



**NOTICE OF PUBLIC HEARING
CONSENT**

Pursuant to Section 53 (Consent) of *The Planning Act*

FILE NUMBER: C-2021-10

APPLICANT: 2419059 Ontario Inc.

PROPERTY: 497 Wellington Street West
PLAN 102 PT LOT 1 AND PT PART OF FORTY ACRE
RESERVE RP 65R37398 PART 1

RELATED APPLICATIONS: CDM-2017-03 & SP-2015-01

ZONING: R4(508) (*Detached Fourth Density Residential Exception Zone*) and
EP(500) (*Environmental Protection Exception Zone*)

PURPOSE: A Consent Application has been submitted to facilitate the development of 11 detached dwelling units.

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 11, 2021
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, Brashanthe Manoharan, at BManoharan@aurora.ca no later than 4:30pm on November 9, 2021. 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form---Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 12:00pm (noon) on November 11, 2021.** 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 BManoharan@aurora.ca **no later than 4:30pm on November 12, 2021.**

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 Brashanthe Manoharan at BManoharan@aurora.ca or at **905-727-3123 Ext. 4223.**

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 2021



Brashanthe Manoharan
Secretary-Treasurer

ATTACHMENTS

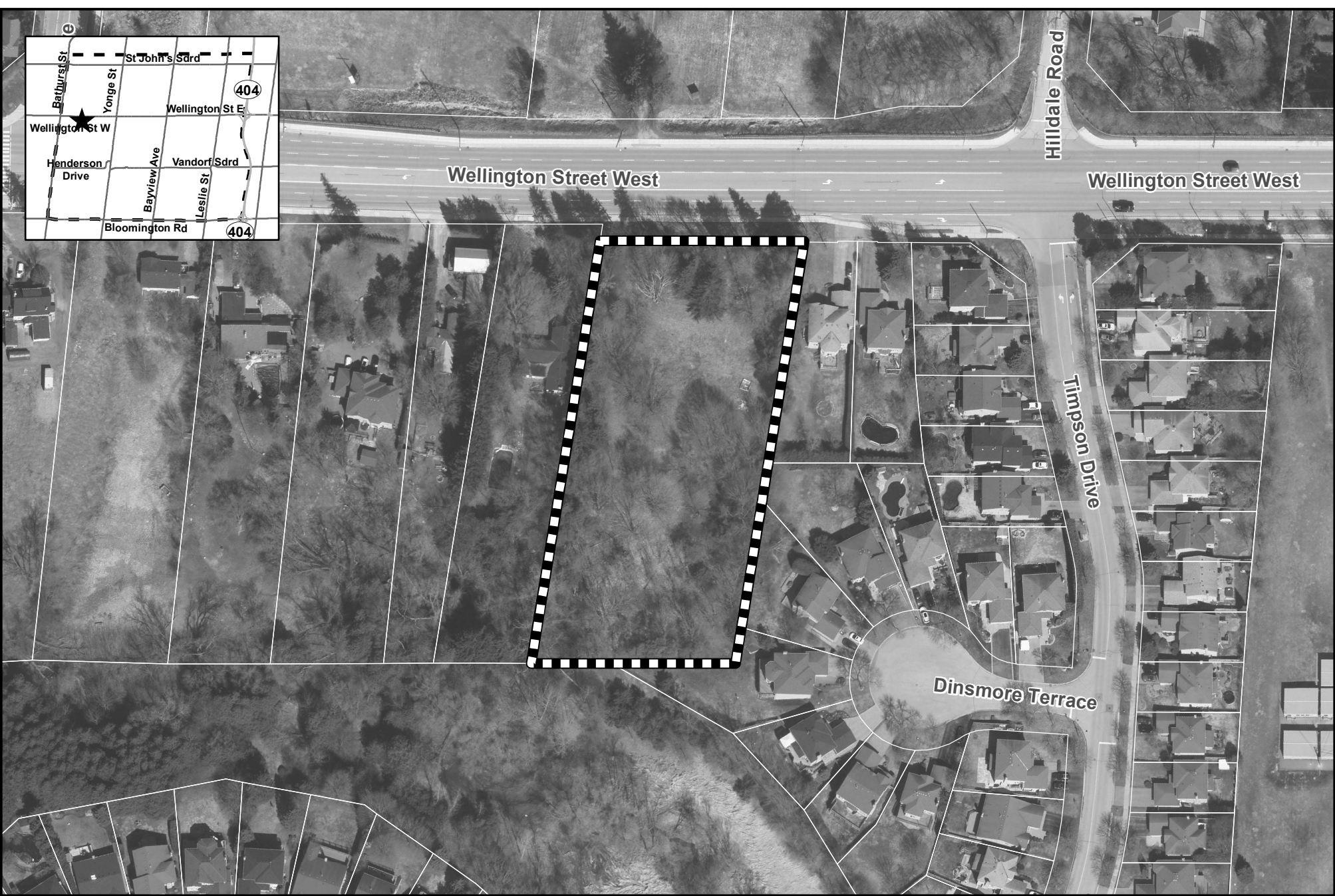
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

