



**NOTICE OF PUBLIC HEARING
CONSENT**

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

FILE NUMBER: C-2025-01

APPLICANT: Blair Boston

PROPERTY: 10 & 12 Spruce Street, Aurora,
PLAN 246 PT LOT 119

**RELATED
APPLICATIONS:** n/a

ZONING: R7 Special Mixed Density Residential Zone

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: November 13, 2025

TIME: 7:00 p.m.

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

NOTE: Committee of Adjustment meetings are 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 November 11, 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 November 13, 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/otkpzgeu/request-for-decision-fillable.pdf> This form is to be emailed to sfebruary@aurora.ca **no later than 4:30pm on November 13, 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 24th DAY OF OCTOBER 2025



Stephanie February
Secretary –Treasurer Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map

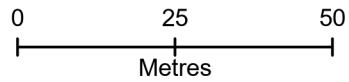
Attachment 2 – Site Plan

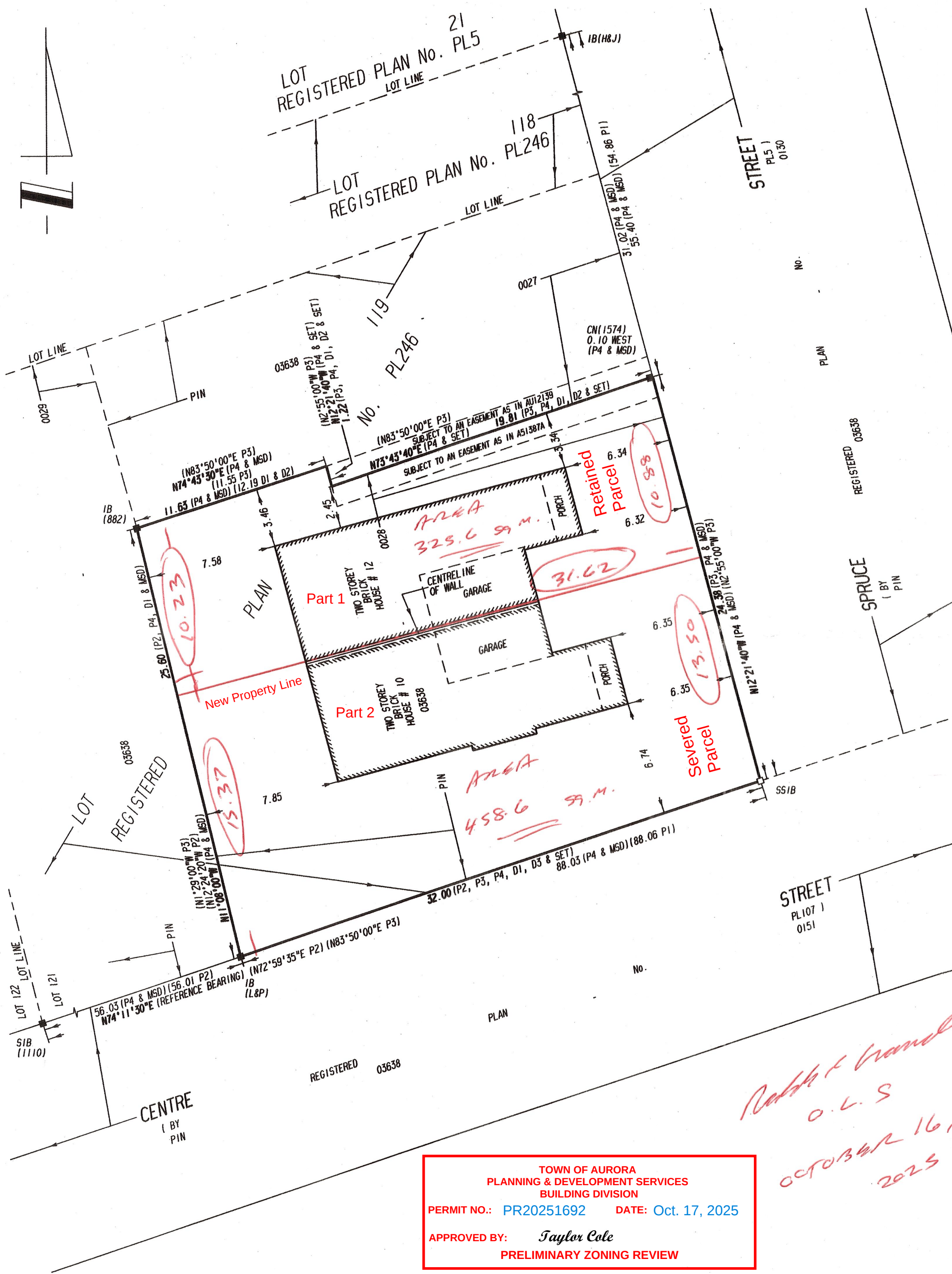
Agenda packages will be available prior to the Hearing at: <https://www.aurora.ca/agendas>



