



**NOTICE OF PUBLIC HEARING
CONSENT**

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

FILE NUMBER: C-2021-08

APPLICANT: 36 Victoria Aurora Inc.

PROPERTY: 36 Victoria Street
PLAN 68 S PT LOT 5

RELATED APPLICATIONS: n/a

ZONING: R7(272) Mixed Density Residential

PURPOSE: A Consent Application has been submitted to sever a portion of Lot 5 to be amalgamated with Lot 1.

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:	April 8, 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 April 6, 2021**. 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 April 8, 2021.** 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 April 9, 2021.**

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 25th DAY OF MARCH 2021



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

YONGE STREET

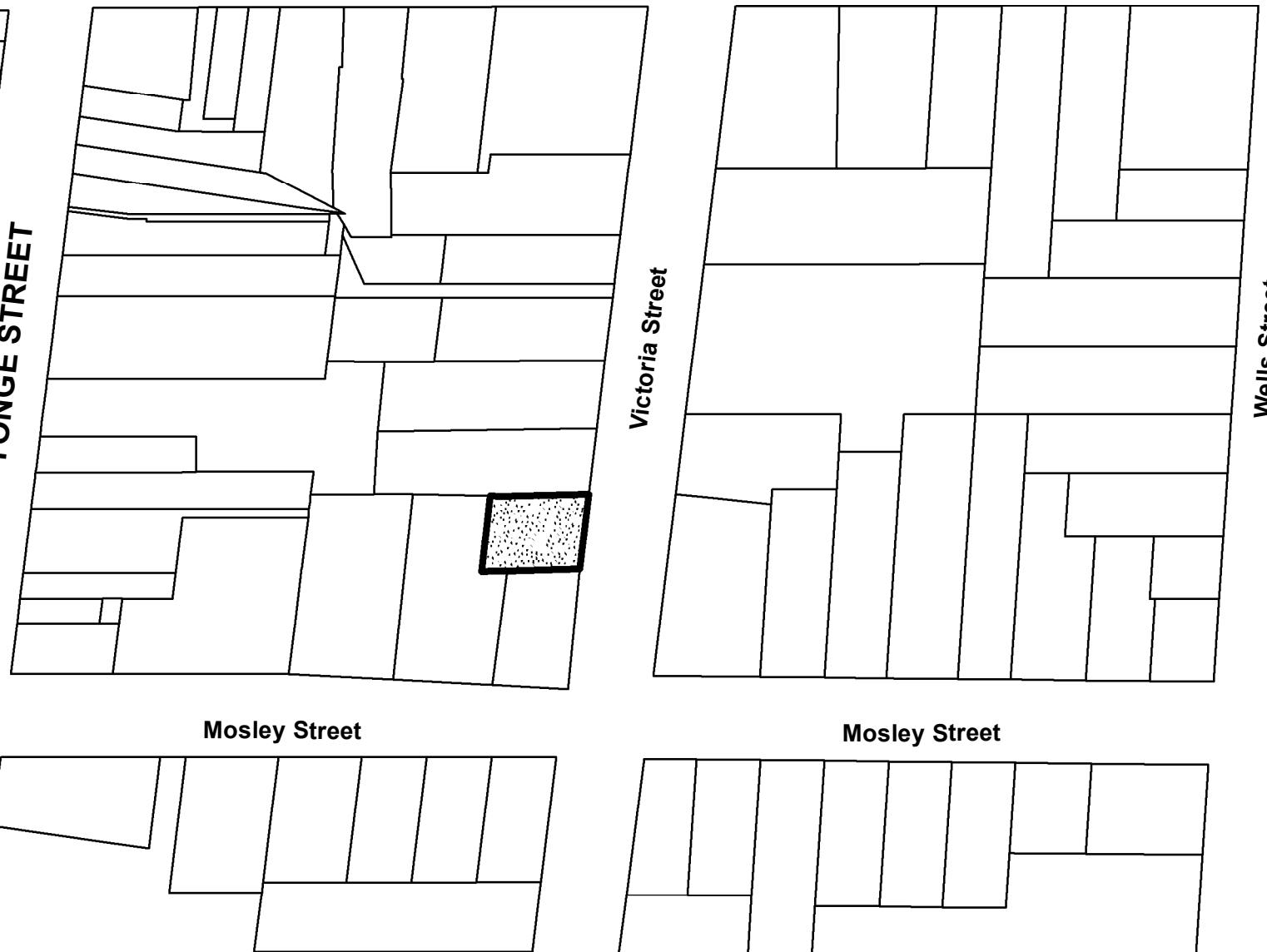
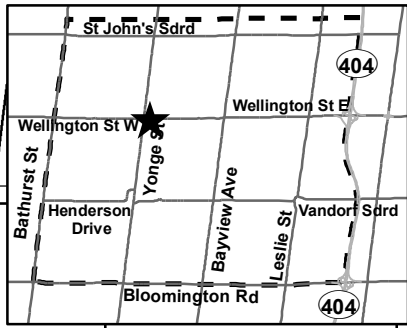
Victoria Street