Agenda packages will be available prior to the Hearing at:

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

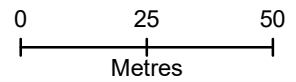


LOCATION MAP

497 WELLINGTON STREET WEST
FILE: C-2021-10



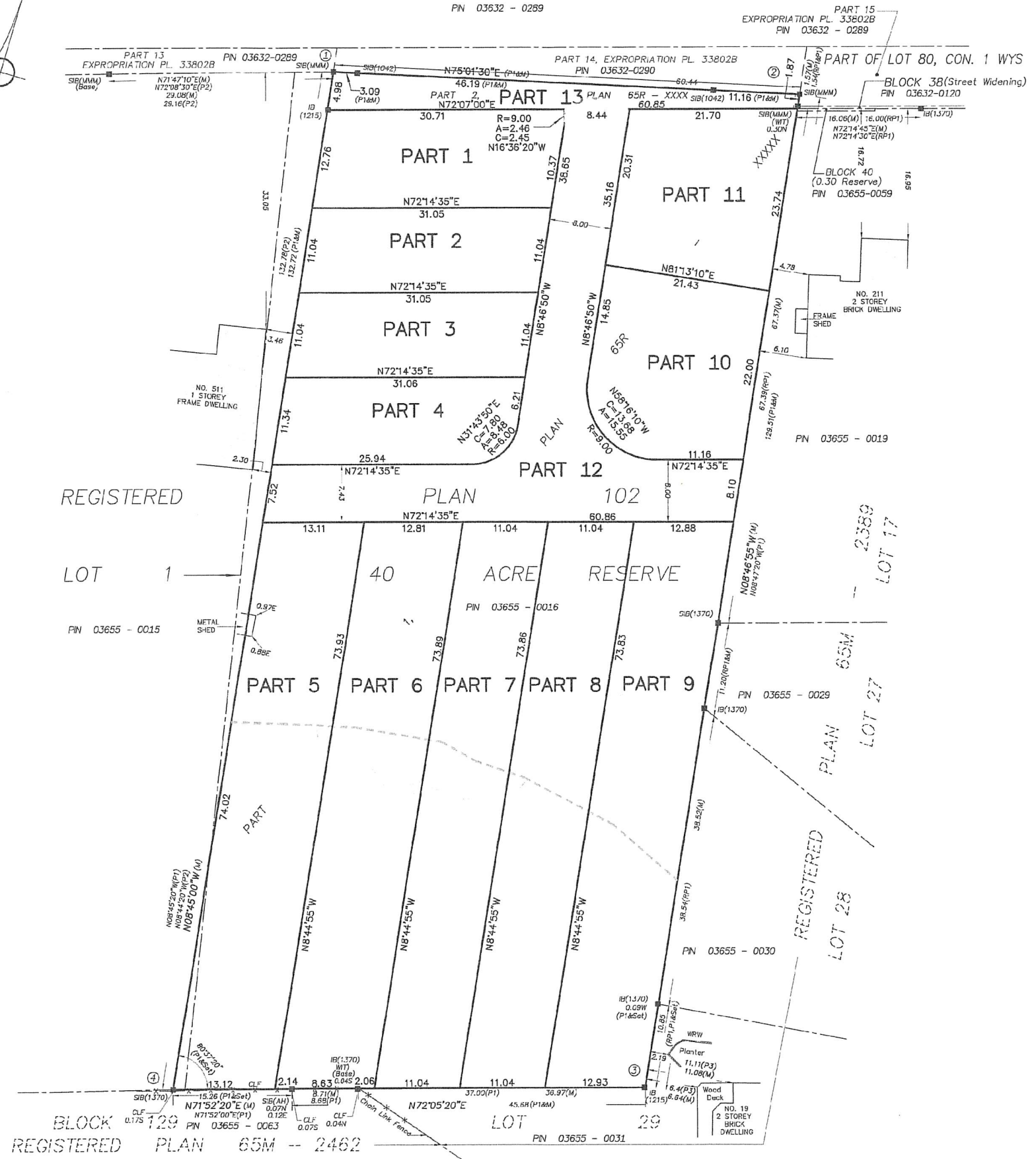
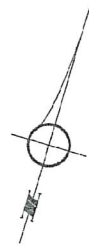
SUBJECT LANDS



