



**NOTICE OF PUBLIC HEARING
CONSENT**

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

FILE NUMBER: C-2022-03

APPLICANT: Perwick Investments Inc.

PROPERTY: 304 Wellington Street East
CON 1E PART LOT 81 RS65R13645 PART 3 AND RP 65R21307 PART 2

RELATED APPLICATIONS: n/a

ZONING: C4(126) Community Commercial

PURPOSE: A Consent Application has been submitted to grant a 21 year lease to Tim Horton's/Wendy's restaurants.

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 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 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 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 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 APRIL 2022



Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

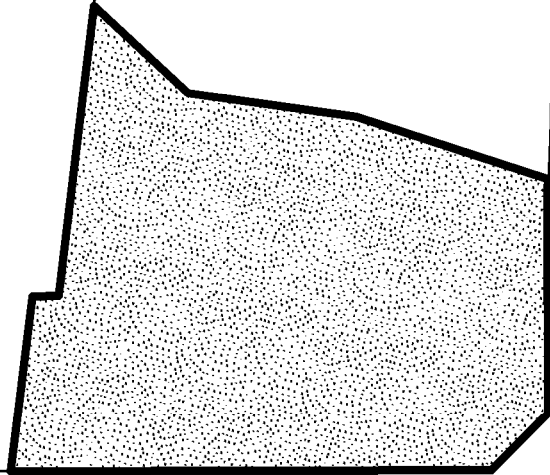
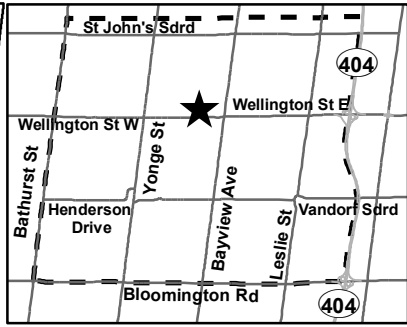
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

Agenda packages will be available prior to the Hearing at:

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



WELLINGTON STREET EAST

WELLINGTON STREET EAST

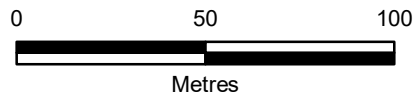
Mary Street

KEY MAP

FILE NO: C-2022-03
ADDRESS: 304 WELLINGTON ST E
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT



Subject Lands



TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20220139 DATE: Feb. 20, 2022
 APPROVED BY: *Bill Jean*
 PRELIMINARY ZONING REVIEW

SKETCH TO ILLUSTRATE
 BUILDINGS AND SITE LIMITS
 304 WELLINGTON STREET EAST
 TOWN OF AURORA



NOT FOR
 CONSTRUCTION.
 NO SITE WORKS
 PROPOSED.
 FOR ILLUSTRATION
 PURPOSES ONLY
 REGARDING AN
 APPLICATION FOR
 CONSENT

Leased Area

TOWN OF AURORA
 PLANNING AND DEVELOPMENT SERVICES
 Development Planning Division
 DATE: Mar. 30, 2022
 RECEIVED

SUBMISSION No. 1



SITE INFORMATION	
ZONING: COMMUNITY COMMERCIAL C4 (126)	
SETBACKS	
FRONT YARD	27.65
REAR YARD	4.01
INT. SIDE YARD	14.91
EXT. SIDE YARD	6.07
PARKING AND LOADING	
PARKING SPACES (REGULAR)	161
BARRIER FREE PARKING SPACES	3
TOTAL PARKING SPACES	164
ISLE WIDTH	6.0M
LOADING SPACES	3
AREA AND COVERAGE	
GROSS LOT AREA	12216 SQ.M.
TOTAL BUILDING AREA(3 BUILDINGS)	2309.2 SQ.M.
LOT COVERAGE %	18%

NOTE
 PROPERTY DIMENSIONS SHOWN HEREON ARE IN ACCORDANCE
 WITH IBW SURVEYORS RECORDS. (A-023456)

CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
 EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE
 EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS
 ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.





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