



**NOTICE OF PUBLIC HEARING
CONSENT**

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

FILE NUMBER: C-2023-01

APPLICANT: 1623 WELLINGTON STREET DEVELOPMENTS

PROPERTY: 1623 Wellington St E, Aurora, ON L4K5Z5
WHITCHURCH CON 3 PT LOT 20

**RELATED
APPLICATIONS:** n/a

ZONING: BP Business Park Zone

PURPOSE: A Consent Application has been submitted to facilitate the creation of (1) lot.

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:	February 9, 2023
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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on February 7, 2023.** 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://webforms.aurora.ca/Delegation-Request>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on February 9, 2023.** 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 PFan@aurora.ca **no later than 4:30pm on February 9, 2023.**

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 Peter Fan at PFan@aurora.ca or at **(905) 726-4711**

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 26th DAY OF January 2023



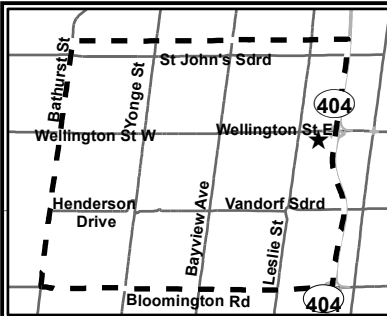
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

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>



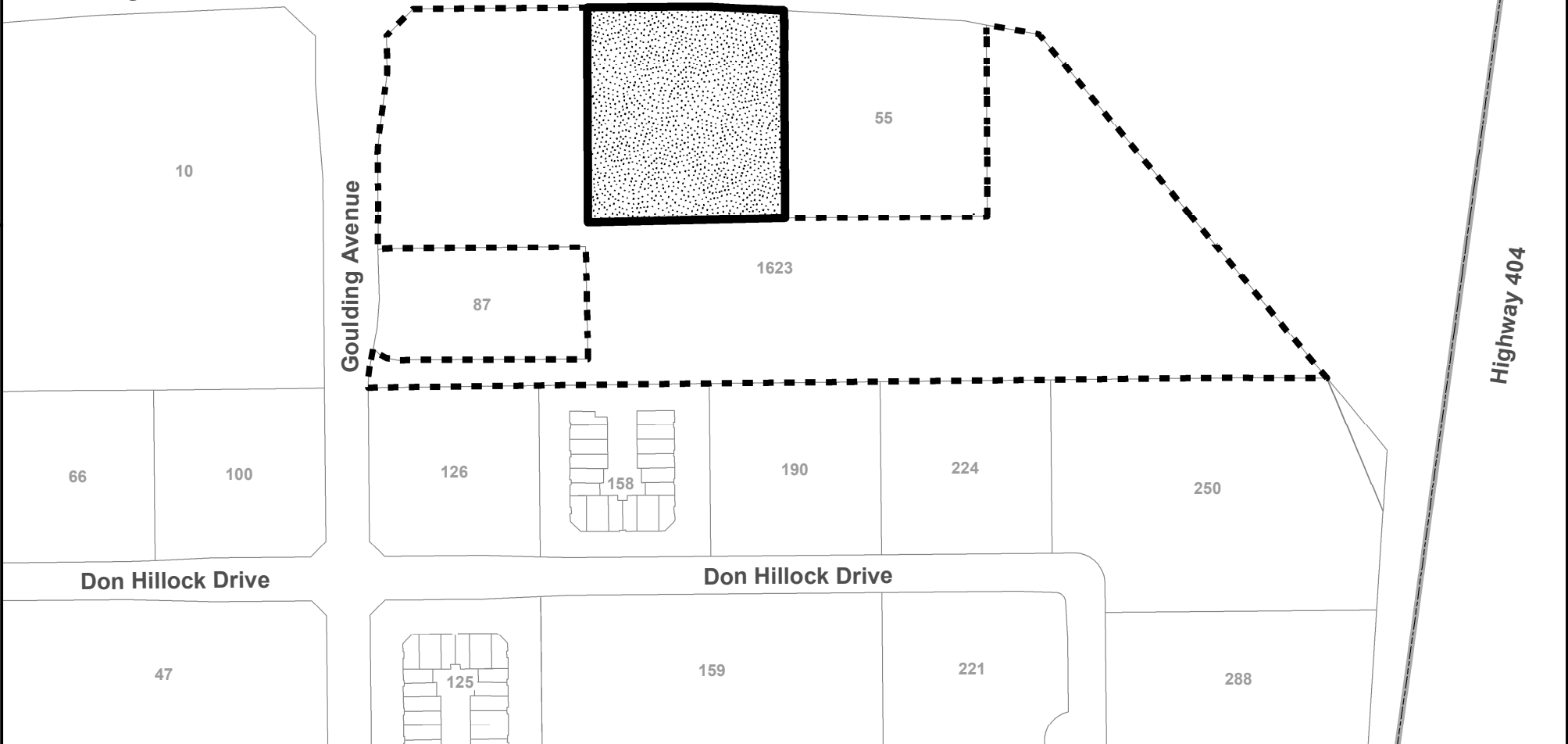
First Commerce Drive

Wellington Street East

Wellington Street East

Goulding Avenue

Highway 404



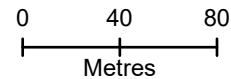
LOCATION MAP
1623 WELLINGTON STREET EAST
FILE: C-2023-01