Location Map
10 and 12 Spruce Street
FILE: C-2025-01
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**





PART 1

**SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY**
OF PART OF LOT 119, REGISTERED PLAN No. 246,
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
SCALE - 1 : 200  METRES
H. F. GRANDER O.L.S. - 2025.

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

PART 2
THIS SURVEY MUST BE READ IN CONJUNCTION WITH THE
SURVEY REPORT DATED SEPTEMBER 23, 2025.

- NOTES.**
BEARINGS ARE ASTROMONIC AND AREA REFERRED TO A NORTH LIMIT OF
CENTRE STREET, AS SHOWN ON PLAN OF SURVEY BY DELPH & JENKINS LIMITED
DATED AUGUST 5, 2023 HAVING A BEARING OF N74°11'30"E
- SIB - STANDARD IRON BAR 120cm LONG
 - SSIB - SHORT STANDARD IRON BAR 60cm LONG
 - IB - IRON BAR 16mm SQUARE 60cm LONG
 - PB - PLASTIC BAR
 - DENOTES FOUND -□- DENOTES PLANTED
 - P1 - REGISTERED PLAN No. PL246
 - P2 - PLAN OF SURVEY BY R.A. GARDEN O.L.S. DATED AUGUST 1992.
 - P3 - PLAN OF SURVEY BY JOHN C MOORE O.L.S. DATED SEPTEMBER 5, 1967.
 - P4 - PLAN OF SURVEY BY DELPH & JENKINS LIMITED DATED AUGUST 5, 2023
 - D1 - INSTRUMENT No. AU12139
 - D2 - INSTRUMENT No. A51387A
 - D3 - INSTRUMENT No. R608435
 - WIT - WITNESS
 - MSD - MEASURED
 - L&P - DENOTES LLOYD & PURCELL O.L.S. Ltd.
 - H&J - DENOTES HOLDING & JONES O.L.S. Ltd.
 - 882 - DENOTES J.C. MOORE O.L.S.
 - 1110 - DENOTES R.D. TOMLINSON O.L.S.
 - 1574 - DENOTES G.K. JENKINS O.L.S.
 - TOP OF FOUNDATION (CGVD 2013) - 266.43 METRES
 - GARAGE FLOOR (CGVD 2013) - 266.08 METRES

SURVEYOR'S CERTIFICATE.
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT
AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 23rd DAY OF SEPTEMBER, 2025.

SEPTEMBER 23, 2025 
H. F. GRANDER
ONTARIO LAND SURVEYOR

**CLIENT - BOSTON, PAIGE
RANDELL, NICHOLAS
BOSTON, BLAIR**
THE WORK AND DRAWINGS HEREIN WERE COMPLETED
FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO
RESPONSIBILITY IS ASSUMED TO ANY THIRD
PARTIES OR SUBSEQUENT OWNERS.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-78153



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20251692 DATE: Oct. 17, 2025
APPROVED BY: *Taylor Cole*
PRELIMINARY ZONING REVIEW

CADD FILE: 858-SRPR-1.DPD
PROJECT No. 858-SRPR
COPYRIGHT H. F. GRANDER O.L.S. 2025.

H. F. GRANDER Co. Ltd.
ONTARIO LAND SURVEYOR
1575 HIGHWAY 7A WEST, UNIT 2A
POST OFFICE BOX 616
PORT PERRY, ONTARIO
L9L 1A6
TEL. (905) 985-3600
FAX. (905) 985-2347

*Robert F. Grandeur
O.L.S.
OCTOBER 16,
2025*