WELLINGTON STREET WEST

(Road Allowance Between Lots 80 and 81, Concession 1)

PN 03632 - 0289



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 6TH. DAY OF JUNE, 2017

DATE _____ 2017
 Lawrence O. Ertl
 Ontario Land Surveyor

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 Plan 65R-
 RECEIVED AND DEPOSITED :
 DATE : _____ 2017
 DATE : _____ 2017
 Lawrence O. Ertl
 ONTARIO LAND SURVEYOR
 REPRESENTATIVE OF THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE YORK REGION REGISTRY OFFICE (No. 65)

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

Schedule				
PART	PART OF LOT	REGISTERED PLAN	ALL OF P.I.N.	AREA Sq.m.
1				7675.0
2	40 ACRE RESERVE			
3				
4				
5		LOT 1 AND 40 ACRE RESERVE		
6	40 ACRE RESERVE	102	03655-0016	
7				
8				
9				
10				
11				
12				
13				205.7

PLAN OF SURVEY OF
 PART OF LOT 1 AND
 PART OF THE 40 ACRE RESERVE
 REGISTERED PLAN 102
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK



SCALE 1:400
 ertl surveyors 2017
 Ontario Land Surveyors
Integration
 DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99974299
 BEARINGS AND COORDINATES HEREON ARE UTM GRID, DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS IN NAD83 (CSRS) (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17, LONGITUDE 81°W.
 FOR BEARING COMPARISONS A COUNTER-CLOCKWISE ROTATION OF 01°02'00" WAS APPLIED TO BEARINGS SHOWN ON THE PLANS IN THE LEGEND.
 COORDINATES IN TABLE BELOW COMPLY WITH SUBSECTION 14(2) OF O. REG. 216/10 AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
1	4872518.59	621487.58
2	4872534.21	621545.97
3	4872406.23	621565.74
4	4872387.43	621507.77

