



**NOTICE OF PUBLIC HEARING
CONSENT**

Pursuant to Section 53 of *The Planning Act*

FILE NUMBER: C-2023-05

APPLICANT: 2352107 ONTARIO LTD

PROPERTY: 1588 St John's Sdrd E, Aurora, ON M3J0L5
CON 3 PT LOT 26 RS65R9660 PART OF PART 1

**RELATED
APPLICATIONS:** MV-2023-34

ZONING: E-BP(504) Business Park, E-BP(503) Business Park

PURPOSE: A Consent Application has been submitted to facilitate the creation of (1) lot.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

Parts 1 & 2 is the retained lot.

- 1- Based on the information provided to us, we have identified that the retained lots are in compliance with the Zoning By-law.

Part 1A is to be severed from the retained lot.

- 2- 2- Based on the information provided to us, we have identified that the severed lot is in compliance with the Zoning By-law

Please note the following for Block 2:

- a) Notwithstanding any provision to the contrary, the minimum Gross Floor Area of all buildings and structure for all uses outlined in Section 24.503 shall be 92.6% of the lot area or portion of the lot within the E-BP (503) Zone for each individual lot.

- b) The maximum Gross Floor Area of all buildings and structures for all uses outlined in Section 24.503 shall be 250% of the lot area or portion of the lot within the E-BP (503) Zone for each individual lot.
- c) The minimum west side yard for the building is 3.0 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 9, 2023
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. 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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on November 7, 2023.** 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/Delegation-Request>

- 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 November 9, 2023** 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 Pfan@aurora.ca **no later than 4:30pm on November 9, 2023.**

