



**NOTICE OF PUBLIC HEARING  
CONSENT**

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

**FILE NUMBER:** C-2022-02

**APPLICANT:** Lumsden

**PROPERTY:** 145 Hillview Road  
PLAN 30 LOT 59 PT LOT 60

**RELATED APPLICATIONS:** n/a

**ZONING:** R3(Detached Third Density Residential), EP (Environmental Protection Zone), and EP(153)

**PURPOSE:** To facilitate a lot line adjustment.

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:** May 12, 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](mailto:BManoharan@aurora.ca) no later than 4:30pm on May 10, 2022. 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](mailto:BManoharan@aurora.ca) no later than **12:00pm (noon) on May 12, 2022**. 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](mailto:BManoharan@aurora.ca) no later than 4:30pm on May 12, 2022.

**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](mailto: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 28<sup>th</sup> DAY OF APRIL 2022



Brashanthe Manoharan  
Secretary-Treasurer  
Committee of Adjustment

## **ATTACHMENTS**

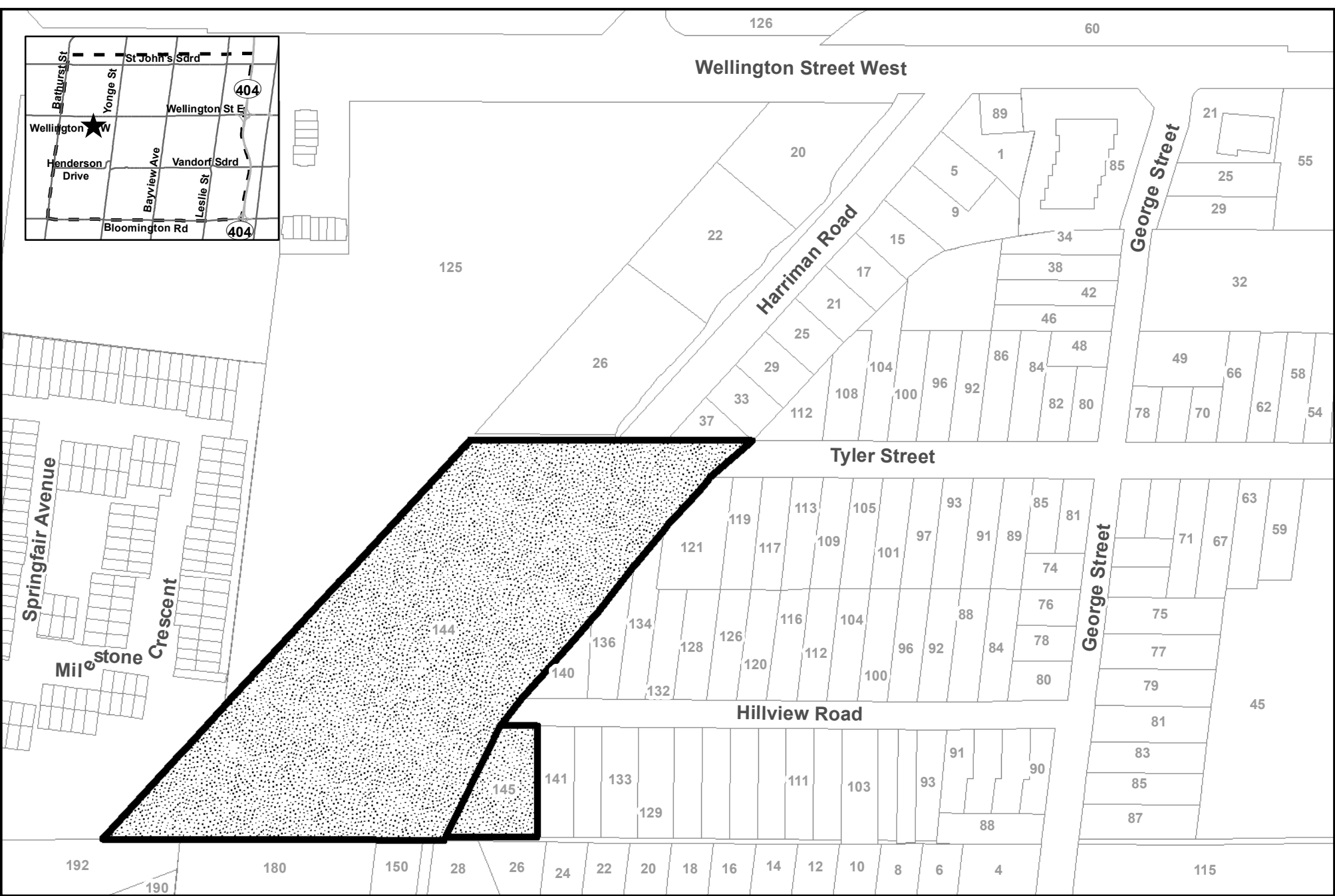
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