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT



SUBJECT LANDS
 (NEW PARCEL AFTER SEVERANCE)



PARENT PARCEL
 (1623 WELLINGTON STREET EAST)



Consent Application Lands

- **RED** = Retained Lands (Part 1, 2, 3, Portion of 4, 7, 10, Portion of 11) Area: 24.47 Acres
- **BLUE** = Lands to be Severed (Portion of Part 11) Area: 2.85 Acres

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20221188 **DATE: Jan. 20, 2023**
APPROVED BY: Bill Jean
PRELIMINARY ZONING REVIEW

Context Lands - Based on Previous Consent Applications

- **ORANGE** = Tovia Lands (Portion of Part 4, C-2022-05) Area: 2.19 Acres
- **GREEN** = Dilawri Lands (Part 5, C-2021-02, C-2021-05, C-2021-06) Area: 2.80 Acres
- **PURPLE** = SmartStop (Part 8, Part 9, C-2021-02, C-2021-05, C-2021-06) Area: 1.59 Acres

BEARING, DISTANCE AND CO-ORDINATE NOTES

BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 00819900574 AND No. 00819900575 AND ARE REFERRED TO THE 6° UNIVERSAL TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83 (ORIGINAL).

CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99975683.

AREAS SHOWN HEREON ARE CALCULATED FROM GROUND DISTANCES.

POINT ID	EASTING	NORTHING
SCP 00819900574	627918.857	4873633.812
SCP 00819900575	627837.597	4874209.552
301	626855.380	4874312.044
309	627448.380	4874504.620

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

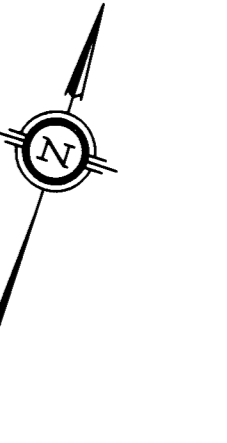
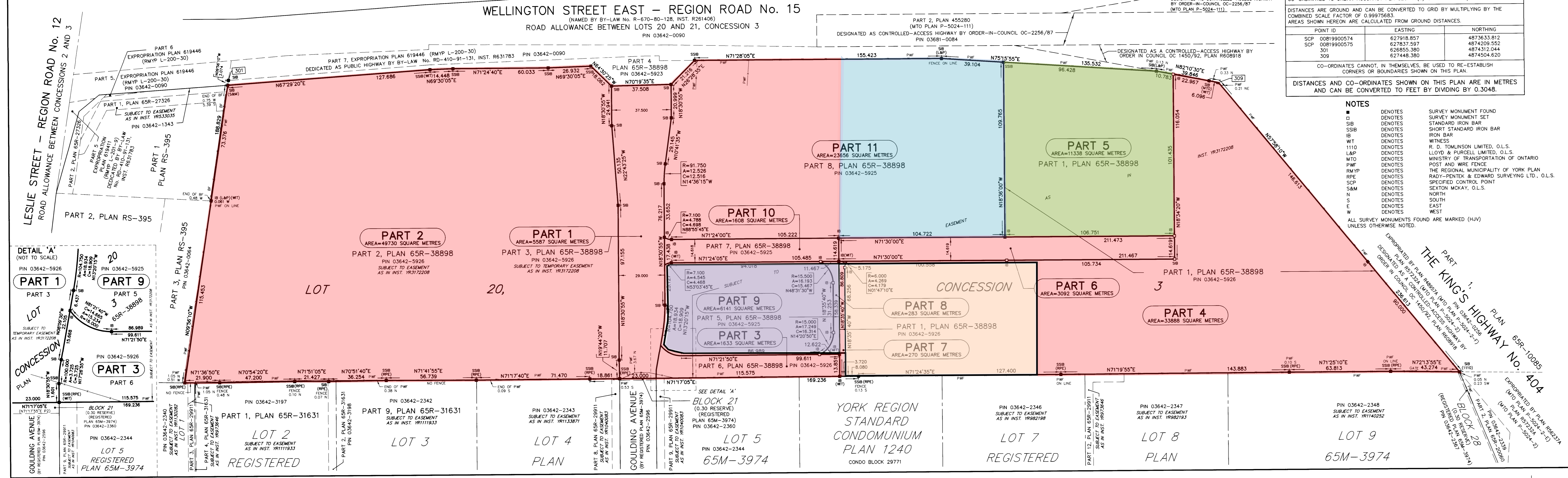
PLAN 65R-39324

