



**NOTICE OF PUBLIC HEARING  
CONSENT**

**Pursuant to Section 53 of *The Planning Act***

**FILE NUMBER:** C-2023-08

**APPLICANT:** 2776780 ONTARIO INC.

**PROPERTY:** 28 Wells St, Aurora, ON L4G3V5  
PLAN 68 LOT 1

**RELATED  
APPLICATIONS:** n/a

**ZONING:** R7-SN(497) Detached Special Mixed Density Residential

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

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.

<b>DATE:</b>	<b>January 11, 2024</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**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 Planning Coordinator, Elizabeth Stewart, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 4:30pm on January 9, 2024.** 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 Planning Coordinator, Elizabeth Stewart, at [Estewart@aurora.ca](mailto:Estewart@aurora.ca) **no later than 12:00pm (noon) on January 11, 2024.** 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](mailto:PFan@aurora.ca) **no later than 4:30pm on January 11, 2024.**

**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](mailto: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 22<sup>nd</sup> DAY OF December 2023



Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

## **ATTACHMENTS**

Attachment 1 – Location Map  
Attachment 2 – Site Plan  
Attachment 3 – Request for Decision

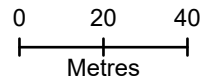
**Agenda packages will be available prior to the Hearing at:**

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

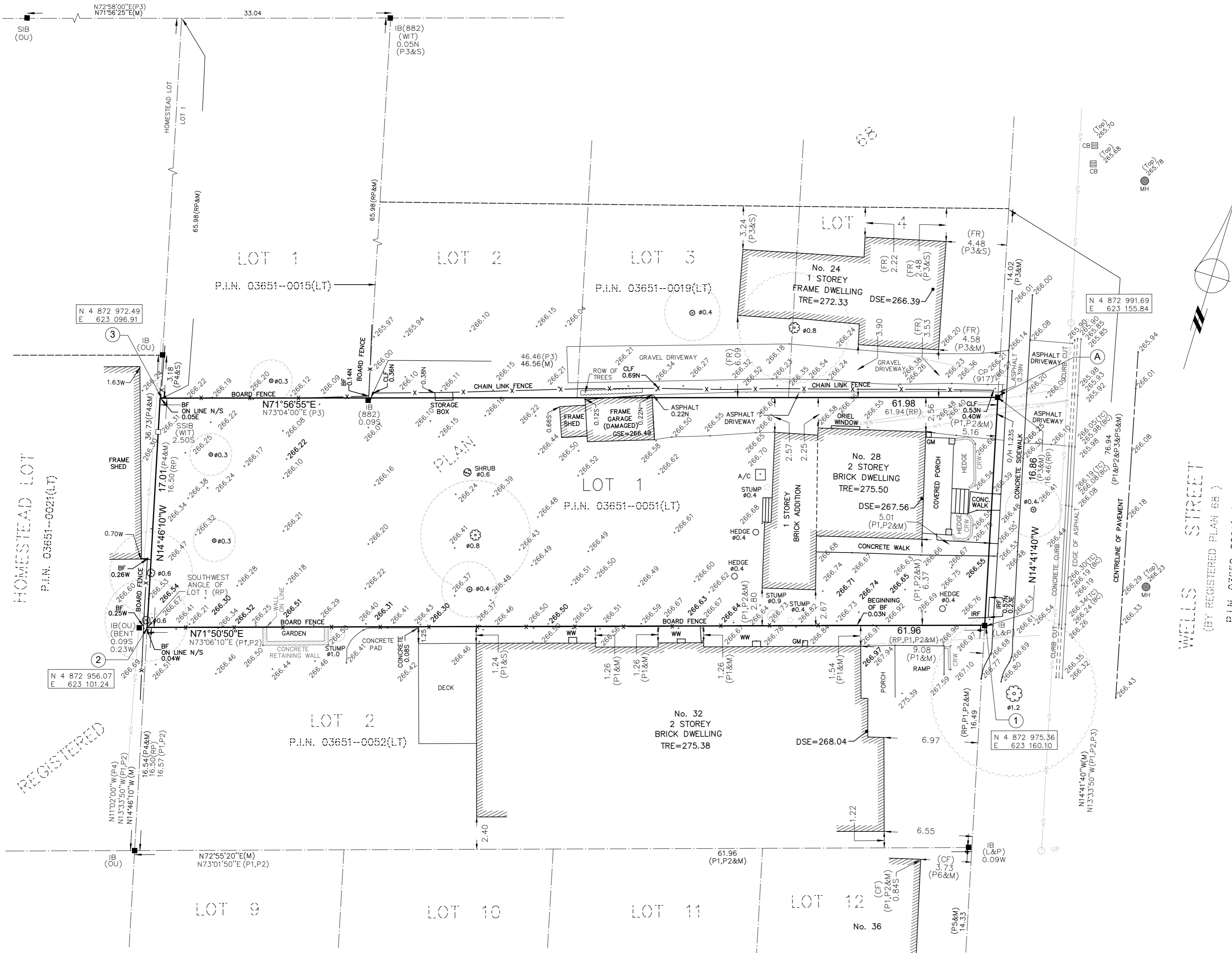


**LOCATION MAP**  
**28 WELLS STREET**  
**FILE: C-2023-08**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**



WELLINGTON STREET



SURVEYOR'S REAL PROPERTY REPORT

PART 1 : PLAN OF SURVEY  
SHOWING TOPOGRAPHIC DETAIL OF

LOT 1  
REGISTERED PLAN 68  
WEST OF WELLS STREET  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200  
5m 0 5 10m  
RS SURVEYING LIMITED