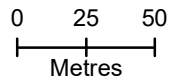
**Agenda packages will be available prior to the Hearing at:**

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



**LOCATION MAP**  
**144 - 145 HILLVIEW ROAD**  
**FILE: C-2022-02**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**





SURVEYOR'S REAL PROPERTY REPORT OF  
PART OF LOT 27, REGISTERED PLAN 246  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500

TOWN OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
Development Planning Division  
DATE: Apr. 12, 2022  
**RECEIVED**

**SUBMISSION No. 1**

**NOTE**  
ALL BUILDING TIES ARE PERPENDICULAR TO  
PROPERTY LINES UNLESS OTHERWISE NOTED.  
PROPERTY LINES ARE UNFENCED UNLESS  
OTHERWISE NOTED.

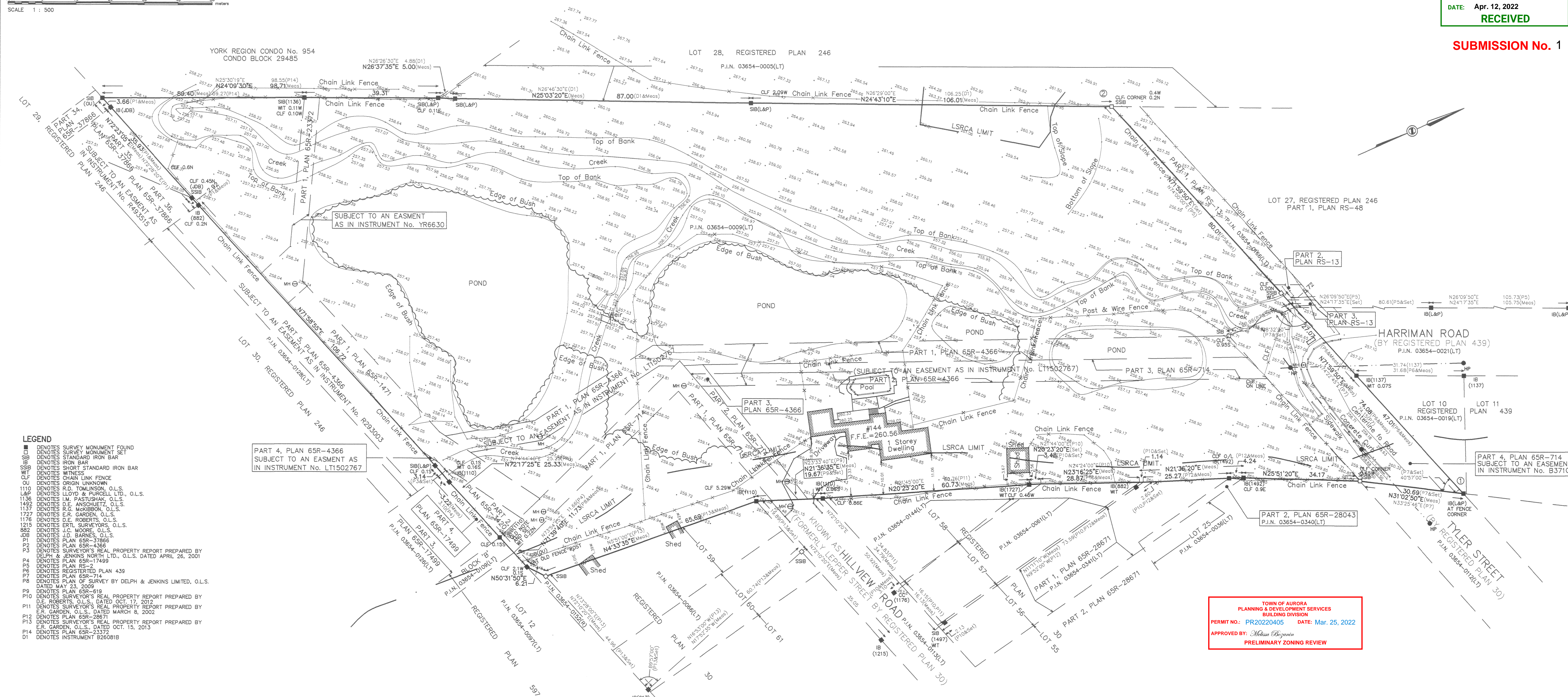
**METRIC**  
DISTANCES AND COORDINATES SHOWN ON  
THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048.