I require this plan to be deposited under the Land Titles Act.

Date: FEBRUARY 17, 2021

THOMAS R. REED
ONTARIO LAND SURVEYOR

RECEIVED AND DEPOSITED
Date: March 5, 2021
"A King"
Representative for the Land Titles Division of YORK REGION (No. 65)



NOTES

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- S/SB DENOTES STANDARD IRON BAR
- IB DENOTES SHORT STANDARD IRON BAR
- WIT DENOTES IRON BAR WITNESS
- 1110 DENOTES R. D. TOMLINSON LIMITED, O.L.S.
- L&P DENOTES LLOYD & PURCELL LIMITED, O.L.S.
- MTO DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
- PWF DENOTES POST AND WIRE FENCE
- RMYP DENOTES THE REGIONAL MUNICIPALITY OF YORK PLAN
- RPE DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
- SCP DENOTES SPECIFIED CONTROL POINT
- S&M DENOTES SEXTON MCKAY, O.L.S.
- N DENOTES NORTH
- S DENOTES SOUTH
- E DENOTES EAST
- W DENOTES WEST

ALL SURVEY MONUMENTS FOUND ARE MARKED (HJV) UNLESS OTHERWISE NOTED.

PLAN OF SURVEY OF
PART OF LOT 20
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH)
TOWN OF AURORA
THE REGIONAL MUNICIPALITY OF YORK

SCALE 1:1000
0 10 20 40 60 METRES

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON FEBRUARY 17, 2021

FEBRUARY 17, 2021
DATE

THOMAS R. REED
ONTARIO LAND SURVEYOR

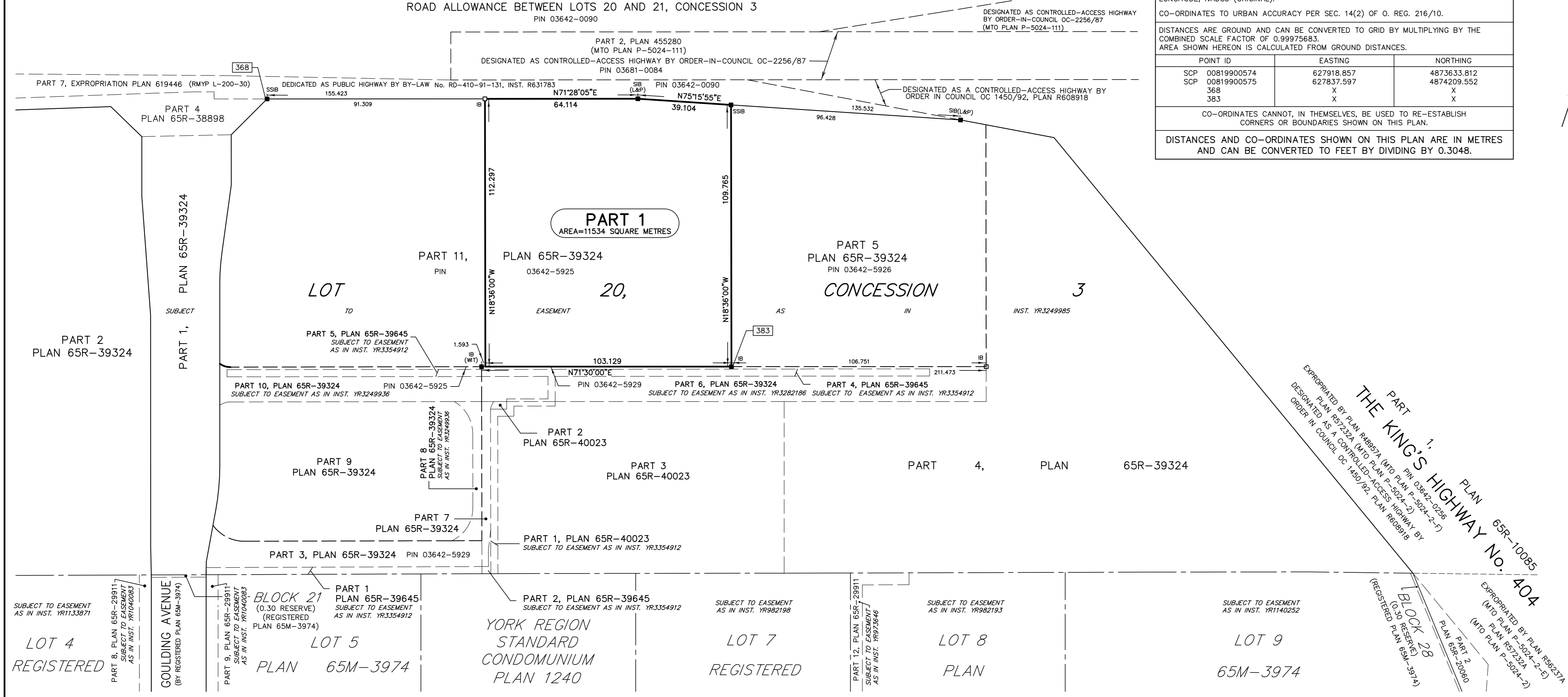
HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000, EMAIL: hjv@hjv-ols.ca