Wells Street

Mosley Street

Mosley Street

Tyler Street

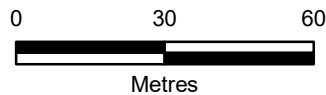


KEY MAP

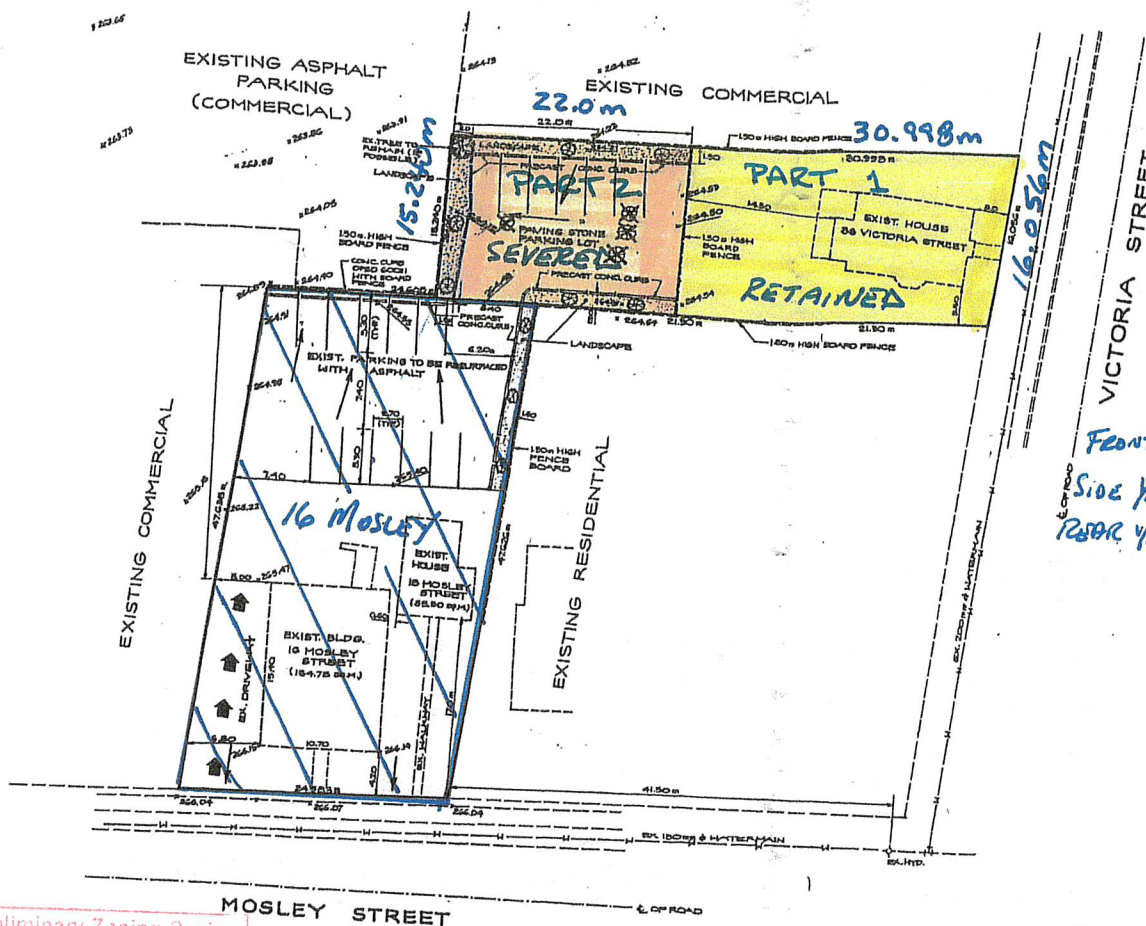
FILE NO: C-2021-08
ADDRESS: 36 VICTORIA STREET
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT