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 October 2023



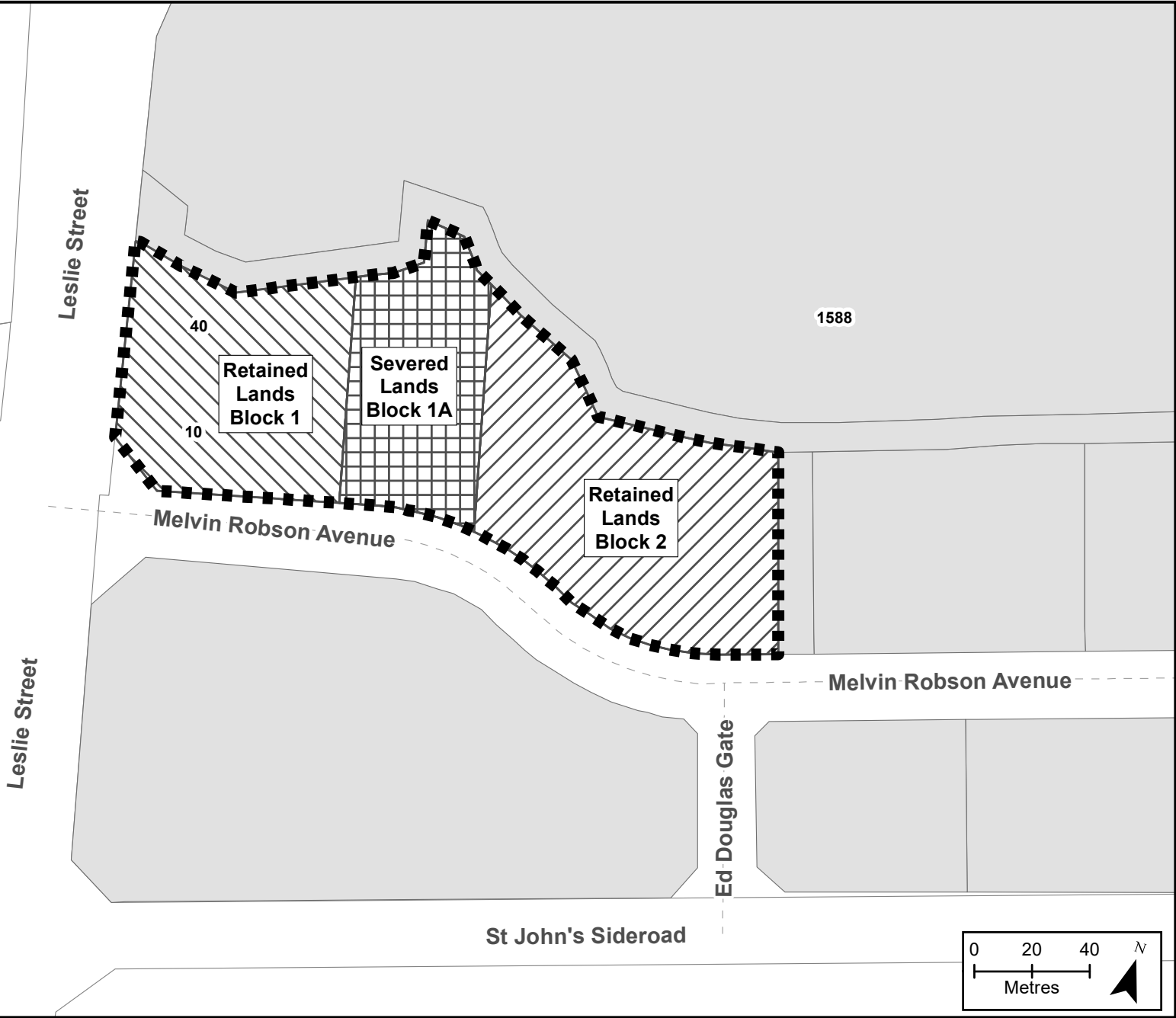
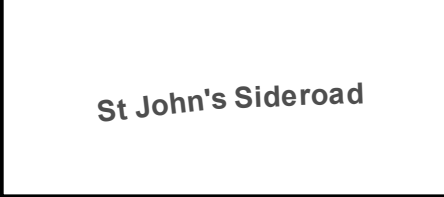
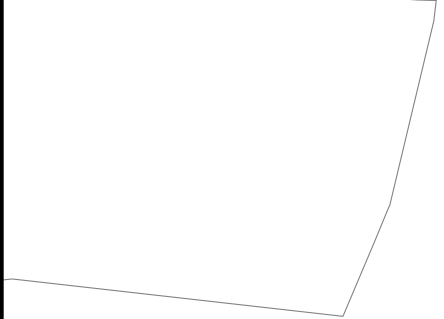
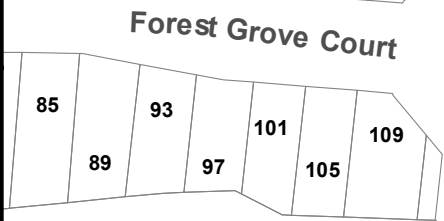
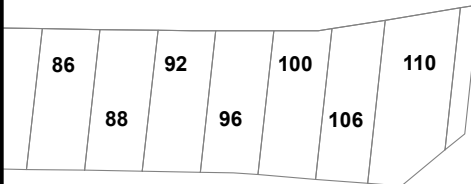
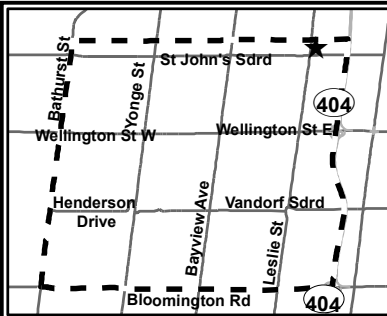
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

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>



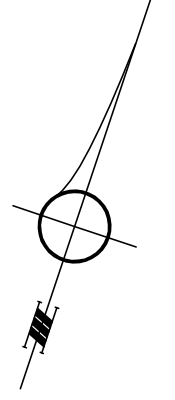
LOCATION MAP
1588 ST JOHN'S SIDEROAD
FILE: C-2023-05
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

SUBJECT LANDS - BLOCKS 1 & 2
 (1588 ST JOHN'S SIDEROAD)
PROPOSED LOTS

BLOCK 1 - RETAINED LANDS
BLOCK 1A - SEVERED LANDS
BLOCK 2 - RETAINED LANDS



Map created by the Town of Aurora Planning and Development Services Department, 2023-08-23. Base data provided by York Region & the Town of Aurora. Severed and retained lands are approximations and not drawn to scale.



