



TOWN OF AURORA

SUBDIVISION AND/OR CONDOMINIUM APPLICATION FORM

PLANNING AND DEVELOPMENT SERVICES

Development Planning Division

Phone: 905-727-3123 ext. 4226

Fax 905-726-4736

Email: planning@aurora.ca



**SUBDIVISION AND/OR CONDOMINIUM
APPLICATION FORM**

FOR OFFICE USE ONLY	
Application Received By:	
Application File Number:	Date Received:
Assigned Application File Name:	
Other Related Application Numbers on the Property:	

This Application Form is available in digital format on the Town’s Website under Planning and Development Services or contact planning@aurora.ca via e-mail or by calling 905-727-3123 ext. 4226 for a copy. A processing fee in the amount specified on the Fee Calculation Worksheet shall be made payable to **The Town of Aurora (Cheque)**, and must be submitted with this Application Form. Please note that this fee is **non-refundable** regardless of the outcome pertaining to this request. Planning Applications will not be accepted unless the full Application Fee and required material is received.

The undersigned hereby applies to the Town of Aurora in respect to the lands hereinafter described for an Amendment to:

(Please check off the relevant box or both boxes for joint Application Forms)

- SUBDIVISION APPLICATION**
- CONDOMINIUM APPLICATION**

1. OWNER/APPLICANT/AGENT INFORMATION

(Please list additional Property Owners on an attached schedule, if applicable)

Registered Owner(s) Shining Hill Estates Collection Inc.

Address 1500 Highway 7 West

City Vaughan Province ON

Postal Code L4K 5Y4 Telephone [REDACTED]

Fax [REDACTED] E-mail [REDACTED]

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Applicant(s) Same

(If different than above)

Address _____

City _____ Province _____

Postal Code _____ Telephone _____

Fax _____ E-mail _____

Agent _____

(Solicitor/Consultant, if applicable)

Contact Lincoln Lo, Malone Given Parsons Ltd.

Address 140 Renfrew Drive, Suite 201

City Markham Province ON

Postal Code L3R 6B3 Telephone 905-513-1070

Fax 905-513-0177 E-mail llo@mgp.ca

2. SEND CORRESPONDENCE TO

(Check off the appropriate box)

OWNER APPLICANT AGENT ALL

3. LOCATION AND DESCRIPTION OF PROPERTY

Municipal Address 162, 306, 370, 434 & 488 St. Johns Sideroad

(If applicable)

Legal Description Part of Lot 86, Concession 1 (See Planning Opinion)

Other _____



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Size of Property

Area 31.8 (hectares) 78 (acres)

Frontage ~265 (meters) ~875 (feet)

Depth ~400 (meters) ~1,300 (feet)

Existing width of abutting Street 30 (meters) 98 (feet)

Are there any easements or restrictive covenants affecting the site? Yes No

If Yes, provide a description of each and its effect See Survey

Has this property ever been the subject of a previous Draft Plan of Subdivision Application under Section 51 of the *Planning Act* or Consent Application under Section 53 of the *Planning Act*?

Yes No

If Yes, provide the Application File Number(s) and the Decision on the Application _____

4. CURRENT AND PROPOSED LAND USE

All lands shown within the Draft Plan must be identified as to the proposed use. If additional space is necessary to accommodate all the required information, attach a separate page or pages in the same format as the table.

Present Use of Property Residential (One Estate Dwelling)
(Also list existing buildings)

Proposed Use of Property Residential, Institutional, Park and Natural Heritage System

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Use the following definitions for residential buildings

- Dwelling Unit - a room or group of rooms accommodating a single household
 Single or Detached - a building containing 1 dwelling unit
 Double or Semi-Detached - a building containing 2 dwelling units
 Row or Multiple-attached - a building containing 3 or more dwelling units all with individual access at ground level
 Apartment - a building containing 3 or more dwelling units all with access through a Common space

Provide the breakdown of the Proposed Uses by category and size

Proposed Use	Number of Residential Units	Lots and/or Blocks as labelled on the draft plan	Area (ha)	Density (units/ha)	No of parking spaces
Single, Detached Residential	88	88	4.91	18	176
Double, Semi-detached Residential					
Row, Multiple-attached Residential					
Apartment Residential - less than 2 bedrooms - 2 bedrooms or more	~200	1	0.87	230	TBD
Other Residential (specify)					
Commercial					
Industrial					
Park Open Space	N/A	1	1.61	n/a	TBD
Institutional (specify)		1	4.28	n/a	TBD
Roads	N/A	n/a	2.38	n/a	n/a
Other(specify)	n/a	1	17.76	n/a	n/a
TOTALS	~288	97	31.8	9	TBD

