



100 John West Way
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L4G 6J1
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Planning and Development Services
Committee of Adjustment

NOTICE OF DECISION

FILE NUMBER: C-2018-04
PROPERTY: 69 Larmont Street
LEGAL DESCRIPTION: Plan 68 Lot 11
APPLICANT: Mason

If you have objections to this Notice of Decision, you may appeal to the Local Planning Appeal Tribunal (the "Tribunal"). Your appeal, together with the reasons for the appeal and the **\$300.00** fee (per Application) as required by the Tribunal, are to be made payable to the Minister of Finance in the form of a certified cheque or money order. An A1 Appeal Form provided by the Tribunal is now on their website at <http://elto.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/> and must be filed with the Secretary Treasurer at 100 John West Way, Box 1000 Aurora, Ontario, L4G 6J1, no later than 4:30 p.m. on or before **August 29, 2018**. (s.45 (12)). Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. Please note an additional fee of **\$592.00**, per Application, payable to the Town of Aurora is required with respect to appeal submissions.

In accordance with the *Planning Act*, only individuals, corporations and public bodies may appeal a By-law to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice may be filed in the name of an individual who is a member of the association or the group on its behalf.

Should no appeal be filed within the applicable time period, this Notice of Decision, subject to any conditions imposed by the Committee of Adjustment, becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer. For your information, the lands, which are the subject of this Application, are **currently/not currently** the subject of **another/any other** Application under the *Planning Act*, to our knowledge.

Any inquiries should be directed to the undersigned, at 905-727-3123, extension 4223, Monday to Friday in Planning and Development Services, Aurora Town Hall, 100 John West Way, Aurora, Ontario, L4G 1J6.

DATED at the Town of Aurora, this 13th of August, 2018.

Antonio Greco
Secretary- Treasurer / Planning Technician
Committee of Adjustment



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Planning and Development Services
Committee of Adjustment

DECISION

FILE NUMBER: C-2018-04
PROPERTY: 69 Larmont Street
LEGAL DESCRIPTION: Plan 68 Lot 11
APPLICANT: Greg and Cathy Mason
DATE OF DECISION: August 9, 2018

PURSUANT to Section 53 of the Planning Act with respect to the above noted Application the Committee of Adjustment ("Committee"):

Hereby does does not grant Provisional Consent with regard to the Application as submitted. Where Consent has been granted, it is subject to and entirely conditional upon fulfilment (by the Applicant, to the satisfaction of the Committee) of the conditions (if any), attached hereto as Schedule "A". Where Consent has been refused, the decision is based upon the reasons attached hereto as Schedule "B".

Concurring Members:


Grace Marsh, Chair


Tom Plamondon, Vice-Chair



Roy Harrington



David Mhango

ABSENT

Hank Gosar

CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA

August 9, 2018
SECY-TREAS
DATE



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Planning and Development Services
Committee of Adjustment

DECISION

Schedule "A"

CONDITIONS FOR APPROVAL:

1. Based on the aforementioned, Planning Staff has no objections to the approval of Consent application file number C-2018-04 subject to the following condition:
 - a) That the severed parcel be merged on title with the abutting land to the east municipally known as **103 Mosely Street**, and the applicant's solicitor provide an undertaking in writing that this condition will be fulfilled. (Subsection 50 (3 or 5) of the Planning Act, R.S.O. 1990, as amended, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.)

Schedule "B"

REASONS FOR REFUSAL

The Committee has based its Decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been-taken into consideration by the Committee of Adjustment in its Decision on this matter.