

## NOTICE OF PUBLIC PLANNING MEETING

**AURORA TOWN COUNCIL will hold a 2<sup>nd</sup> Public Meeting to receive input on the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications on:**

**Tuesday, September 14, 2021 at 7:00 PM**

**APPLICATIONS:** The Town of Aurora has received Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the development of 87 single-detached dwellings, 21 townhouse units, a neighbourhood park block, a school block, a natural heritage system block, and public and private roads. This second public meeting has been directed by Aurora Town Council and is not a requirement of the *Planning Act*.

**PROPERTY:** 162, 306, 370, 434, 488 St. John's Sideroad

<b>LEGAL DESCRIPTION:</b>	162 St. John's Sideroad	PT LT 86, CON 1, KING, PT1, PL 65R26049; Aurora
	306 St. John's Sideroad	PT Lot 86, CON 1, KING, PART 2, Plan 65R37588, TOWN OF AURORA
	370 St. John's Sideroad	PT LT 86, CON 1, KING, PART 2 ON 65R36724, TOWNSHIP OF KING
	434 St. John's Sideroad	PT LT 86, CON 1, KING, PT 1, PLAN 65R37588, TOWN OF AURORA
	488 St. John's Sideroad	PT LT 86, CON 1(K) PT 1 65R36724

**APPLICANT:** Shining Hill Estates Collection Inc.

**FILE NUMBERS:** OPA-2021-02, ZBA-2021-02 & SUB 2021-01

**RELATED APPLICATIONS:** N/A

**PROCEDURAL INFORMATION:**

This meeting will be held in a hybrid format. At this time Aurora Town Hall remains closed to the public. Meetings are available to the public via live stream at:  
[www.youtube.com/user/TownofAurora](http://www.youtube.com/user/TownofAurora)

Delegations may be submitted electronically in writing, by video conference or by phone. Pre-registration is required to delegate at a meeting. For further information, please visit:  
[www.aurora.ca/participation](http://www.aurora.ca/participation)

The Planning Report will be made available the Tuesday before the Public Planning Meeting date on the Town's Agendas and Minutes page, located at: [www.aurora.ca/agendas](http://www.aurora.ca/agendas)

Visit [www.aurora.ca/meetings](http://www.aurora.ca/meetings) for updates in regards to Town meetings including this matter.

**ADDITIONAL INFORMATION:**

Additional information and material regarding the proposed applications may be requested by contacting, **Rosanna Punit** of the Planning and Development Services Department, at 905-727-3123 extension **4347** or at [rpunit@aurora.ca](mailto:rpunit@aurora.ca).

Comments may also be mailed to the Planning and Development Services Department at 100 John West Way, Aurora, ON, L4G 6J1, faxed to 905-726-4736 or emailed to [planning@aurora.ca](mailto:planning@aurora.ca) prior to the meeting. Please quote the File Name and Numbers.

## INFORMATION ABOUT PRESERVING YOUR APPEAL RIGHTS:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Aurora or the Regional Municipality of York, as the case may be, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Aurora before the proposed Official Plan Amendment is adopted, the proposed Zoning By-law Amendment is approved or the proposed Plan of Subdivision is draft approved, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to The Town of Aurora before the proposed Official Plan Amendment is adopted, the proposed Zoning By-law Amendment is passed or before the Council of the Town of Aurora gives or refuses to give approval to the plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Regional Municipality of York on the proposed Official Plan Amendment, or the Council of the Town of Aurora's decision on the Zoning Amendment and Plan of Subdivision, you must make a written request to the Town of Aurora to the attention of the Director of Planning and Development Services.