Has there been an industrial or commercial use on the subject land or adjacent land? Yes No

If Yes, specify the uses n/a



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ADDITIONAL INFORMATION

(This section is requested for Condominium Application Forms only)

Has a Site Plan Agreement been registered? Yes No
If Yes, date _____

Has a Building Permit been issued? Yes No
If Yes, date _____

Has construction commenced? Yes No
If Yes, date _____

Have any units been occupied? Yes No
If Yes, number of units _____

5. PLANNING INFORMATION

Current designation of the subject lands in the approved Town of Aurora Official Plan/Secondary Plan
Existing Major Institutional, Suburban Residential (SR-1), Core Area Open Space and Supporting Area Open Space

Relevant Policy(s) See Planning Opinion

Is an Amendment required to the Town of Aurora Official Plan? Yes No

If Yes, has an Application Form been submitted to the Town? Yes No

If an Application Form has been submitted, state the File Number or Amendment Number _____
TBD

Current designation of the subject lands in the approved Regional Municipality of York Official Plan
Urban Area and Rural Area with a Regional Greenlands System overlay

Relevant Policy(s) See Planning Opinion



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Is an Amendment required to the Regional Municipality of York Official Plan? Yes No

If Yes, has any Application been submitted to the Regional Municipality of York? Yes No

If an Application has been submitted, state the File Number and/or Amendment Number n/a

Is the Plan consistent with the Policy Statements issued under Section 3(1) of the *Planning Act*?

Yes No

If No, indicate what studies or measures are being undertaken to ensure compliance with the Policy Statements _____

(Please note that Planning Justification and other studies will be required to demonstrate compliance with the Policy Statements such as the Oak Ridges Moraine Conservation Plan, Provincial Policy Statement, Places to Grow and other relevant legislated requirements.)

Current Zoning Rural (RU) and Rural - Oak Ridges Moraine (RU-ORM)

What are the relevant Zoning By-law Number (s) and/or Provisions? Bylaw 6000-17

(See Planning Opinion)

Is the property currently or proposed to be the subject to any other Applications under the Act? (I.e. Rezoning, Minor Variance, Consent, Site Plan)

Yes No

If yes, please state File Number and the status Rezoning

6. SUBJECT AND SURROUNDING LANDS

What are the existing and proposed adjacent land uses?

North Future Residential

South St. John's Sideroad; Existing Estate Dwellings

East Environmental Lands

West Future Residential (Phase 2 Shining Hill Aurora)

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Indicate whether any of the following land uses exist on or adjacent to the subject lands (see 2006 Provincial Policy Statements for definitions of adjacent if not shown below).

	Yes	No
Land fill site (closed or operational)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Agricultural operation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Active railway line (within 300 metres)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Provincial Highway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland (within 120 metres)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Key Natural Heritage and Hydrological Features on the ORM (see OPA 48 or ORMCP)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural features and water features such as forests, water courses, animal habitats and others (see 2005 Provincial Policy Statement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (List _____)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are any portions of the subject lands located within the Generic Regulation Limits of the Conservation Authority? (Information is available within the Town's Planning and Development Services or the Conservation Authority) Yes No

Should any of the above categories be selected, please list the submitted studies required to demonstrate compliance with the Oak Ridges Moraine Conservation Plan, Provincial Policy Statement, Places to Grow and other relevant legislation.

ORM Conformity - See Planning Opinion

7. ACCESS AND SERVICING FOR THE SITE

Access

Is access by a provincial highway, municipal road, or a right of way? Yes No

If Yes, provide details St. John's Sideroad

Has a proposed access been discussed with either the Town of Aurora, Yes No

or the Regional Municipality of York? Yes No

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If Yes to either, please provide details PreConsultation in February 2020

Servicing

Indicate proposed method of Servicing:

(a) Water Supply Municipal (piped) Private individual or communal well

Other - Specify _____

(b) Sewage Disposal Municipal (sewers) Private individual system (*septic or holding tank*)

Other- Specify _____

Has availability of connections and capacities for municipal servicing been discussed with the Town?

Yes No

or with the Regional Municipality of York?

Yes No

If the development is to be privately serviced, additional information must be provided in the form of a hydrogeological and geotechnical report or reports prepared to determine the feasibility of the proposed private service or services and the impact on ground water quality and quantity.