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THE REPRODUCTION, ALTERATION, OR REUSE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF RS SURVEYING LIMITED., IS STRICTLY PROHIBITED.

PART 2: REPORT

THIS PLAN HAS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING WRITTEN REPORT.

NOTE

THIS PLAN AND REPORT WAS PREPARED FOR THE CLIENT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

METRIC

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

BEARING NOTE:

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B', USING TOPNET GPS REAL TIME NETWORK (RTN), AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (6° UTM COORDINATE SYSTEM, ZONE 17, NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HERE ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998082501

INTEGRATION DATA

OBSERVED REFERENCE POINTS COORDINATES ARE REFERRED TO UTM ZONE 17 (NAD 83 (CSRS)(2010))

THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

SPECIFIED CONTROL POINTS

POINT ID.	NORTHING	EASTING
ORP A (CP)	4 872 991.69	623 155.84
ORP B (IB)	4 872 930.83	623 171.80
①	4 872 975.36	623 160.10
②	4 872 956.07	623 101.24
③	4 872 972.49	623 096.91

COORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ROTATION NOTE:

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS HAS TO BE APPLY.  
P1, P2, P3, P5 - 01°07'50" (COUNTERCLOCKWISE)  
P3 - 01°03'55" (COUNTERCLOCKWISE)

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO BENCH MARK No.0011931U4755, HAVING AN ELEVATION OF 264.209 METRES.  
LOCATION: AURORA POST OFFICE, FRONT OF WEST STONE FOUNDATION WALL, RECTANGULAR BENCH MARK PLATE ATTACHED TO FIRST STONE OF WATER TABLE COURSE NORTH OF SOUTHERLY ENTRANCE.

NOTE:

- BUILDING TIES ARE TAKEN TO BRICK, UNLESS OTHERWISE NOTED
- UNDERGROUND SERVICES WERE NOT LOCATED IN THIS SURVEY
- LOCATION AND TYPE OF UTILITIES HAS TO BE VERIFIED. BY THE OWNERS REPRESENTATIVE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON DECEMBER 16, 2022.

DATE: JAN. 09, 2023

SHAJEESHAN RAJAKULENDRAN  
ON TARIO LAND SURVEYOR

RS SURVEYING LIMITED.