Subject Lands



36 VICTORIA - CONSENT TO SEVER REAR LOT



LEGEND:

- * 224.83 EXISTING SPOT ELEVATION
- * 224.80 PROPOSED ELEVATION
- ☞ DIRECTION OF SURFACE DRAINAGE
- ⊗ EX. TREES TO BE REMOVED
- ⊕ PROPOSED TREES

NOTES:

1. ALL INSTALLATION METHODS TO TOWN STANDARDS OR BETTER.
2. ASPHALT AREA TO CONSIST OF 50mm HLB, 100mm GRANULAR 'A' & 100mm GRANULAR 'B' TO TOWN STANDARDS.
3. PAVING STONE LOT TO CONSIST OF 100mm HLB, PAVING STONE (UNLOCK OR EQUAL) 100mm GRAN. 'A' AND 100mm GRAN. 'B'

DATA:

1. LOT 1 NORTH SIDE OF MOSLEY STREET AND PART OF LOT 2 WEST SIDE OF VICTORIA STREET, R.F. 68, TOWN OF AURORA, REGION OF YORK. EXZONING RS - FROM RS (EXCEPTION)
2. No. 16 MOSLEY STREET (a) FIRST FLOOR (OFFICES) 6
AREA = 164.75 SQ.M.
(b) SECOND FLOOR EXISTING 2 APARTMENTS FLOOR AREA = 154.75 SQ.M.
3. No. 18 MOSLEY STREET EXISTING SINGLE FAMILY HOUSE 1
TOTAL REQUIRED PARKING 10
4. AVAILABLE SPACES 12
5. ADDITIONAL PARKING PROPOSED REAR OF No. 36 VICTORIA STREET 7
6. SITE AREA (16/18 MOSLEY ST.) 1102 SQ.M.
7. COVERAGE (16/18 MOSLEY ST.) 15.26%
8. O.B.C. OCCUPANCY DESIGN CLASS. GROUP D AND GROUP C (RES.)

PART 1

FRONT YARD SETBACK 3.0M
SIDE YARD SETBACK 3.5M
REAR YARD SETBACK 14.5M

Preliminary Zoning Review
MAR 09 2021
PLANNING AND DEVELOPMENT SERVICES
Building Division

PART 1 RETAINED = 497.5 m² Approximately
PART 2 SEVERED = 335.3 m² Approximately
TOTAL = 832.8 m² Approximately

PR 20200806 B1

SEVERED PARCEL WILL MERGE WITH 16 MOSLEY

TOWN OF AURORA ENGINEERING DEPARTMENT SITE PLAN	
No. 16 MOSLEY STREET AND No. 36 VICTORIA STREET	
WYNDLAND CONSULTANTS LIMITED CONSULTING ENGINEERS TOWN PLANNERS 5 LAWTON DRIVE MARKHAM, ONT. M3M 1A4	
SCALE: 1/200	DATE: NOV. 1999
DRAWN BY: MJR	PROJECT NO:
CHECKED BY: S.O.L.	SHEET: OF
DESIGNED BY: S.O.L.	JOB NO:
CHECKED BY: S.O.L.	

SURVEYOR'S REAL PROPERTY REPORT—PART 1
PLAN OF
PART OF LOT 5
WEST SIDE OF VICTORIA STREET AND
LOT 1
NORTH SIDE OF MOSLEY STREET
REGISTERED PLAN 68
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

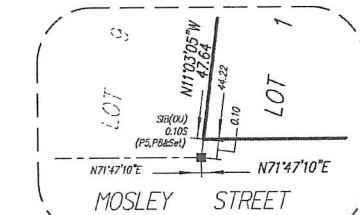
© COPYRIGHT
ertl surveyors 2021
 Ontario Land Surveyors

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

Part 2
 NO REGISTERED EASEMENTS OR RIGHTS OF WAY,
 FENCES AS SHOWN.
 SURVEY PREPARED FOR BENNY SOSCIA.

Bearing Reference
 BEARINGS ARE UTM GRID, DERIVED FROM GPS REAL TIME
 NETWORK OBSERVATIONS IN NAD83(CRS84) AND ARE
 REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17,
 LONGITUDE 81°W.

- Legend**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - IP DENOTES IRON PIPE
 - WIT DENOTES WITNESS
 - M DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - RP DENOTES REGISTERED PLAN 68
 - P1 DENOTES PLAN 65R-36371
 - P2 DENOTES PLAN 65R-2189
 - P3 DENOTES SURVEY BY R.D. TOMLINSON LTD., O.L.S.
DATED AUGUST 21, 1987
 - P4 DENOTES PLAN 65R-9938
 - P5 DENOTES SURVEY BY R.D. TOMLINSON LTD., O.L.S.
DATED FEBRUARY 13, 1998
 - P6 DENOTES PLAN 65R-3215
 - P7 DENOTES PLAN 65R-16572
 - P8 DENOTES NOTES BY HEPC PROPERTY DEPARTMENT
 - L&P DENOTES LLOYD & PURCELL LTD., O.L.S.
 - 927 DENOTES J.R. SNEATH, O.L.S.
 - 1110 DENOTES R.D. TOMLINSON, O.L.S.
 - 1215 DENOTES ERTL SURVEYORS, O.L.S.
 - OH DENOTES OVERHEAD UTILITY WIRES
 - WV DENOTES WATER VALVE/KEY
 - MH DENOTES MAINTENANCE HOLE
 - UP DENOTES UTILITY POLE
 - ANP DENOTES ANCHOR POINT/GUY WIRE
 - BF DENOTES BOARD FENCE
 - DBF DENOTES DOUBLE BOARD FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - CL DENOTES CENTERLINE
 - DS DENOTES DOOR SILL ELEVATION
 - GS DENOTES GARAGE SILL ELEVATION
 - AD DENOTES AREA DRAIN
 - BOL DENOTES BOLLARD
 - PROD DENOTES ON PRODUCTION
 - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
 - ⊙ DENOTES DECIDUOUS TREE