Have such studies been prepared and forwarded to the Town?

Yes No

Storm Drainage

A stormwater management report is required for all developments, outlining the means by which stormwater will be conducted both on-site and on adjacent lands. This report should also indicate the means by which erosion, siltation and sedimentation will be minimized both during and after construction.

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Has such a report been prepared and provided to the Town? Yes No

Has such a report been prepared and provided to the Regional Municipality of York? Yes No

Has such a report been prepared and provided to the relevant Conservation Authority?

- Metro Toronto Region Conservation Authority Yes No
- Lake Simcoe Region Conservation Authority Yes No

Energy Efficiency

Indicate how the plan(s) design optimizes the available supply, means of supplying, efficient use and conservation of energy. The Draft Plan is designed to conserve energy through the orientation of buildings, and where possible uses on passive solar gains and accounts for prevailing wind patterns.

Cultural Heritage and Archaeology

Do the subject lands contain built heritage resources or cultural heritage landscapes? Yes No

Are there any known archeological sites on or adjacent to the subject lands? Yes No

Is the site within a heritage conservation district? Yes No

If Yes, please list the resources and indicate protection measures/supporting studies: _____

(Designated and listed buildings and cultural landscapes are on the Municipal Heritage Register which can be verified with Planning and Development Services, Heritage Planning)

8. SITE SCREENING QUESTIONNAIRE

Does the Application propose development on private services or redevelopment on a site where private services were used? Yes No Unknown

Is the Application on lands or adjacent to lands that were previously used for industrial uses; where filing had occurred or where there is reason to believe that the lands may be contaminated based on historical land use? Yes No Unknown

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*Possible offending uses may include: disposal of waste minerals, raw material storage, residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or like uses upon a site could potentially increase the number of chemicals which are present.

Has the grading of the subject land been changed by either the addition of earth or other fill material?

Yes No Unknown

Has a gas station been located on the subject land or adjacent land at any time?

Yes No Unknown

If Yes to any of the above, a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is required.

Is the previous inventory attached? Yes No

What information did you use to determine the answers to the above questions? _____

Is the nearest boundary line of the application within 500 meters (1,640 feet) of an operational or non-operational landfill or dump? Yes No

Have previous agricultural operations ever included sewage sludge application on the lands?

Yes No

Are you aware of any underground storage tanks, or other buried waste on the property?

Yes No

If there are any existing or previously existing buildings, are there building materials remaining which may be hazardous to health? (i.e., asbestos, PCBs etc.) Yes No

Is there a current Environmental Site Assessment for the site or has one been prepared within the last five years? Yes No

If yes, has it been submitted with the Application? Yes No

*Please note that, if an Environmental Site Assessment has been prepared, a copy is required to be submitted with this Development Application Form.



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9. COMPLETE APPLICATION

When was the Pre-Consultation meeting held with Town Staff? February 13, 2020

Is the Pre-Consultation Meeting Checklist attached to this Application Form? Yes No

Comments

10. FEE CALCULATION WORKSHEET

Are the applicable fees attached? Yes No

Is the Fee Calculation Worksheet completed and attached? Yes No

Comments _____



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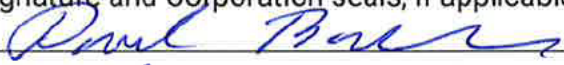
AFFIDAVIT

I/We Paul Bailey, Shining Hill Estates Collection Inc. of the Municipality of TORONTO
In the Region of
solemnly declare that all the statements contained in this Application Form are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of <i>The Canada Evidence Act</i> .
SWORN before me at the(City/Town) CITY of(Municipality) Vaughan
in the (Region, if Applicable) Region of York
This 5th day of March , 20 21
Owner/Agent or Applicant Paul Bailey PAUL BAILEY
Commissioner for Taking Affidavits, etc. Stamato Salvatore Balsamw.