ONTARIO LAND SURVEYORS

117 RINGWOOD DRIVE, UNIT 9

STOUFFVILLE (ONT), L4A 8C1

Ph. 905-554-1021, Cell 416-708-0545

Web: www.rssurveyinglimited.ca, Email: shane@rssurveyinglimited.ca

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - IB DENOTES IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - CC DENOTES CUT CROSS
  - CP DENOTES CONCRETE PIN
  - (S) DENOTES SET
  - (M) DENOTES MEASURED
  - (RP) DENOTES REGISTERED PLAN 68
  - (P1) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY AZIZ SURVEYORS INC, O.L.S. DATED DECEMBER 16, 2019
  - (P2) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY AZIZ SURVEYORS INC, O.L.S. DATED MARCH 21, 2017
  - (P3) DENOTES PLAN OF SURVEY BY R.A. GARDEN LIMITED, O.L.S. DATED JULY 21, 1989
  - (P4) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY E.R. GARDEN LIMITED, O.L.S. DATED OCTOBER 23, 2001 (FILE No. 01-2868)
  - (P5) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY LLOYD & PURCELL LTD, O.L.S. DATED NOVEMBER 6, 1997 (SHEET 2)
  - (P6) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY LLOYD & PURCELL LTD, O.L.S. DATED NOVEMBER 6, 1997 (SHEET 1)
  - (L&P) DENOTES LLOYD & PURCELL, O.L.S.
  - (882) DENOTES J.C. MOORE, O.L.S.
  - (917) DENOTES R.A. GARDEN, O.L.S.
  - (OU) DENOTES ORIGIN UNKNOWN
  - (WT) DENOTES WITNESS

- LEGEND (-CONT-)**
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
  - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
  - ORP DENOTES OBSERVED REFERENCE POINT
  - (DSE) DENOTES DOOR SILL ELEVATION
  - (GSE) DENOTES GARAGE SILL ELEVATION
  - (TRE) DENOTES TOP OF ROOF ELEVATION
  - CB DENOTES CATCH BASIN
  - MH DENOTES MANHOLE
  - UP DENOTES UTILITY POLE
  - DENOTES DECIDUOUS TREE
  - O/-H- DENOTES OVERHEAD WIRES
  - CF DENOTES CONCRETE FOUNDATION
  - FR DENOTES TIES TO FRAME
  - BF DENOTES BOARD FENCE
  - CLF DENOTES CHAIN LINK FENCE
  - IRF DENOTES IRON RAIL FENCE
  - CRW DENOTES CONCRETE RETAINING WALL
  - GM DENOTES GAS METER
  - (TC) DENOTES TOP OF CURB
  - (BC) DENOTES BOTTOM OF CURB

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-40114



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Reg.1026, Sec. 29(3).