SCHEDULE			
PART	LOT	PLAN	PIN
1	ALL OF	PLAN 65M-_____	PART OF 03620-_____
2	BLOCK 1		PART OF 03620-_____
3	ALL OF		PART OF 03620-_____
4	BLOCK 2		PART OF 03620-_____

PARTS 1 & 2 SUBJECT TO EASEMENT AS IN INSTRUMENT YR3537823

PLAN OF SURVEY OF
BLOCKS 1 & 2
PLAN 65M-
TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500 METRES
 0 10 20 40

THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - M DENOTES MEASURED
 - P1 DENOTES PLAN 65M-_____
 - 1727 DENOTES E.R. GARDEN, O.L.S.
 - L&P DENOTES LLOYD & PURCELL

ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

BEARING NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)(2010).

DISTANCE NOTES - METRIC
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999750.

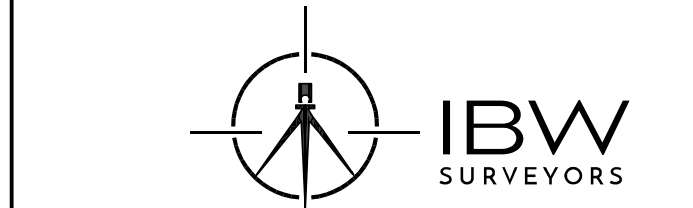
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON (FIELD NOTE DATE).

(SIGNATURE DATE) **DRAFT**
 DATE E.R. GARDEN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #####

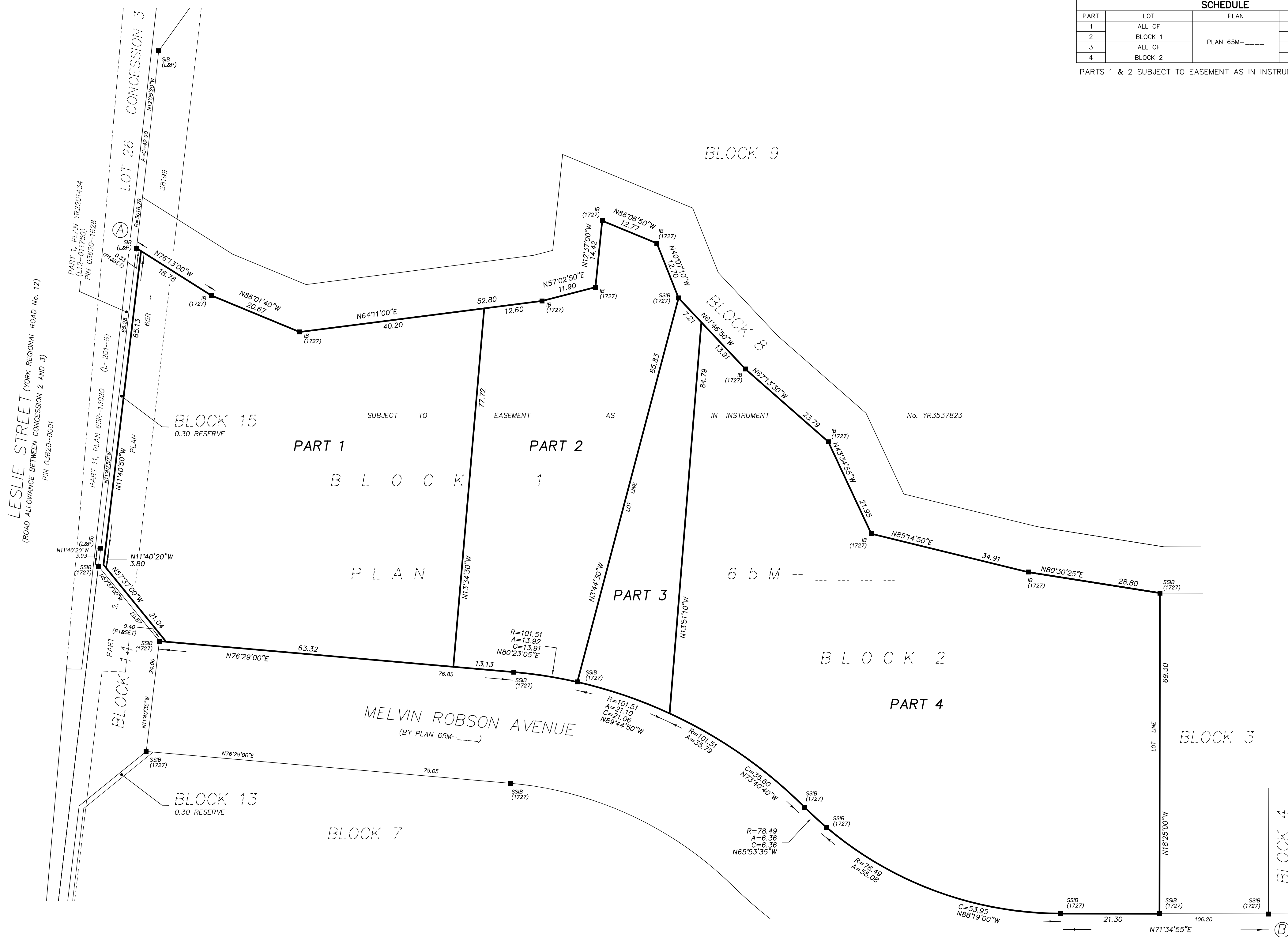
INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(2010).		
URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.		
POINT ID	NORTHING	EASTING
A	4876559.15	626362.01
B	4876526.49	626717.92