If you have received this notice as an owner of a property and the property contains seven (7) or more residential units, the Town requires that you post this notice in a location that is visible to all the residents

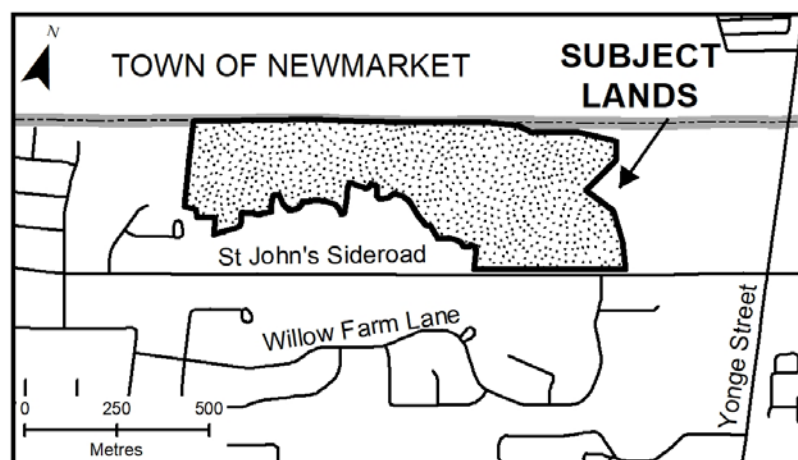
### Personal Information Collection Notice

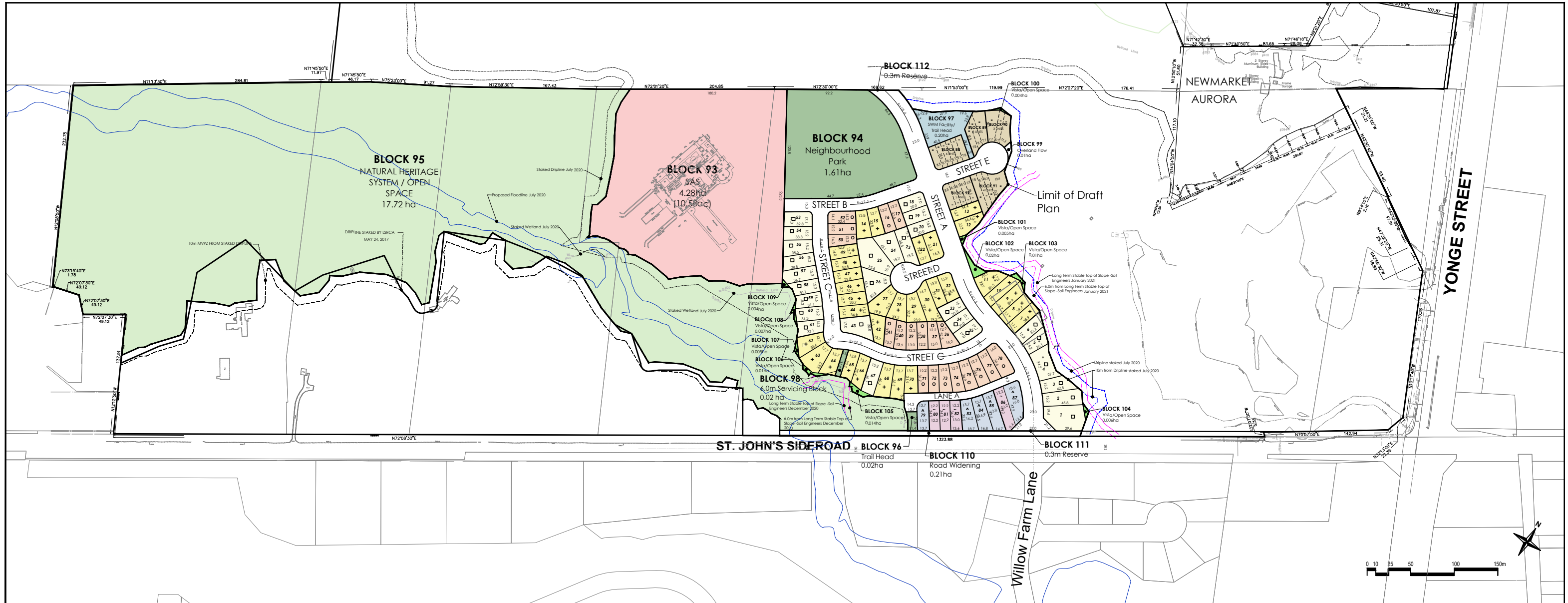
The Town of Aurora collects personal information in communications or presentations made to Town Council and/or its Committees under the legal authority of the *Planning Act, R.S.O. 1990*, Chapter c.P.13, as amended. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990*, c. M.56, as amended, (the "Act") public feedback to planning proposals is considered to be public record and may be disclosed to any individual upon request in accordance with the Act. If you are submitting letters, faxes, emails, presentations or other communications to the Town, you should be aware that your name and the fact that you communicated with the Town will become part of the public record and will appear on the Town's website. The Town will also make your communication and any personal information in it, such as your address and postal code or email address available to the public unless you expressly request the Town to remove it. 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.