DETAIL A

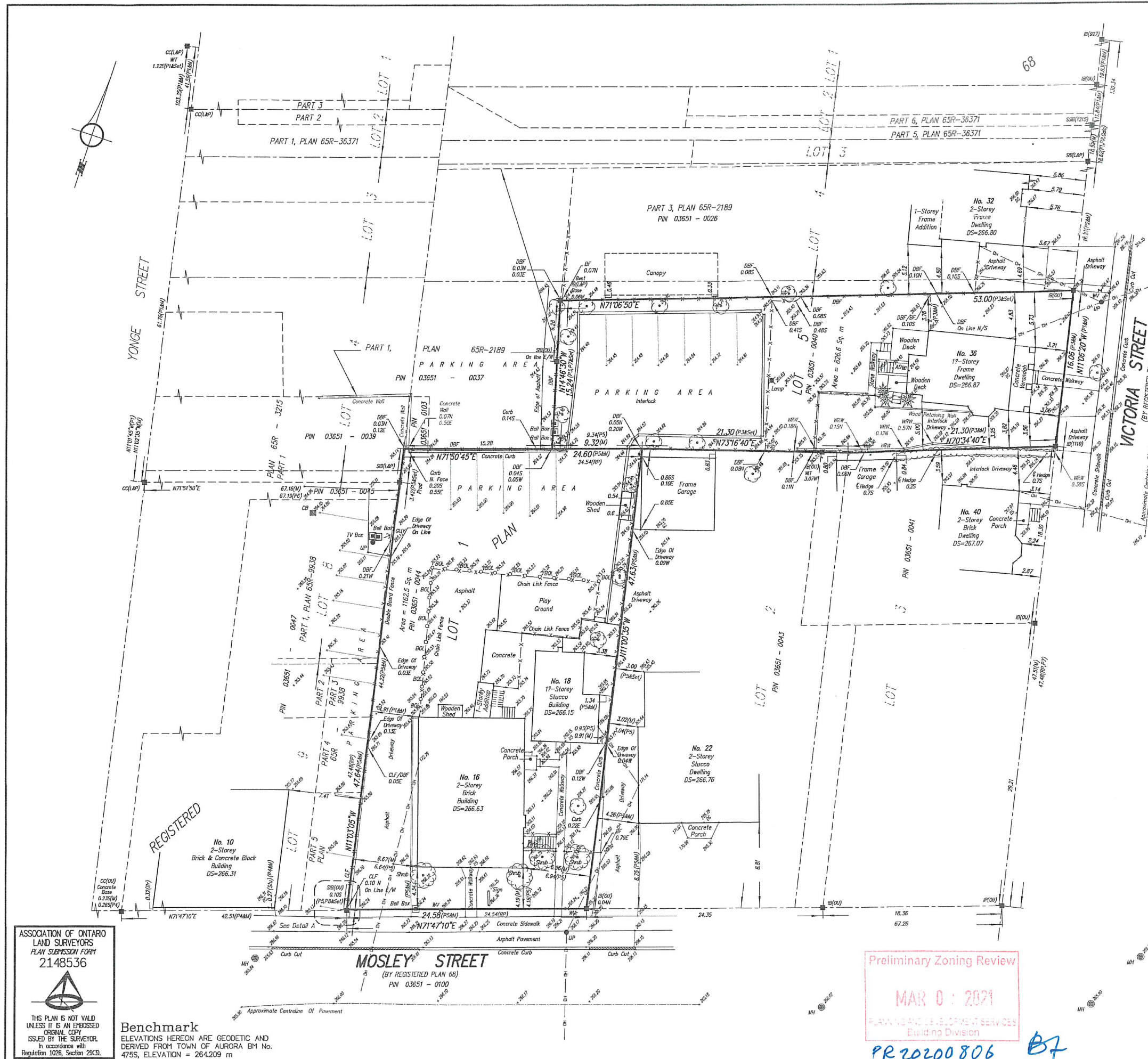
NOT TO SCALE

Surveyor's Certificate

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN
 ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS
 ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF
 DECEMBER 2020

January 22, 2021 *Lawrence O. Ertl*
 Date Signature
 Lawrence O. Ertl
 Ontario Land Surveyor

ertl surveyors
 Ontario Land Surveyors
 www.es-ols.com
 1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1
 TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
 DRAWING: 20455-TB.DWG PROJECT: 20455
 CALC. BY DICKY, DRAWN BY REZA, CHECKED BY CL