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THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT,  
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DELPH AND JENKINS NORTH LTD. IS STRICTLY PROHIBITED.

SURVEYOR'S REAL PROPERTY REPORT PART 2 - REPORT SUMMARY
SURVEY PREPARED FOR HARRY GORDON LUMSDEN
DESCRIPTION OF LAND PART OF LOT 27, REGISTERED PLAN 246 (KNOWN AS 144 HILLVIEW ROAD)
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAYS SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. LT1502767 SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. YR6630 SUBJECT TO AN EASEMENT AS IN INSTRUMENT No. B37101B
ENCROACHMENTS NOTE LOCATIONS OF SURROUNDING FENCES NOTE LOCATIONS OF FENCES SHEDS ON PIN 03654-0066(LT)
COMPLIANCE WITH MUNICIPAL ZONING BY-LAW
NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS (FURTHER INFORMATION CONTAINED IN THE SURVEY REPORT TO BE READ IN CONJUNCTION WITH THIS PLAN.)

**NOTE:**  
BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM  
OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK  
OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17,  
CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).  
DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES,  
AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY  
COMBINED SCALE FACTOR 0.9997487.

PLANNING COORDINATES	NORTHING	EASTING
1	4 872 582.415	622 305.123
2	4 872 534.802	622 158.612



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - SIB DENOTES SURVEY MONUMENT SET
  - ID DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - WT DENOTES WITNESS
  - CLF DENOTES CHAIN LINK FENCE
  - OU DENOTES ORIGIN UNKNOWN
  - 1110 DENOTES R.D. TOMLINSON, O.L.S.
  - 1111 DENOTES LLOYD & PURCELL LTD., O.L.S.
  - 1136 DENOTES I.M. PASTUSIAK, O.L.S.
  - 1492 DENOTES D.E. ANSCHUTZ, O.L.S.
  - 1137 DENOTES R.G. MCKIBBIN, O.L.S.
  - 1727 DENOTES E.R. GARDEN, O.L.S.
  - 882 DENOTES J.C. MOORE, O.L.S.
  - JOB DENOTES J.D. BARNES, O.L.S.
  - P1 DENOTES PLAN 65R-37866
  - P2 DENOTES PLAN 65R-4366
  - P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT PREPARED BY DELPH & JENKINS NORTH LTD., O.L.S. DATED APRIL 26, 2001
  - P4 DENOTES PLAN 65R-17499
  - P5 DENOTES PLAN RS-2
  - P6 DENOTES REGISTERED PLAN 439
  - P7 DENOTES PLAN 65R-714
  - P8 DENOTES PLAN OF SURVEY BY DELPH & JENKINS LIMITED, O.L.S. DATED MAY 23, 2009
  - P9 DENOTES PLAN 65R-619
  - P10 DENOTES SURVEYOR'S REAL PROPERTY REPORT PREPARED BY D.E. ROBERTS, O.L.S. DATED OCT. 17, 2012
  - P11 DENOTES SURVEYOR'S REAL PROPERTY REPORT PREPARED BY E.R. GARDEN, O.L.S. DATED MARCH 8, 2002
  - P12 DENOTES PLAN 65R-28671
  - P13 DENOTES SURVEYOR'S REAL PROPERTY REPORT PREPARED BY E.R. GARDEN, O.L.S. DATED OCT. 15, 2013
  - P14 DENOTES PLAN 65R-23372
  - O1 DENOTES INSTRUMENT B26681B

