under Zoning By-law 6000-17, as amended. This zoning does not list Personal Service Shop as a permitted use.

## **Preliminary Zoning Review**

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora’s Building Division. The PZR identified the required variances and no other non-compliance was identified.

## **Applicant’s stated reason(s) for not complying with the Zoning By-law**

As stated on the application form, the applicant is proposing to permit a Personal Services Shop (aesthetic/cosmetic service shop), however the E2 – General Employment Zone does not allow for the intended use. The proposed business will provide services including cosmetics such as makeup, eyelash extensions, and nails cosmetics; skin treatments such as facials, peels, and microneedling; laser services such as laser hair removal, skin tightening, and photo-rejuvenation; and cosmetic injectables such as botox, fillers, and skin boosters. Services are offered by appointment only as walk-ins are not accepted. The business will be operated by the owner who will be providing the services/treatments, and a receptionist/office manager.

## **Planning Comments**

Planning Staff have evaluated Minor Variance Application MV-2025-04 pursuant to the prescribed tests as set out in Section 45(1) of the *Planning Act*, as follows:

**a) The proposed variance meets the general intent of the Official Plan**

The subject property is designated “General Industrial” by the Town of Aurora Official Plan. This designation is intended to ensure the long-term protection and continued evolution of existing, older industrial areas. Within this designation, a broad range of employment opportunities as well as ancillary service and small-scale retail uses are permissible. As such, the proposed cosmetic service shop is permitted under the General Industrial designation. The intent to permit service commercial uses is to provide various services with convenience for workers as well as the local community.

The proposed variance also aligns with the vision and fundamental principles outlined in the Official Plan through the “Advancing the Economy” principle. This speaks to encouraging a competitive business environment and ultimately advancing and sustaining Aurora’s long-term economic prosperity. The proposed minor variance application enhances the ability to live, work, and play within the Town of Aurora.

Planning staff are of the opinion that the requested minor variance maintains the general intent and purpose of the Official Plan.

**b) The proposed variance meets the general intent of the Zoning By-law**

The subject lands are zoned “E2 – General Employment” by Zoning By-law 6000-17, as amended, which permits a wide variety of uses such as industrial uses, offices, pet services, dry cleaning establishments, fitness centres, and service shops.

The intent of the Zoning By-law provision is to preserve the Town’s employment lands, protect from conflicting uses and avoid potential vehicular movement and parking conflicts. The proposed cosmetic service shop is considered as a service commercial use, which is permitted in the Town’s Official Plan employment designation. Additionally, the proposed service commercial use aligns closely with other permitted service commercial uses in the E2 Zone, such as Dry Cleaning Establishments and Pet Services.

Given that the proposed service commercial use is by appointment only and does not service walk-in customers, Staff anticipate the additional traffic will be controlled and no adverse impact to the vehicular movement and parking supply on site.

As such, Staff are of the opinion that the proposed variance meets the general intent of the Zoning By-law.

**c) The proposed variance is considered desirable for the appropriate development of the land**

The subject property is located in an area of the Town where it is predominantly contains employment, industrial, and manufacturing uses. The proposed service commercial use is within Unit 23 of an industrial building complex. Currently, the industrial complex contains a wide range of tenants including a butcher shop, a gem/rock retailer, as well as offices and industrial uses.

Adding a cosmetic service shop to an existing industrial plaza is considered to be desirable as it will help the industrial plaza to thrive by diversify the range of services available, making the plaza more attractive to a wider range of tenants and customers.

It is Staff’s opinion that the variance is considered desirable for the appropriate development of the land.

**d) The proposed variance is considered minor in nature**

The request to add a cosmetic Service Shop use to a building with existing Industrial and Service uses is minor in nature and will not negatively impact the industrial building or surrounding area. The subject variance maintains the integrity of the Official Plan and Zoning Bylaw and will not have an impact on the existing operations or uses. Furthermore, there are no physical changes proposed to the building, aside from superficial designs associated to the business.

Given the types of uses immediately surrounding the proposed location of the business, their hours of operation, the proposed use of the subject property will not detract from the overall site and surrounding area’s employment/industrial character. Overall, staff considers the proposed variances minor in nature

**Additional Comments**

The minor variance application was circulated to Town Department/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review completed. No objection.
Engineering Division	No objection.

Operational Services (Parks)	No objection.
Operational Services (Public Works)	No objection.
Central York Fire Services	No objection.
York Region	No objection.
LSRCA	No objection.

## Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after the writing of this report, the Secretary Treasurer will provide the submission(s) to Committee members at the meeting.

## Conclusion

Planning Staff have reviewed the application with respect to Section 45 (1) of the Planning Act, R.S.O., 1990, c.P.13, as amended, and believe that the requested variance meets the four tests of the Planning Act for granting minor variances. Staff recommend approval of the requested variance subject to the condition outlined in Appendix 'A'.

## Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Proposed Site Plan

Planning and Development Services:

1. That the variance only applies to the subject property in conformity with the plans attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate.