



**NOTICE OF PUBLIC HEARING
CONSENT**

Pursuant to Section 53(3) of *The Planning Act*

FILE NUMBER: C-2023-06

APPLICANT: MICHAEL ROCCO TANGREDA

PROPERTY: 20 Oak Crt, Aurora, ON L4G3J6
PLAN M1457 LOT 27

RELATED APPLICATIONS: n/a

ZONING: R3 Detached Third Density Residential

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

THE FOLLOWING VARIANCES ARE REQUIRED: None.

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: August 14, 2025

TIME: 7:00 p.m.

LOCATION: Electronic Meeting
(Please visit
<https://www.youtube.com/user/Townofaurora2012>
for live stream of the meeting)

NOTE: 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, Stephanie February, at sfebruary@aurora.ca **no later than 4:30pm on August 12, 2025.** 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/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Stephanie February, at sfebruary@aurora.ca **no later than 12:00pm (noon) on August 14, 2025.** 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/media/otkpzqeu/request-for-decision-fillable.pdf> This form is to be emailed to sfebruary@aurora.ca **no later than 4:30pm on August 14, 2025.**

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 Stephanie February at sfebruary@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 29th DAY OF July 2025

A handwritten signature in blue ink, appearing to read 'Stephany'.

Stephanie February
Secretary – Treasurer
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Site Plan

Agenda packages will be available prior to the Hearing at:

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

Metric DISTANCES AND COORDINATES 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.

Plan 65R-41387

RECEIVED AND DEPOSITED :

DATE : MAY 21 2025

DATE : May 23 2025

JASON CHUN-HO MO
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

Schedule				
PART	LOT/BLOCK	REGISTERED PLAN	PIN	AREA(Sq.m.)
1	ALL OF LOT 27	M-1457	ALL OF PIN 03640-0321	597
2				650
3	PART OF BLOCK I (0.30 RESERVE)		PART OF PIN 03640-0342	7.2

PARTS 1 AND 2 - COMPRISES ALL OF PIN 03640-0321
PART 3 - COMPRISES PART OF PIN 03640-0342

PLAN OF SURVEY OF
ALL OF LOT 27 AND
PART OF BLOCK I (0.30 RESERVE)
REGISTERED PLAN M-1457
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
SCALE 1:200

PEARSON & PEARSON SURVEYING LTD. 2025
Ontario Land Surveyors

Bearing Note
BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A, B, C & D BY REAL TIME NETWORK OBSERVATIONS, UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00) DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99975145.
FOR BEARING COMPARISONS A ROTATION OF 03°33'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON RP, RP1, & P1 TO CONVERT TO UTM BEARINGS.

Integration Data		
OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK SERVICE AND ARE REFERRED TO UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00).		
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.R.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
POINT ID	NORTHING	EASTING
ORP A	4873642.34	622975.24
ORP B	4873674.30	622928.38
ORP C	4873680.83	622948.96
ORP D	4873654.06	622983.40

Legend		
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
	DENOTES	(PLANTED DUE TO EXISTENCE OF BELOW GRADE SERVICES OR TREE ROOTS)
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
CC	DENOTES	CUT CROSS
WIT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
S	DENOTES	SET
M	DENOTES	MEASURED
PRODN	DENOTES	PRODUCTION
PRC	DENOTES	POINT OF REVERSE CURVATURE
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
RP	DENOTES	REGISTERED PLAN M-87
RP1	DENOTES	REGISTERED PLAN M-1457
RP2	DENOTES	REGISTERED PLAN M-57
P	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY PEARSON & PEARSON SURVEYING LTD., O.L.S. DATED JANUARY 29, 2024.
P1	DENOTES	PLAN OF SURVEY BY JOHN D. CARTER, O.L.S., DATED SEPTEMBER 12, 1972.
819	DENOTES	R.H. MCBAIN, O.L.S.
921	DENOTES	P. SALNA, O.L.S.
1670	DENOTES	PEARSON & PEARSON SURVEYING LTD., O.L.S.
FDN	DENOTES	TIES TO CONCRETE FOUNDATION
BR	DENOTES	TIES TO BRICK
FR	DENOTES	TIES TO FRAME
DBF	DENOTES	DOUBLE BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
WRW	DENOTES	WOOD RETAINING WALL

Surveyor's Certificate
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13TH DAY OF MAY, 2025.