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20220405 DATE: Mar. 25, 2022  
APPROVED BY: *Melvin Bergman*  
PRELIMINARY ZONING REVIEW

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 24<sup>th</sup> DAY OF NOVEMBER, 2020.  
DATE: Nov 25 2020  
G. K. JENKINS - ONTARIO LAND SURVEYOR

**NOTE:** THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED, SUBSEQUENT TO THE DATE OF CERTIFICATION.

Delph & Jenkins North Ltd.  
220 Industrial Parkway S. Unit 6, Aurora, Ontario L4G 3V6  
Tel: 905-841-6526 Fax: 905-841-2486  
20277-1  
DRAWN: GJ CHECKED: GJK



PLAN OF SURVEY OF  
 LOT 59 AND PART OF LOT 60, REGISTERED PLAN 30  
 AND  
 PART OF LOT 27, REGISTERED PLAN 246  
 AND  
 PART OF LOT 79, CONCESSION 1  
 (GEOGRAPHIC TOWNSHIP OF KING)  
 TOWN OF AURORA  
 REGIONAL MUNICIPALITY OF YORK

10m 8 6 4 2 0 10 20m  
 SCALE 1 : 250



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT AND THE LAND TITLES ACT.

**PLAN 65R-**

RECEIVED AND DEPOSITED

DATE \_\_\_\_\_, 2020 DATE \_\_\_\_\_, 2020

G. K. JENKINS  
 Ontario Land Surveyor

REPRESENTATIVE FOR LAND REGISTRAR FOR THE REGISTRY AND LAND TITLES DIVISION OF YORK REGION (No. 65)

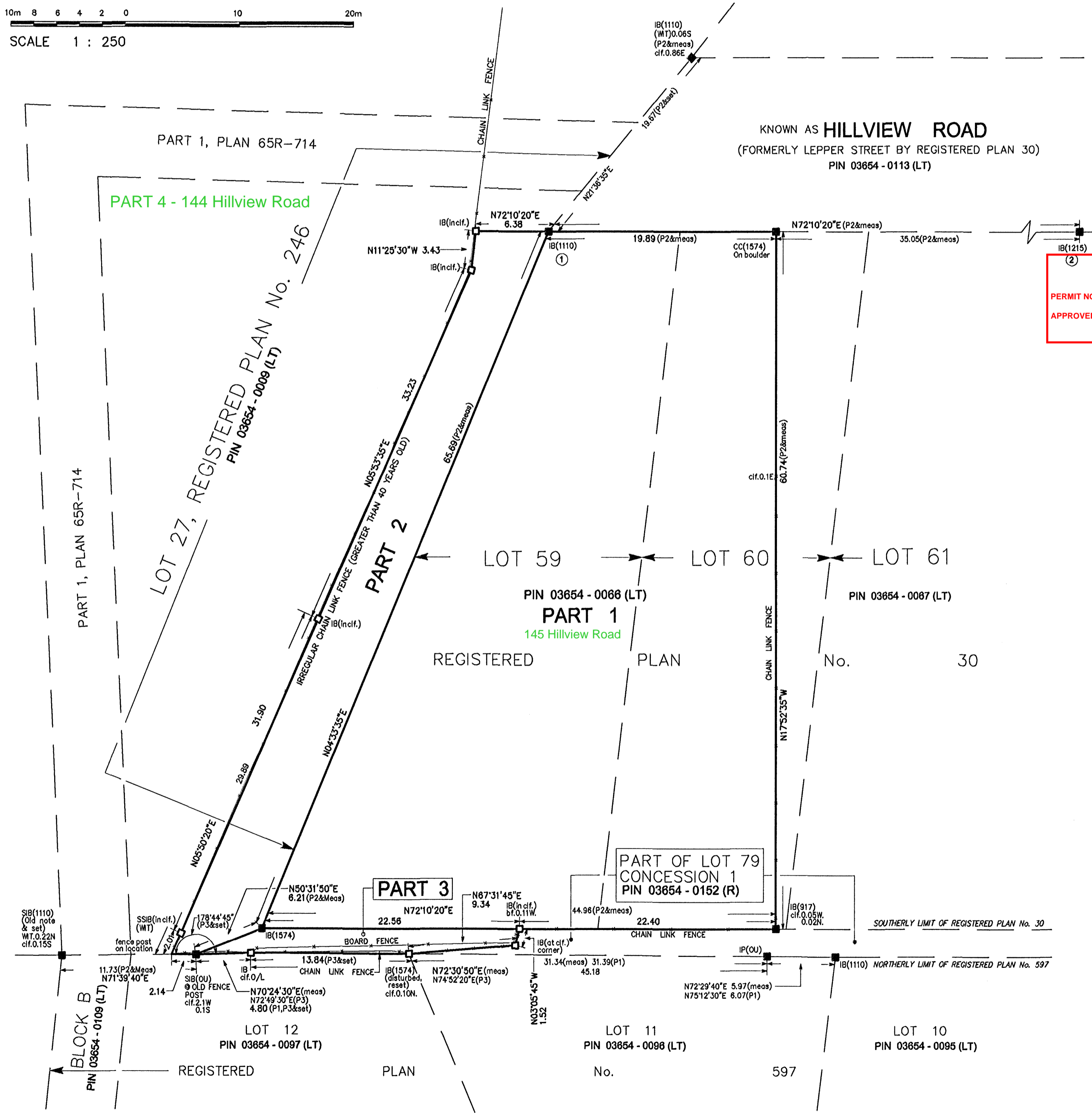
**METRIC** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**SCHEDULE FOR LAND TITLES DIVISION**