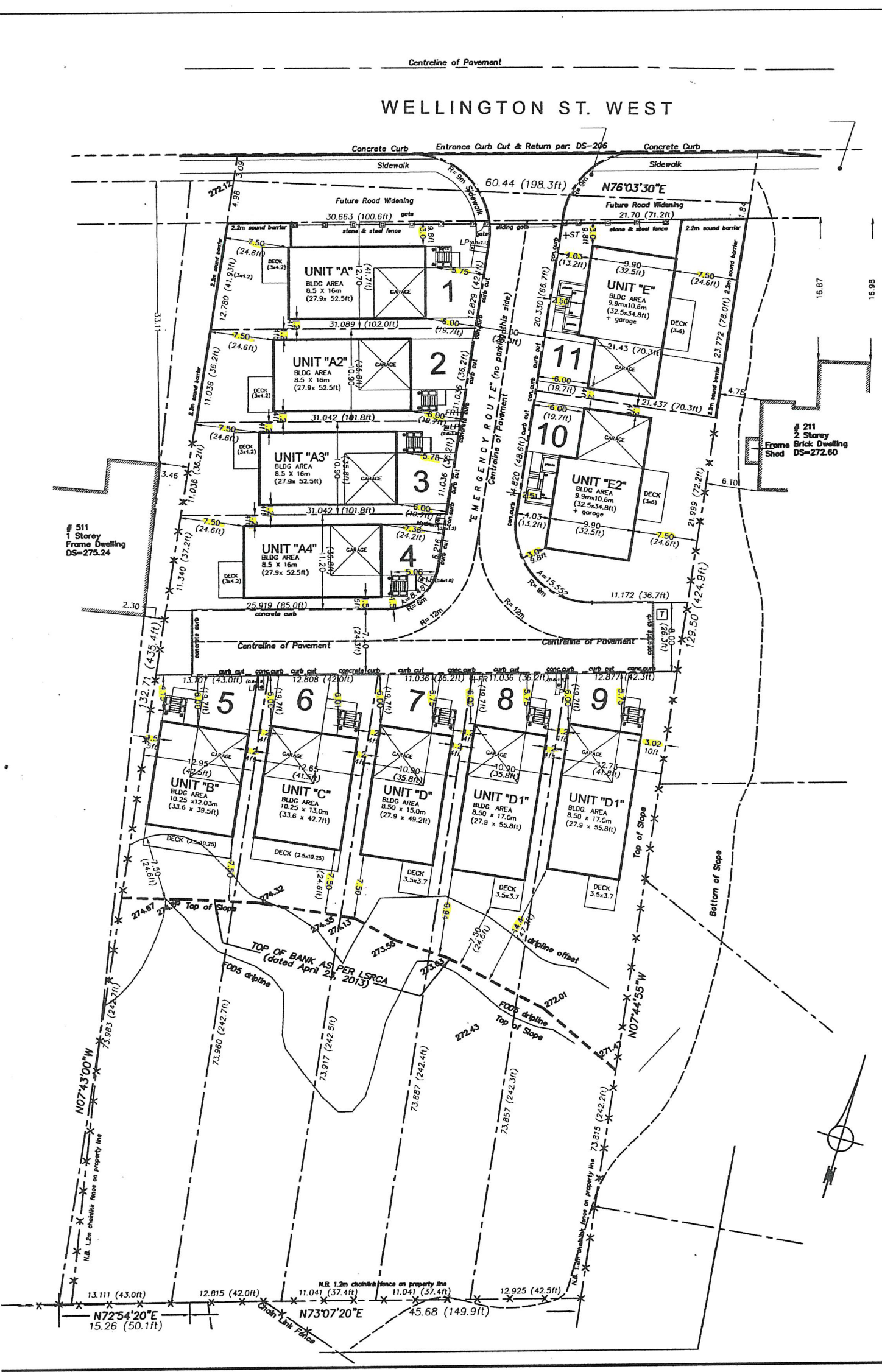
- Legend**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RP DENOTES REGISTERED PLAN 102
 - RP1 DENOTES REGISTERED PLAN M-2389
 - P1 DENOTES PLAN 65R-30799
 - P2 DENOTES PLAN 33802B
 - P3 DENOTES PLAN BY C. E. DOTTERILL LTD., O.L.S. DATED DECEMBER 08, 2000
 - AH DENOTES A. H. HEYWOOD INC., O.L.S.
 - MMM DENOTES MARSHALL MACKLIN MONAGHAN, O.L.S.
 - 1042 DENOTES B. K. EDWARDS SURVEYING LTD., O.L.S.
 - 1370 DENOTES V. KRGMAR LTD., O.L.S.
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - M DENOTES MEASURED
 - WT DENOTES WITNESS
 - CLF DENOTES CHAIN LINK FENCE
 - WRW DENOTES WOOD RETAINING WALL

TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Sept. 13, 2021
RECEIVED

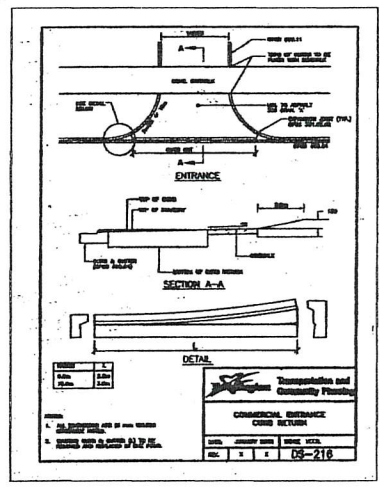
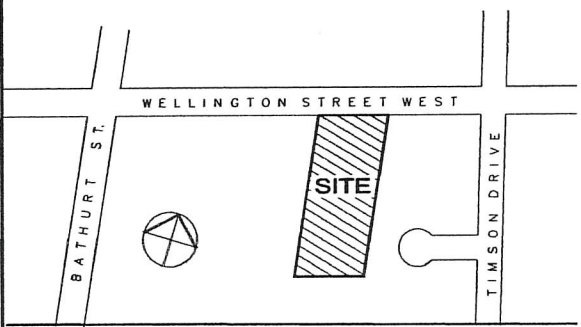
SUBMISSION No. 1

