



NOTICE OF PUBLIC HEARING

Consent

Pursuant to Section 53 of *The Planning Act*

FILE NUMBER: C-2024-03

APPLICANT: 1623 WELLINGTON STREET DEVELOPMENTS LIMITED

PROPERTY: 63 Sunday Dr, Aurora, ON L4L5Z5

RELATED APPLICATIONS: n/a

ZONING: E-BP(531)(532) Business Park E-BP(531) Business Park E-BP(531)(533) Business Park E-BP(531)(534) Business Park

PURPOSE: A Consent Application has been submitted to facilitate a severance of a 1.5-acre parcel of land on 63 Sunday Drive for the purposes of a land sale.

THE FOLLOWING VARIANCES ARE REQUIRED:

The parcel to be retained:

1- Based on the information provided to us, we have identified that the retained lot is in compliance with the Zoning By-law.

The parcel to be severed:

2- Based on the information provided to us, we have identified that the severed lot is in compliance with the Zoning By-law.

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 8, 2024
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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on August 6, 2024**. 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, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on August 8, 2024**. 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 PFan@aurora.ca **no later than 4:30pm on August 8, 2024**.

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 Peter Fan at PFan@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 22nd DAY OF July 2024



Peter Fan
Secretary-Treasurer/Assistant Planner
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>



July 19, 2023

Permit Application No. PR20230889

SmartCentres
3200 Highway 7, Unit 1
Vaughan, ON L4K 5Z5

Dear Sir or Madam:

Re: **Preliminary Zoning Review**
1623 Wellington St E
WHITCHURCH CON 3 PT LOT 20 RP 65R39324 PARTS 1 TO 4 6 AND 7

In response to your preliminary zoning review request, the above noted property is zoned BP Business Park Zone E-BP (531) by the Town of Aurora Zoning By-law 6000-17.

The application has been reviewed for the lots to be retained and the lot to be severed as per the attached draft R-Plan. We are offering the following comments:

The parcel to be retained:

- 1- Based on the information provided to us, we have identified that the retained lot is in compliance with the Zoning By-law.

The parcel to be severed:

- 2- Based on the information provided to us, we have identified that the severed lot is in compliance with the Zoning By-law.

Please be advised that the above noted comments are based on the information submitted by the applicant and in accordance with the status of the Zoning By-law at the time of issuance of this letter. Any additional information or change in status of the Zoning By-law may bring some areas of the proposal in non-compliance with the Zoning By-law.

Note: you will be required to make a new application and pay a separate fee if you decide to revise or change your proposal or to include additional information after the review has been completed.



Planning and Development Services
Building Division
(365) 500-3121

Town of Aurora
100 John West Way
Aurora, Ontario L4G 6J1
www.aurora.ca
building@aurora.ca

Please note, if a privately initiated By-law Amendment has been approved for the subject property within the last two years, a Committee of Adjustment application may not be permissible. Please contact the Town's Development Planning Division for further information at (365)500-3107 or planning@aurora.ca.

Please note pre-consultation with the Town's Development Planning Division is required prior to submitting a planning application to the Town.

This is not a building permit. Where the proposed work requires a building permit, the Town's Building Division will be required to perform a comprehensive zoning review of the building permit application.

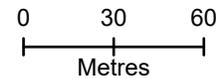
Regards,

Bill Jean



LOCATION MAP
63 SUNDAY DRIVE
FILE: C-2024-03
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**





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 Peter Fan, Secretary-Treasurer, at pfan@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: 905-727-4771