SCALE: 1:1000 DRAWN BY: J.Y./V.P. CHKD. BY: T.R./S.C. JOB NO: 12-2210-REF3

WELLINGTON STREET EAST – REGION ROAD No. 15
(NAMED BY BY-LAW No. R-670-80-128, INST. R261406)

ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 3
PIN 03642-0090



BEARING, DISTANCE AND CO-ORDINATE NOTES

BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 00819900574 AND No. 00819900575 AND ARE REFERRED TO THE 6° UNIVERSAL TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD83 (ORIGINAL).

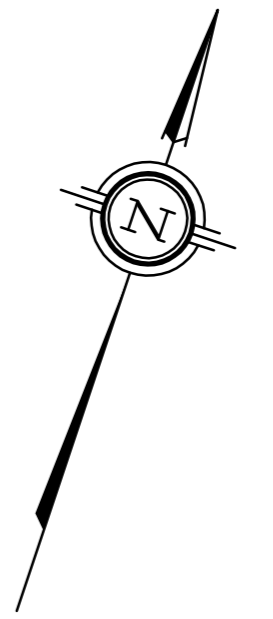
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99975683.
AREA SHOWN HEREON IS CALCULATED FROM GROUND DISTANCES.

POINT ID	EASTING	NORTHING
SCP 00819900574	627918.857	4873633.812
SCP 00819900575	627837.597	4874209.552
368	X	X
383	X	X

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



I require this plan to be deposited under the Land Titles Act.

Date _____

THOMAS R. REED
ONTARIO LAND SURVEYOR

PLAN 65R-

RECEIVED AND DEPOSITED

Date _____

Representative for
the Land Registrar for
the York Region (No. 65)

SCHEDULE				
PART	PART OF LOT	CONCESSION	PART OF PIN	AREA (m ²)
1	20	3	03642-5925	11534

PART 1 – SUBJECT TO EASEMENT AS IN INST. YR3249985.

PLAN OF SURVEY OF
PART OF LOT 20, CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH)
TOWN OF AURORA
THE REGIONAL MUNICIPALITY OF YORK



HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

- NOTES**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WT DENOTES WITNESS
 - 1110 DENOTES R. D. TOMLINSON LIMITED, O.L.S.
 - MTO DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
 - RMYP DENOTES THE REGIONAL MUNICIPALITY OF YORK PLAN
 - RPE DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 - SCP DENOTES SPECIFIED CONTROL POINT
- ALL SURVEY MONUMENTS FOUND ARE MARKED (HJV) UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON _____

DATE: NOVEMBER 09, 2022

THOMAS R. REED
ONTARIO LAND SURVEYOR

HOLDING JONES VANDERVEEN INC.
ONTARIO LAND SURVEYORS

1700 LANGSTAFF ROAD, SUITE 1002
VAUGHAN, ON L4K 3S3
PHONE: 905-660-4000, EMAIL: hjv@hjv-ols.ca

SCALE: 1:1000	DRAWN BY: J.Y.	CHKD. BY: T.R.	JOB NO: 12-2210 – REF 5
---------------	----------------	----------------	-------------------------



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 Peter Fan, Secretary-Treasurer, at pfan@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: 905-727-4771