Preliminary Zoning Review
AUG 19 2021
 PLANNING AND DEVELOPMENT SERVICES
 Building Division
 PR20211070

ertl surveyors
 Ontario Land Surveyors
 www.es-ols.com
 1234 RED STREET, UNIT 10, RICHMOND HILL, L4B 1C1
 TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
 DRAWING : 13624-Wellington497-RP.DWG PROJECT : 13624
 CALC. BY DV, DRAWN BY DH, CHECKED BY YB



SITE LOCATION PLAN (NTS)

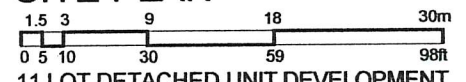


LOT #	FRONTAGE	LOT SIZE	LOT AREA	BLDG. SIZE	BLDG. AREA	COVERAGE
LOT 1	12.84	12.8x31.1	392.8m ²	8.5x16	136m ²	35%
LOT 2	10.9	10.9x31.0	338.5m ²	8.5x16	136m ²	38%
LOT 3	10.9	10.9x31.0	338.7m ²	8.5x16	136m ²	40%
LOT 4	11.33	11.3x31.0	342.7m ²	8.5x16	136m ²	40%
LOT 5	12.95	12.95x74	958.0m ²	10.25x12	123.3m ²	13%
LOT 6	12.65	12.65x74	935.3m ²	10.25x13	133.3m ²	14%
LOT 7	10.9	10.9x73.9	805.5m ²	8.5x15	127.5m ²	16%
LOT 8	10.9	10.9x73.9	805.2m ²	8.5x17	144.5m ²	18%
LOT 9	12.72	12.7x73.8	940.6m ²	8.5x17	144.5m ²	15%
LOT 10	21.17	23x21.4	482.6m ²	9.9x10.6 +(6x8)	152.9m ²	32%
LOT 11	21.45	22x21.4	472.6m ²	9.9x10.6 +(6x8)	152.9m ²	31%
TOTALS			6,807.2m ²		1,522.9m ²	22.4%

FRONT YARDS = 4.3/6.0m
 MIN. SIDE YARDS = 1.2m
 MIN. REAR YARDS = 7.5m
 MAX. BLDG. HGHT. = 10m

- TRANSFORMER
- LP STREET POLE LIGHT
- +ST STOP SIGN
- +FR FIRE ROUTE SIGN
- H HYDRANT

SITE PLAN



11 LOT DETACHED UNIT DEVELOPMENT
 497 WELLINGTON ST. WEST / AURORA
 GROSS SITE AREA = 7,880.8 m²
 ROAD WIDENING = 210.1 m²
 NET SITE AREA = 7,670.7 m²
 11 DETACHED UNITS, 44 PARKING SPACES

JUNE 3RD, 2016 / LOT REVISIONS / B.T.H
NOV. 21st, 2016 / ISSUED FOR SUBMISSION / BTH
MAR. 20th, 2017 / REVISE ROAD WIDENING & LOTS 1&11 / BTH
MAR. 29th, 2017 / REVISE CHART / ADD LIGHT LOCATIONS & DECK SIZES / BTH
MAY 2ND, 2017 / SHOW CHAIN LINK & SOUND BARRIER FENCING / BTH
JUNE 9TH, 2017 / SHOW LIGHT POLE & HYDRANT ALLOWANCES / B.T.H
JUNE 20TH, 2017 / LIGHT POLE & HYDRANT REVISIONS / B.T.H
OCT. 20TH, 2017 / SIDEWALK, FIRE ROUTE, PARKING, FENCE REVISIONS / B.T.H
MAR. 12TH, 2018 / ADD (SLIDING) GATE, REVISE FENCE SPACINGS / B.T.H

BRIAN T HOGAN ARCHITECT
 23 WEBB AVENUE TORONTO ONTARIO M6P-1M4
 (416) 766-6093 fax (416) 766-1874 hoganarch@sympatico.ca

Preliminary Zoning Review
AUG 19 2021
 PLANNING AND DEVELOPMENT SERVICES
 Building Division
 PR20211070

TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Sept. 13, 2021
RECEIVED
SUBMISSION No. 1



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 Brashanthe Manoharan, Secretary-Treasurer, at bmanoharan@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: 905-727-3123 ext. 4771