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: • | DRAWN BY: RAD | CHECKED BY: ERG | PLOT DATE: JUN 20 2023
 FILE NAME: A-042371-RPLAN-V2 | copies available at LandSurveyRecords.com



PLAN 65M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65) AT O'CLOCK ON THE DAY OF 20..... AND ENTERED IN THE REGISTER FOR PIN AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No.

Subject to the conditions if any, set forth in our letter dated Tuesday, January 3, 2023 the Draft Plan is approved under Section 51 of the Planning Act, R.S.O. 1990, this 3 day of January, 2023, as red-lined on this 3 day of January, 2023

Marco Ramunno
 Director of Planning and Development Services

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PINS 03620-1632, 03620-1756 AND 03620-1757 SUBJECT TO EASEMENT IN GROSS OVER PART 2, PLAN 65R-39928 AS IN INSTRUMENT YR3357185 (AFFECTS PART OF BLOCK 12)

PLAN OF SURVEY OF
**PART OF LOT 26
 CONCESSION 3**
 GEOGRAPHIC TOWNSHIP OF WHITCHURCH
 BEING IN THE
TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 1000



"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT PLANTED
 SIB DENOTES STANDARD IRON BAR
 SSIB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES IRON BAR
 (1370) DENOTES KRCMAR SURVEYORS
 (1727) DENOTES E.R. GARDEN, O.L.S.
 (N4V) DENOTES HOLDING JONES VANDERVEEN
 (LAP) DENOTES LLOYD & PURCELL
 (OU) DENOTES ORIGIN UNKNOWN
 PIN DENOTES PROPERTY IDENTIFICATION NUMBER

ALL PLANTED MONUMENTS ARE IRON BARS UNLESS OTHERWISE NOTED

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES ARE TO AN URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	487630.984	626331.608
ORP B	4876500.358	626875.792

CAUTION: COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING REFERENCE
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0). DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999750.

PLANNING APPROVAL
 APPROVED UNDER SECTION 51 OF THE PLANNING ACT RSO 1990 AS AMENDED THIS DAY OF 20.....

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT:
 1. BLOCKS 1 TO 9 AND 11, THE STREET WIDENINGS NAMELY BLOCKS 12 AND 14, THE RESERVES NAMELY BLOCKS 10, 13, AND 15 AND THE STREETS NAMELY MELVIN ROBSON AVENUE AND ED DOUGLAS GATE HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
 2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF AURORA AS PUBLIC HIGHWAYS.
 3. THE STREET WIDENINGS, NAMELY BLOCKS 12 AND 14 HAVE BEEN DEDICATED TO THE REGIONAL MUNICIPALITY OF YORK AS PUBLIC HIGHWAY.