PART	LOT	PLAN/ CONCESSION	PIN	AREA
1	LOT 59 AND PART OF LOT 60	REGISTERED PLAN No. 30	ALL OF 03654-0066(LT)	19690.m <sup>2</sup>
2	PART OF LOT 27	REGISTERED PLAN No. 246	PART OF 03654-0009(LT)	382.2m <sup>2</sup>

**SCHEDULE FOR REGISTRY DIVISION**

PART	LOT	CONCESSION	PIN	AREA
3	PART OF LOT 79	CONCESSION 1 (KING)	PART OF 03654-0152(R)	51.7m <sup>2</sup>



**TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION**

PERMIT NO.: PR20220405 DATE: Mar. 25, 2022

APPROVED BY: *Melissa Bozantin*

**PRELIMINARY ZONING REVIEW**

**TOWN OF AURORA  
 PLANNING AND DEVELOPMENT SERVICES  
 Development Planning Division**

DATE: Apr. 12, 2022

**RECEIVED**

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CC DENOTES CUT CROSS
  - 1215 DENOTES ERTL SURVEYORS, O.L.S.
  - 1110 DENOTES R. D. TOMLINSON, O.L.S.
  - 1574 DENOTES DELPH & JENKINS NORTH LTD., O.L.S.
  - OU DENOTES ORIGIN UNKNOWN
  - P1 DENOTES REGISTERED PLAN 597
  - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT PREPARED BY DELPH & JENKINS NORTH LTD, O.L.S., DATED NOVEMBER 25, 2020
  - P3 DENOTES PLAN OF SURVEY PREPARED BY DELPH & JENKINS NORTH LTD., DATED MAY 23, 2009
  - IP DENOTES IRON PIPE
  - cif DENOTES CHAIN LINK FENCE
- SUBMISSION No. 1**

**NOTE:**

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (1) AND (2) BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS, 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY 0.9997487.

**OBSERVED REFERENCE POINTS UTM (NAD83, CSRS 2010)**

PLAN COORDINATES	NORTHING	EASTING
1	4 872 391.910	622 222.100
2	4 872 408.730	622 274.390

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE REGISTRY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 11th. DAY OF NOVEMBER, 2020.

DECEMBER 22 2020 DATE *G. K. Jenkins*  
 G. K. JENKINS - ONTARIO LAND SURVEYOR

**Delph & Jenkins North LTD**  
 Ontario Land Surveyors  
 220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G-3V6  
 Tel. 905-841-8526 Fax. 905-841-2496

**20302-1**

DRAWN BY: ml CHECKED BY: GKJ



# 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](mailto: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