May 14, 2025
Date

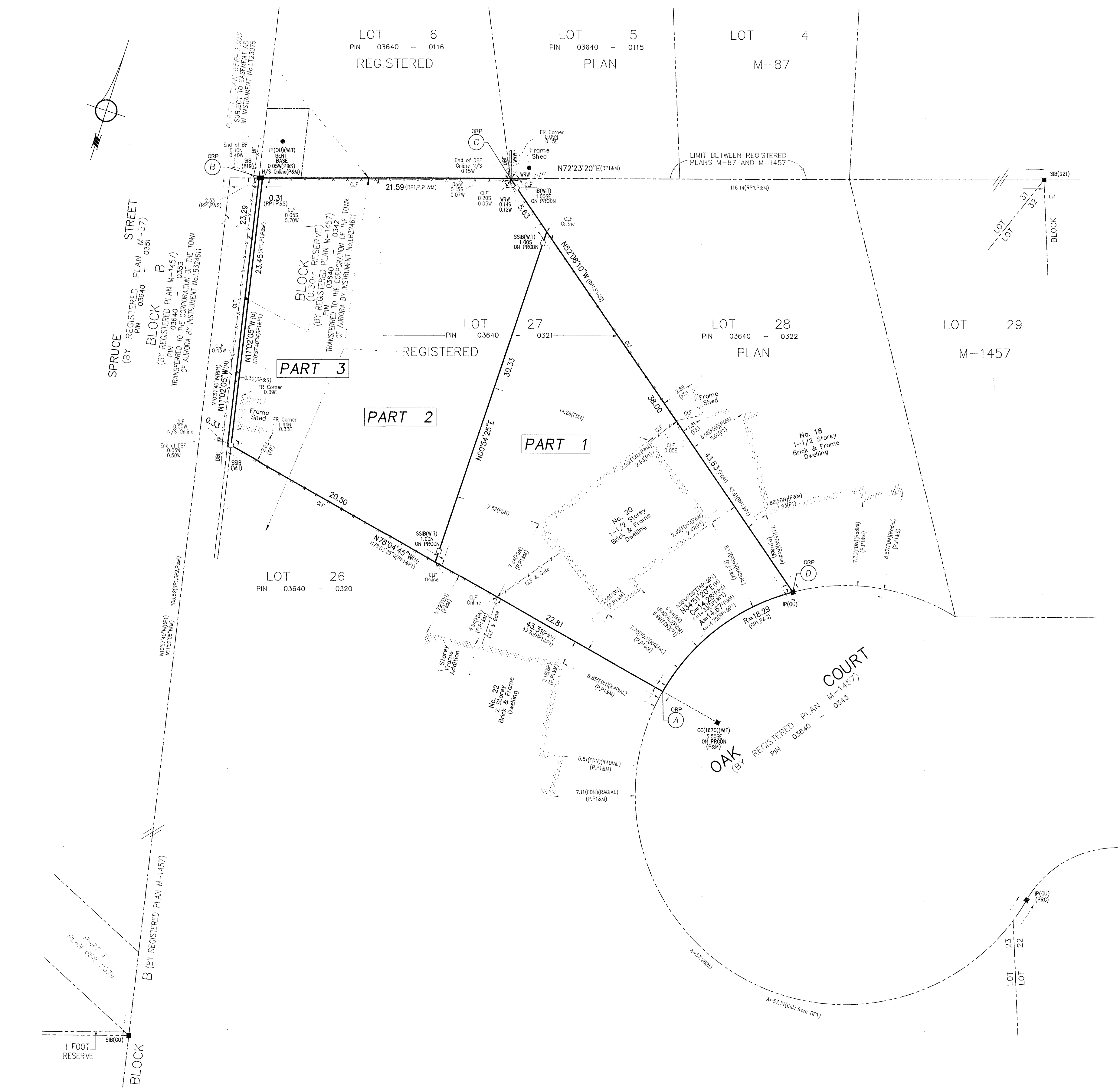
Jason Chun-Ho Mo
Ontario Land Surveyor

THIS PLAN OF SURVEY RELATES TO A.O.S.
PLAN SUBMISSION FORM NUMBER V-101892

10211 KEELE STREET, UNIT #116, MAPLE
ONTARIO, L6A 4R7
O. : (289) 553-8453
E. : michie@pearsonandpearson.ca

PEARSON & PEARSON
SURVEYING LTD.

DRAWING : 2812-OakCourt20-RP.DWG PROJECT : 2812
CALC. BY DL DRAWN BY TM/JM CHECKED BY MP/JM





CONCEPT PLAN

20 OAK COURT

Part of Lot 82, Concession 1 E &
Lot 27 - Registered Plan M-1457
Town of Aurora, Region of York

Legend

- Subject Lands
- Conceptual Dwelling
- Public Boulevard
- Proposed Driveway
- Proposed Curb Cut



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95 MURAL STREET, SUITE 402
RICHMOND HILL, ONTARIO L4B 3G2
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