FIELD : MM

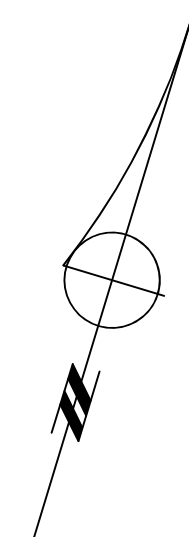
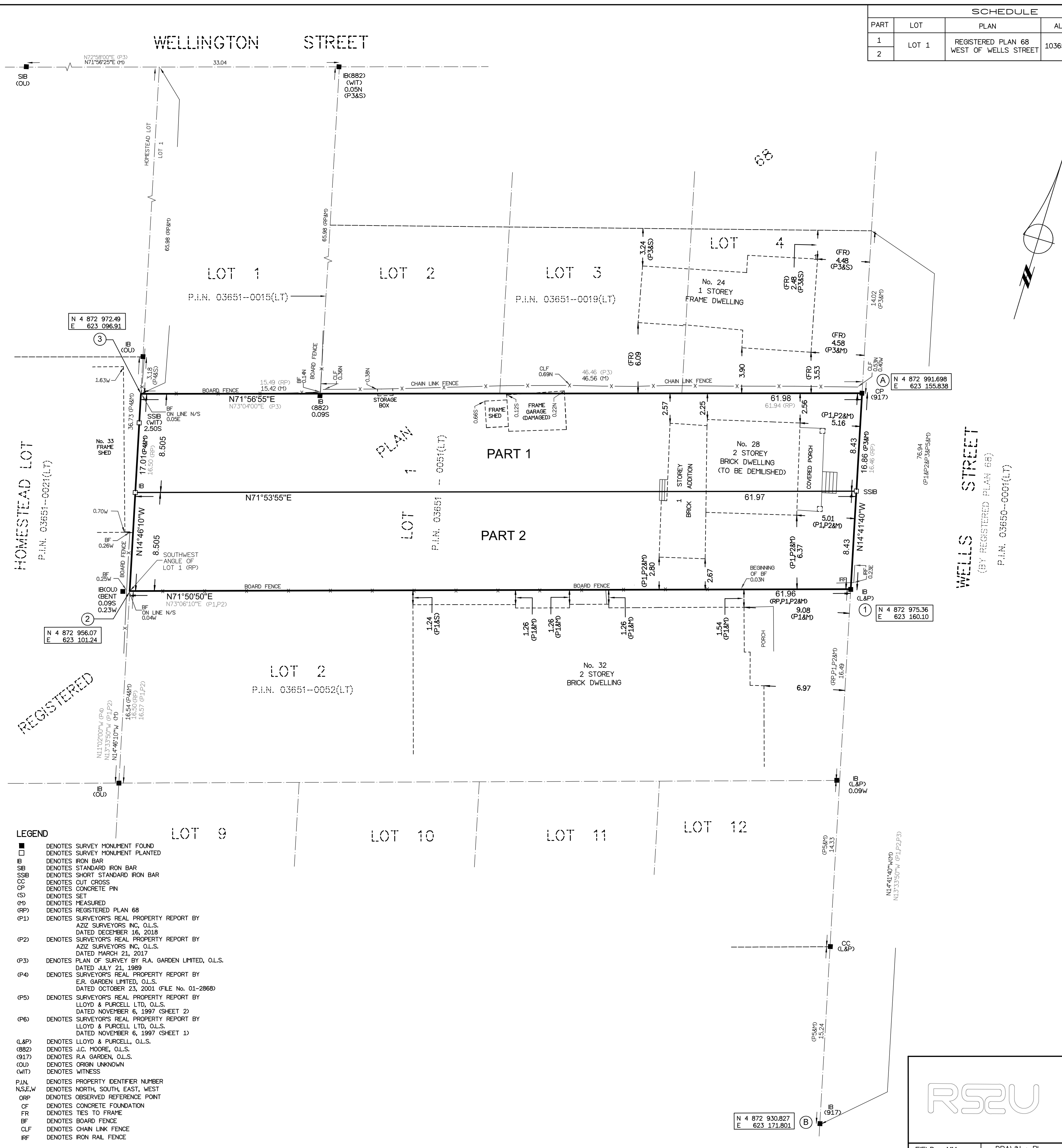
DRAWN : BL

CHECKED : RS

PROJECT : RSSU-2022-473-SRTP

SCHEDULE				
PART	LOT	PLAN	ALL OF PIN	AREA (m2)
1	LOT 1	REGISTERED PLAN 68	10365-0144(LT)	523.3
2		WEST OF WELLS STREET		523.3

DRAFT COPY



PLAN OF SURVEY OF  
**LOT 1**  
 REGISTERED PLAN 68  
 WEST OF WELLS STREET  
 TOWN OF AURORA  
 REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200  
  
 RS SURVEYING LIMITED  
 THE INTENDED PLOT OF THE PLAN IS 625mm IN WIDTH BY 525mm HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

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**SURVEYOR'S CERTIFICATE**

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- THE SURVEY WAS COMPLETED ON \_\_\_\_\_, 2023.

BAR TO BE SET \_\_\_\_\_ BAR TO BE SET \_\_\_\_\_  
 DATE: \_\_\_\_\_, 2023 \_\_\_\_\_  
 SHAJEEESHANE RAJAKULENDRAN  
 ONTARIO LAND SURVEYOR

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

**RS SURVEYING LIMITED.**  
**ONTARIO LAND SURVEYORS**  
 117 RINGWOOD DRIVE, UNIT 9  
 STOUFFVILLE (ONT), L4A 8C1  
 Ph. 905-554-1021, Cell 416-708-0545  
 Web: www.rssurveyinglimited.ca, Email: shane@rssurveyinglimited.ca

FIELD : MM	DRAWN : BL	CHECKED : RS	PROJECT : RSSU-2022-473-RP
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# 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](mailto: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