



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 Ext. 4223
Email: jleung @ aurora.ca
www.aurora.ca

TOWN OF AURORA
Planning and Development Services

Committee of Adjustment

NOTICE OF DECISION

FILE NUMBER: C-2018-01
PROPERTY: 7 Cousins Drive
LEGAL DESCRIPTION: Plan 340 Lot 25
APPLICANT: Grossi

CONTACT:

Additional information may be obtained from Justin Leung of the Planning and Development Services department at 905-727-3123 extension 4223, or emailed to jleung@aurora.ca. Please quote the File Name and Number.

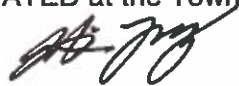
If you have objections to this Notice of Decision, you may appeal to the Ontario Municipal Board for consideration. Your appeal, together with the reasons for the appeal and the \$ 125 fee (per Application) as required by the Ontario Municipal Board, can be made payable to the Minister of Finance in the form of a certified cheque or money order. An (A1) "Appellant Form" provided by the Board is now on their website at www.omb.on.ca and must be filed with the Town Clerk at 100 John West Way, Box 1000 Aurora, Ontario, L4G 6J1, no later than 4:30 p.m. on or before **February 28, 2018**. Should this date fall on a holiday or weekend, you will have until 4:30pm of the next business day to file your appeal. Please note an additional fee (which can be found in the Fee By-law on our website, www.aurora.ca), per Application, payable to the Town of Aurora is required with respect to Ontario Municipal Board appeal submissions.

In accordance with the *Planning Act*, only individuals, corporations and public bodies may appeal a By-law to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice may be filed in the name of an individual who is a member of the association or the group on its behalf.

Should no appeal be filed within the applicable time period, this Notice of Decision, subject to any conditions imposed by the Committee of Adjustment, becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer. For your information, the lands, which are the subject of this Application, are not currently subject to any other *Planning Act* Applications, to our knowledge.

ADDITIONAL INFORMATION relating to this Decision is available from the Committee of Adjustment staff, Planning and Development Services department, Aurora Town Hall located at 100 John West Way.

DATED at the Town of Aurora, this 9th day of, February, 2018.


Justin Leung
Secretary- Treasurer,
Committee of Adjustment/ Planning Technician

CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA


FEB. 9, 2018

SECY-TREAS



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4223
Email: jleung @ aurora.ca
www.aurora.ca

TOWN OF AURORA
Planning and Development Services

Committee of Adjustment

DECISION


FILE NUMBER: C-2018-01
PROPERTY: 7 Cousins Drive
LEGAL DESCRIPTION: Plan 340 Lot 25
APPLICANT: Grossi
DATE OF DECISION: February 8, 2018

PURSUANT to Section 53 of the Planning Act with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ **does not** grant Provisional Consent with regard to the Application as submitted. Where Consent has been granted, it is subject to and entirely conditional upon fulfilment (by the Applicant, to the satisfaction of the Committee) of the conditions (if any), attached hereto as Schedule "A". Where Consent has been refused, the decision is based upon the reasons attached hereto as Schedule "B".

Concurring Members:


Grace Marsh, Chair



Tom Plamondon, Vice Chair


Roy Harrington


David Mhango


Hank Gosar

CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA

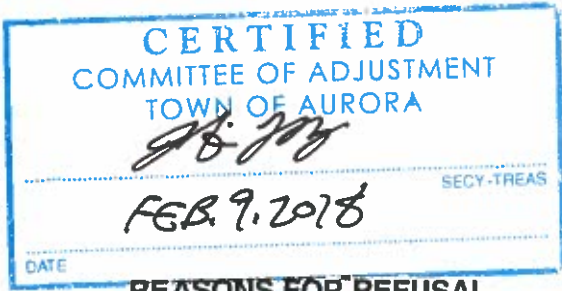

FEB. 9, 2018

SECY-TREAS



Schedule "A"

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Treasurer or designate; that all outstanding financial commitments have been satisfied, if any, to the Town.
2. SUBMISSION to the Secretary-Treasurer of two copies of a Draft Reference Plan (for review), showing that the subject lands substantially conform to the Application as submitted. One copy of the Deposited Reference Plan must be submitted prior to the issuance of the Certificate of Official.
3. SUBMISSION to the Secretary-Treasurer of written confirmation from Director of Planning and Development Services, or their designate; that the Applicant has satisfied all concerns below and as noted in the January 30, 2018 memo by Sabir Hussain, Municipal Engineer:
 - THE applicant provide to the Secretary-Treasurer, confirmation, in writing, from the Director of Planning & Development Services indicating that satisfactory arrangements have been made with respect to payment of all applicable charges and fees in relation to municipal service connections and disconnection as applicable.
 - THE applicant provide to the Secretary-Treasurer, confirmation, in writing, from the Director of Planning & Development Services indicating that satisfactory arrangements have been made with respect to the installation of water meter(s) and municipal service connections and/or disconnections to render the severed lands independently serviced. Any new services required within the Town's right-of-way shall be done by the Town at the owner's cost. The Owner will verify the existing services location and provide drawings showing location and elevation of existing and new service connections for review and approval of Planning & Development Services.
4. SUBMISSION to the Secretary-Treasurer of written confirmation from Town Solicitor, or their designate; that the Applicant has satisfied all concerns below and as noted in the February 1, 2018 memo by Nicole Trudeau, Law Clerk:
 - THAT the Owner be required to execute a Memorandum of Understanding respecting cash-in-lieu of parkland of dedication to satisfaction of Town's Legal Services Division, if applicable.



Schedule "B"

REASONS FOR REFUSAL

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:
