



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 Ext. 4226
Email: planning@aurora.ca
www.aurora.ca

Planning and Development Services
Committee of Adjustment

NOTICE OF DECISION

FILE NUMBER: MV-2018-01A-C
PROPERTY: 95 Eric T Smith Way
LEGAL DESCRIPTION: Lot 3 Plan 65M4324
APPLICANT: Town of Aurora
CONTACT:

If you have objections to this Notice of Decision, you may appeal to the Local Planning Appeal Tribunal (the "Tribunal"). Your appeal, together with the reasons for the appeal and the \$300.00 fee (per Application) as required by the Tribunal, are to be made payable to the Minister of Finance in the form of a certified cheque or money order. An A1 Appeal Form provided by the Tribunal is now on their website at <http://elto.gov.on.ca> and must be filed with the Secretary Treasurer at 100 John West Way, Box 1000 Aurora, Ontario, L4G 6J1, no later than 4:30 p.m. on or before **May 2, 2018**. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. Please note an additional fee of \$592.00 per Application, payable to the Town of Aurora is required with respect to appeal submissions.

In accordance with the *Planning Act*, the applicant, the minister, or any other person or public body that has an interest in the matter may appeal a minor variance decision to the Tribunal.

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 the subject of any other Application under the *Planning Act*, 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 20th day of April, 2018.

Marty Rokos, MCIP, RPP
Planner
Acting Secretary-Treasurer, Committee of Adjustment





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TOWN OF AURORA
Planning and Development Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2018-01A
PROPERTY: 95 Eric T Smith Way
LEGAL DESCRIPTION: Lot 3 Plan 65M4324
APPLICANT: Town of Aurora
DATE OF DECISION: April 12, 2018

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to allow reduction in minimum lot area.

The Committee has determined that the Application ~~is~~ **is not** a Minor Variance and that granting such relief ~~is~~ **is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is~~ **is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

ABSENT

Grace Marsh, Chair

Tom Plamondon, Vice Chair

Roy Harrington

David Mhango

Hank Gosar

CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA

DATE April 20, 2018
SECY-TREAS

REASONS FOR DECISION

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 Building Services (attached herein); any additional rationale is noted below:

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been-taken into consideration by the Committee of Adjustment in its Decision on this matter.

CONDITIONS:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Directory of Planning and Development Services, or their designate, that the Applicant has satisfied all concerns below and as noted in the January 31, 2018 memo by Glen McArthur, Municipal Engineer:
 - THE proxy surveys referenced in study are located outside of York Region and were collected more than 2 years ago. Additional proxy surveys at comparable sites within York Region must be submitted to support proposed parking supply.
2. SUBMISSION to the Secretary-Treasurer of written confirmation from the Ministry of Transportation, that the Applicant has satisfied all concerns below and as noted in the January 29, 2018 memo by Paul Nunes, Corridor Management Officer:
 - THAT an MTO Building and land use Permit be obtained prior to commencement of any on-site construction/works. Prior to Permit submission, municipal Site Plan Control Application be submitted to MTO for review.
3. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.





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TOWN OF AURORA
Planning and Development Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2018-01B
PROPERTY: 95 Eric T Smith Way
LEGAL DESCRIPTION: Lot 3 Plan 65M4324
APPLICANT: Town of Aurora
DATE OF DECISION: April 12, 2018

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ does not authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to allow increase in maximum building height.

The Committee has determined that the Application ~~is~~ is not a Minor Variance and that granting such relief ~~is~~ is not within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is~~ is not desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

ABSENT

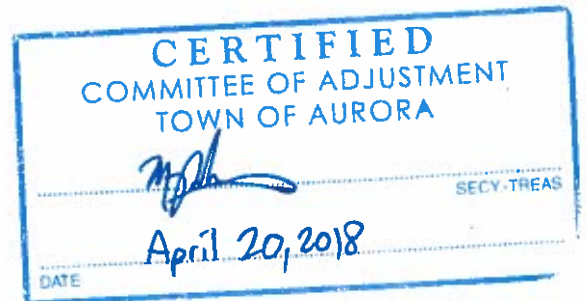
Grace Marsh, Chair

David Mhango

Tom Plamondon, Vice Chair

Roy Harrington

Hank Gosar



REASONS FOR DECISION

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 Building Services (attached herein); any additional rationale is noted below:

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been-taken into consideration by the Committee of Adjustment in its Decision on this matter.

CONDITIONS:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Directory of Planning and Development Services, or their designate, that the Applicant has satisfied all concerns below and as noted in the January 31, 2018 memo by Glen McArthur, Municipal Engineer:
 - THE proxy surveys referenced in study are located outside of York Region and were collected more than 2 years ago. Additional proxy surveys at comparable sites within York Region must be submitted to support proposed parking supply.

2. SUBMISSION to the Secretary-Treasurer of written confirmation from the Ministry of Transportation, that the Applicant has satisfied all concerns below and as noted in the January 29, 2018 memo by Paul Nunes, Corridor Management Officer:
 - THAT an MTO Building and land use Permit be obtained prior to commencement of any on-site construction/works. Prior to Permit submission, municipal Site Plan Control Application be submitted to MTO for review.

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TOWN OF AURORA
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Committee of Adjustment

DECISION

FILE NUMBER: MV-2018-01C
PROPERTY: 95 Eric T Smith Way
LEGAL DESCRIPTION: Lot 3 Plan 65M4324
APPLICANT: Town of Aurora
DATE OF DECISION: April 12, 2018

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ **not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 6000-17 as amended, respecting to allow reduction in required parking spaces.

The Committee has determined that the Application ~~is~~ **not** a Minor Variance and that granting such relief ~~is~~ **not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is~~ **not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

ABSENT

Grace Marsh, Chair

David Mhango

Tom Plamondon, Vice Chair

Roy Harrington

Hank Gosar

CERTIFIED
 COMMITTEE OF ADJUSTMENT
 TOWN OF AURORA

DATE April 20, 2018

SECY-TREA

REASONS FOR DECISION

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 Building Services (attached herein); any additional rationale is noted below:

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been-taken into consideration by the Committee of Adjustment in its Decision on this matter.

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 - THAT an MTO Building and land use Permit be obtained prior to commencement of any on-site construction/works. Prior to Permit submission, municipal Site Plan Control Application be submitted to MTO for review.
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