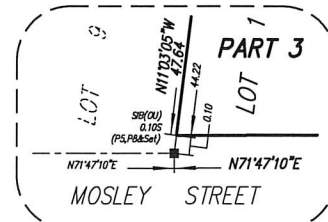
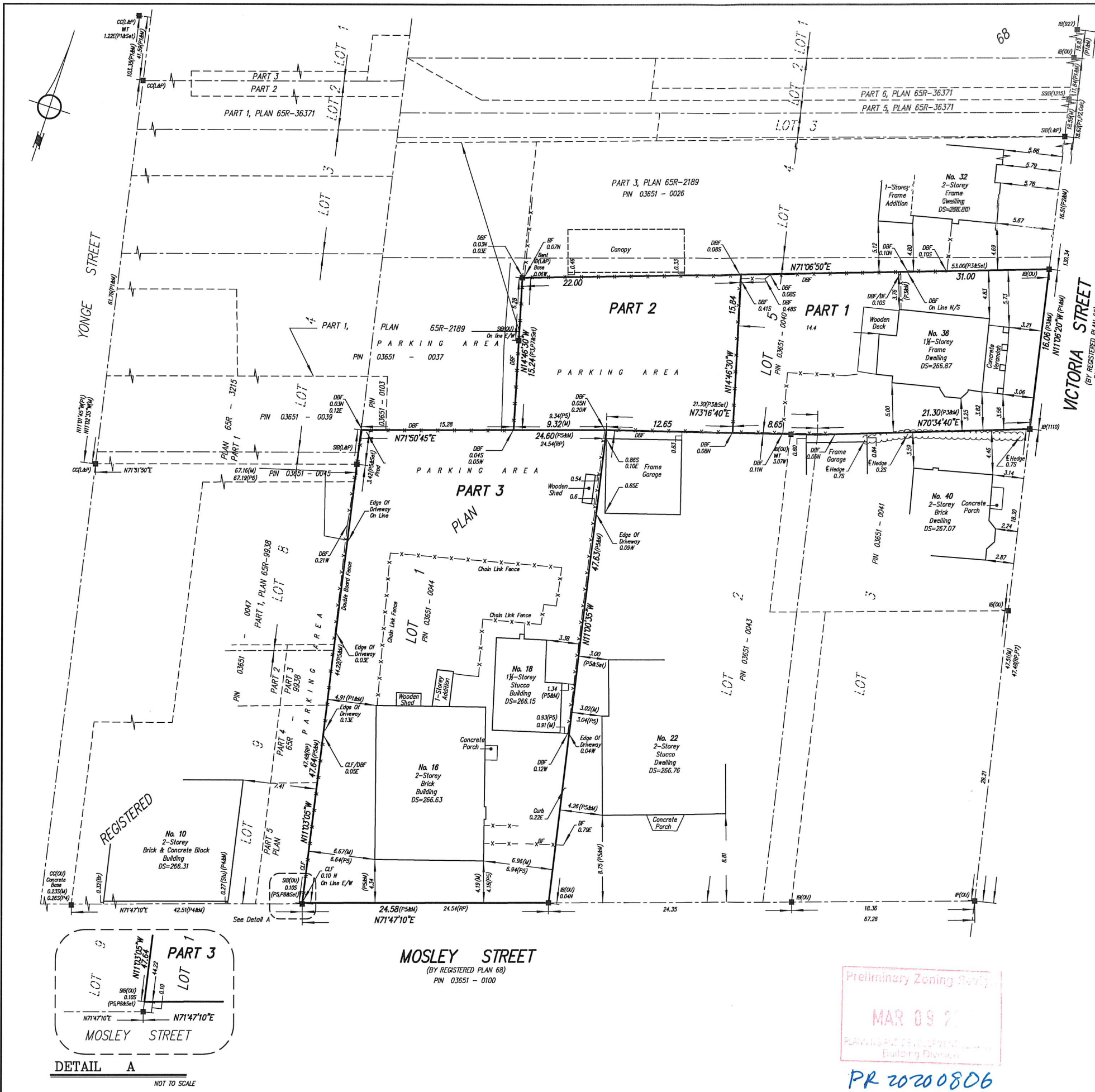
ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2148536

 THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR.
 In accordance with
 Regulation 1028, Section 29(3).

Benchmark
 ELEVATIONS HEREON ARE GEODETIC AND
 DERIVED FROM TOWN OF AURORA BM No.
 4755, ELEVATION = 264.209 m

Preliminary Zoning Review
 MAR 0 : 2021
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

PR20200806 *BT*



DETAIL A
NOT TO SCALE

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

DATE : _____, 2021

LAWRENCE O. ERTL
ONTARIO LAND SURVEYOR

Plan 65R-
RECEIVED AND DEPOSITED :

DATE : _____, 2021

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF THE YORK REGION REGISTRY OFFICE 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

PART	LOT	REGISTERED PLAN	ALL OF PIN	AREA (m ²)
1	PART OF LOT 5	68	03651-0040	487.9
2			03651-0044	339.5
3			03651-0044	1162.5

PLAN OF SURVEY OF
PLAN OF
PART OF LOT 5
WEST SIDE OF VICTORIA STREET AND
LOT 1
NORTH SIDE OF MOSLEY STREET
REGISTERED PLAN 68
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

ertl surveyors 2021
Ontario Land Surveyors

Integration
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Date _____ Lawrence O. Ertl
Ontario Land Surveyor

Preliminary Zoning Review
MAR 09 2021
PR 20200806

ertl surveyors
Ontario Land Surveyors
www.es-ols.com

1234 REID STREET, UNIT 10, RICHMOND HILL L4B 1C1
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DRAWING : 20455-R-PLAN.DWG PROJECT : 20455
CALC. BY DICKY, DRAWN BY REZA, CHECKED BY XX



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