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AUTHORIZATION OF OWNER

I/We, Paul Bailey, Shining Hill Estates Collection Inc.	
Hereby authorize (Name of Agent or person authorized to sign this Application Form) Lincoln Lo, Malone Given Parsons Ltd.	
to act as our Agent to sign this Application Form, to appear on my/our behalf at any hearing(s) in respect of the Application and to provide any information or material required by the Town in connection with this Application Form and I/We hereby authorize the Town to collect such information from my/our client.	
Address 162, 306, 370, 434 & 488 St. Johns Sideroad	
Legal Description Part of Lot 86, Concession 1	
Signature(s) of Owner(s)	
Name of corporation Shining Hill Estates Collection Inc.	
Name Paul Bailey	Title VICE PRESIDENT
Dated this 5 th day of MARCH, 2021	
Signing Officer Signature and Corporation seals, if applicable 	
Per Name of corporation SHINING HILL ESTATES COLLECTION INC	
Name PAUL BAILEY	Title VICE PRESIDENT
<input checked="" type="checkbox"/> I/We have the authority to bind the corporation	



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PUBLIC RECORD NOTICE AND RELEASE

Public Record Notice: Pursuant to the section 1.0.1 of the *Planning Act*, R.S.O. 1990, c. P.13, all information and material required in support of your Application will be made available to the public.

I understand and agree that my personal information, as well as any other information and material including, but not limited to, drawings, studies, plans, affidavits, etc., provided on this application form and/or required as part of this Application, may be used to create a record that is available to the general public and I do hereby authorize and consent to the release, disclosure, copying and distribution of any such information and/or material to any person or public body.

I also understand and agree that The Corporation of the Town of Aurora (the "Town") is not responsible for protecting and/or enforcing copyrights or any other intellectual property rights that might attach to any information or material provided or submitted as part of this application.

By signing below, I agree to the foregoing and I also agree to release, waive and forever discharge the Town from all actions, claims, demands, losses, costs, damages, suits, proceedings or liabilities whatsoever related to: (a) the collection, handling and release of any information provided on this form and/or required as part of this application; and (b) any copyright or intellectual property rights that might attach to any information or material submitted as part of this application.

Signature of Owner/Applicant or Agent

MARCH 5, 2021

Date



**FEE CALCULATION WORKSHEET SUBDIVISION &
 CONDOMINIUM APPLICATIONS**

THIS FORM MUST BE COMPLETED BY APPLICANT FOR CALCULATION OF FEES

BREAKDOWN OF FEES FOR SUBDIVISION & CONDOMINIUM APPLICATIONS		
CALCULATIONS		TOTAL
<input type="checkbox"/> Draft Plan of Subdivision Application Base Fee:	\$ 16,327.00	\$ 16327.00
PLUS:		
<input type="checkbox"/> a) Residential Subdivision:		
Residential Unit and,	\$ 670.00 / unit	\$ 58960.00
Per hectare or part thereof for all other lands(Note 5)	\$ 8,809.00/ hectare Or:	\$ 59989.29
<input type="checkbox"/> b) Non-Residential Subdivision:		
Per hectare or part thereof for all other lands(Note 5)	\$ 8,627.00/ hectare	\$ _____
Note ⁵ : All other lands within the draft plan excluding roads, road widenings and environmental protection lands.		
CALCULATIONS		TOTAL
<input type="checkbox"/> Registration Fee	\$ 4,489.00	\$ _____
If applicable:		
<input type="checkbox"/> Extension of Draft Approval	\$ 2,400.00	\$ _____
<input type="checkbox"/> Revision Fee <i>(where applicant makes revisions to plans requiring recirculation)</i>	\$ 1,911.00	\$ _____
<input type="checkbox"/> Revisions to Draft Approved Plan or Conditions of Draft Plan Approval	\$ 4,583.00	\$ _____
CALCULATIONS		TOTAL
<input type="checkbox"/> Draft Plan of Condominium Application: <i>(all types)</i> :	\$ 21,230.00	\$ _____
Plus:		
<input type="checkbox"/> Registration Fee per agreement	\$ 4,583.00	\$ _____
If applicable:		
<input type="checkbox"/> Extension of Draft Approval	\$ 2,400.00	\$ _____
<input type="checkbox"/> Revisions to Approved Draft Plan of Condominium Or Conditions of Draft Plan Approval	\$ 3,756.00	\$ _____
For the Application file to be complete, the required Application Fee must be paid in full before any processing of the Application will commence.		\$ _____
TOTAL FEE AMOUNT:		\$ 135,276.29
STAFF USE ONLY		
File Name: _____	File No.(s) _____	Property _____
Address/Legal Description _____		
Related File(s) _____		
<input type="checkbox"/> Subdivision General Ledger Number: 1-3-08101-1014		\$ _____
<input type="checkbox"/> Condominium General Ledger Number: 1-3-08101-1018		\$ _____
VERIFICATION OF FEES:		
Indicate Correct Total		\$ _____
Planner's Name _____	Date _____	