### Audio and Video Recording of Council and Committee Meetings

The Town audio and/or video records Public Planning Meetings. If you make a presentation to Town Council or its Committees, you may be audio or video recorded. 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.

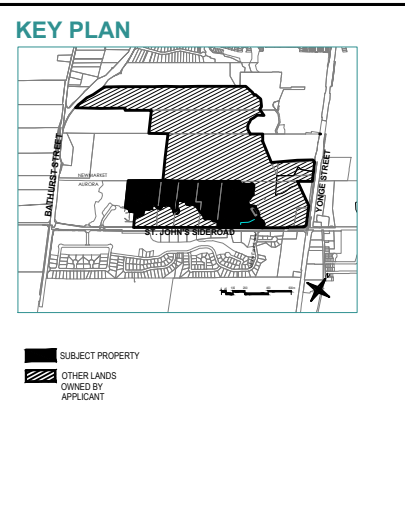
DATED at the Town of Aurora,  
this 19th of August, 2021.





**DRAFT PLAN OF SUBDIVISION**

Part of Lot 86, Concession 1  
Town of Aurora  
Regional Municipality of York



**SCHEDULE OF LAND USE**

LOT / BLOCK	LAND USE	UNITS	AREA
1-78	Single Detached Min. 15.24m	□ 27	1.69
	Single Detached Min. 13.70m	+ 32	1.69
	Single Detached Min. 12.20m	○ 19	0.83
79-87	Lane Access Single Detached Min. 13.70m	▲ 5	0.30
	Lane Access Single Detached Min. 12.20m	~ 4	0.19
88-92	Townhouses Min. 6.1m	= 21	0.54
93	Saint Anne's School		4.28
94	Neighbourhood Park		1.61
95	Natural Heritage / Open Space		17.72
96-97	SWM / Trailhead		0.23
98	Servicing Block		0.02
99	Overland Flow		0.01
100-109	Vista's / Open Space		0.09
110	Road Widening		0.21
111-112	0.3m Reserves		0.01
Street A	23.0m Right of Way 436m		1.02
Street C-E	18.0m Right of Way 490m		0.97
Street B	15.0m Right of Way 160m		0.24
Lane A	9.2m Right of Way 141m		0.14
<b>TOTAL</b>		<b>108</b>	<b>31.79</b>

**OWNER'S AUTHORIZATION**

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of Aurora.

\_\_\_\_\_ March 4, 2021  
 Angelo DeGasperis Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

\_\_\_\_\_  
 Neil A. LeGrow Date

**ADDITIONAL INFORMATION**

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).  
 (a),(e),(f),(g),(j),(l) - As shown of the Draft Plan.  
 (b),(c) - As shown on the Draft and Key Plan.  
 (d) - Land to be used in accordance with the Schedule of Land Use.  
 (i) - Soil is clay loam and sandy loam.  
 (h),(k) - Full municipal services to be provided.

Prepared by:

**MGP** Malone Given Parsons.

140 Renfrew Drive, Suite 201  
 Markham, Ontario, L3R 6B3  
 Tel: (905) 513-0170  
 www.mgp.ca

Prepared for:

**SHINING HILL ESTATES COLLECTION INC.**

Date: August 15, 2021      Project No.: 15-2374