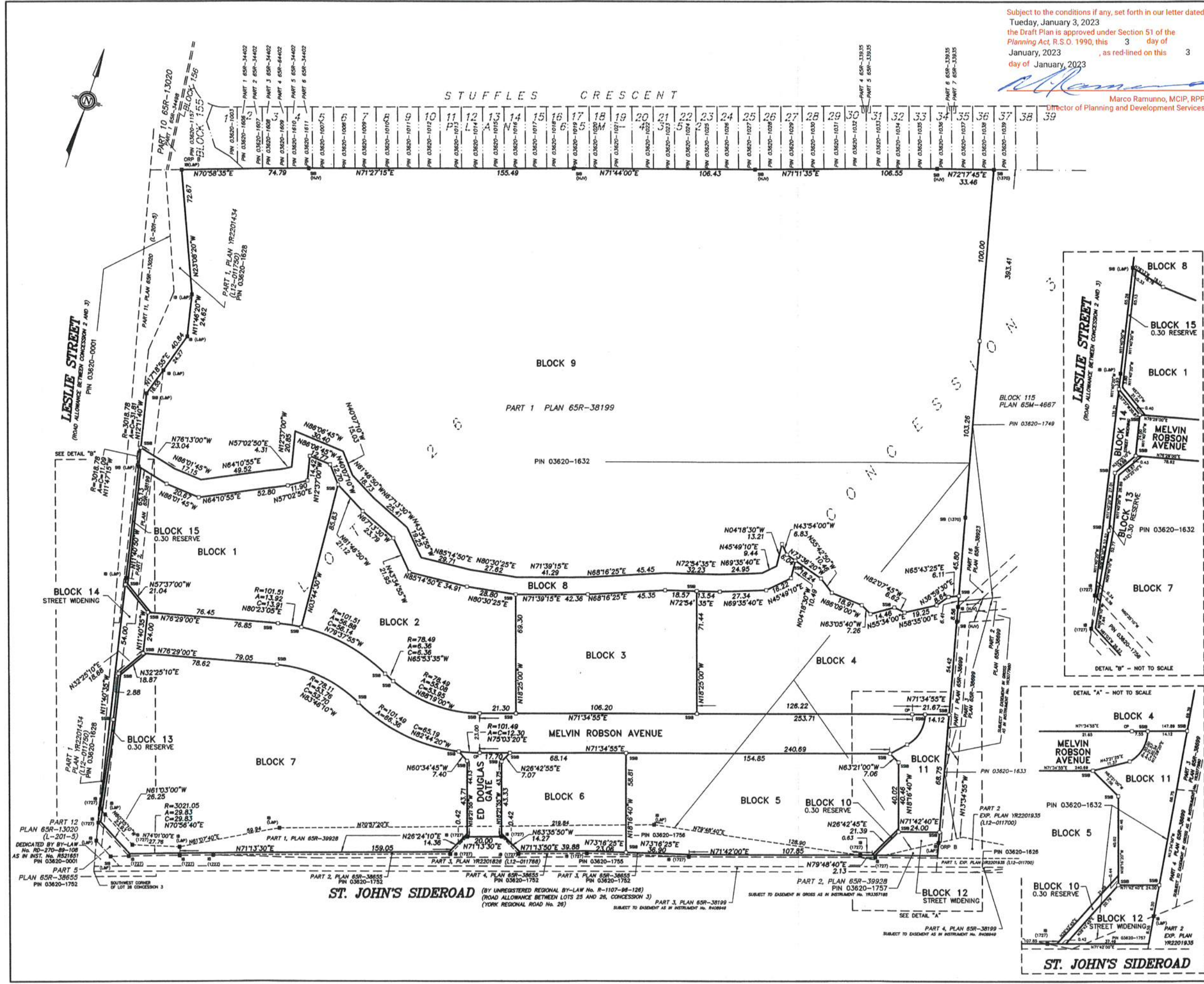
DATED AT THIS DAY OF
 I HAVE THE AUTHORITY TO SIGN THE CORPORATION

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 12TH DAY OF OCTOBER, 2022

DECEMBER 2, 2022
 DATE
 E.R. GARDEN
 ONTARIO LAND SURVEYOR

E.R. GARDEN LIMITED
 ONTARIO LAND SURVEYOR
 1260 JOURNEY'S END CIRCLE, UNIT 1
 NEWMARKET ONTARIO L3Y 8Z7
 PHONE 905-895-5600 FAX 905-895-7127
 TOLL FREE 1-877-895-5600 WWW.ERGARDENLIMITED.CA

FIELDWORK BY: B.F.
 DRAFTING BY: R.D.
 FILE NUMBER:
22-7073B



ST. JOHN'S SIDEROAD



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: Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at pfan@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