



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

**Pursuant to Section 45(5) of *The Planning Act***

**FILE NUMBER:** C-2023-02

**APPLICANT:** KLAUDIA WATTS

**PROPERTY:** 53 Cranberry Lane, Aurora, ON L4G5Y5  
PLAN 65M2259 LOT 53

**RELATED APPLICATIONS:** n/a

**ZONING:** R3 Detached Third Density Residential

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

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:** May 11, 2023

**TIME:** 7:00 p.m.

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

**NOTE:** As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. 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](mailto:PFan@aurora.ca) **no later than 4:30pm on May 9, 2023**. 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/Delegation-Request>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on May 11, 2023**. 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](mailto:PFan@aurora.ca) **no later than 4:30pm on May 11, 2023**.

**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](mailto: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 27<sup>th</sup> DAY OF April 2023



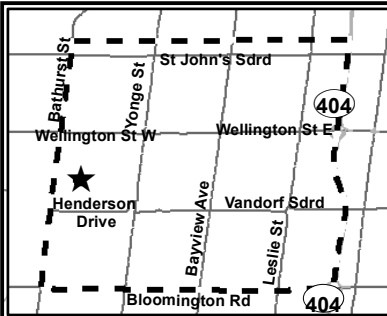
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

### **ATTACHMENTS**

Attachment 1 – Location Map  
Attachment 2 – Site Plan  
Attachment 3 – Request for Decision

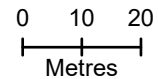
**Agenda packages will be available prior to the Hearing at:**

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



**LOCATION MAP**  
**53 CRANBERRY LANE**  
**FILE: C-2023-02**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**



# DRAFT

**TOWN OF AURORA**  
**PLANNING & DEVELOPMENT SERVICES**  
**BUILDING DIVISION**  
 PERMIT NO.: PR20230438    DATE: Mar. 7, 2023  
 APPROVED BY: *Ashley Vandervel*  
**PRELIMINARY ZONING REVIEW**

**PLAN 65R-**  
 RECEIVED AND DEPOSITED  
 DATE \_\_\_\_\_  
 DATE JANUARY 10, 2023  
*Alex Marton*  
 ALEX MARTON  
 ONTARIO LAND SURVEYOR  
 REPRESENTATIVE FOR LAND  
 REGISTRAR FOR THE LAND  
 TITLES DIVISION OF YORK REGION  
 (No. 65)

### SCHEDULE

PART	PART OF	REGISTERED PLAN	ALL OF PIN	AREA sq.m
1				312.8
2	LOT 53	65M-2259	03658-0139(LT)	782.5
3				85.9
4	BLOCK 34	65M-4716	03658-0139(LT)	71.0
5				62.0
6				175.8

PARTS 1 AND 2, SUBJECT TO AN EASEMENT AS IN INSTRUMENT LT310084.  
 PARTS 3 AND 5, SUBJECT TO AN EASEMENT AS IN INSTRUMENT LT205483.

### PLAN OF SURVEY OF LOT 53 REGISTERED PLAN 65M-2259, AND BLOCK 34 REGISTERED PLAN 65M-4716 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK



**ALEX MARTON LIMITED**  
 ONTARIO LAND SURVEYORS  
 2023

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

### SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- 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.
  - THE SURVEY WAS COMPLETED ON THE 21ST DAY OF DECEMBER, 2022.

DATE : JANUARY 10, 2023

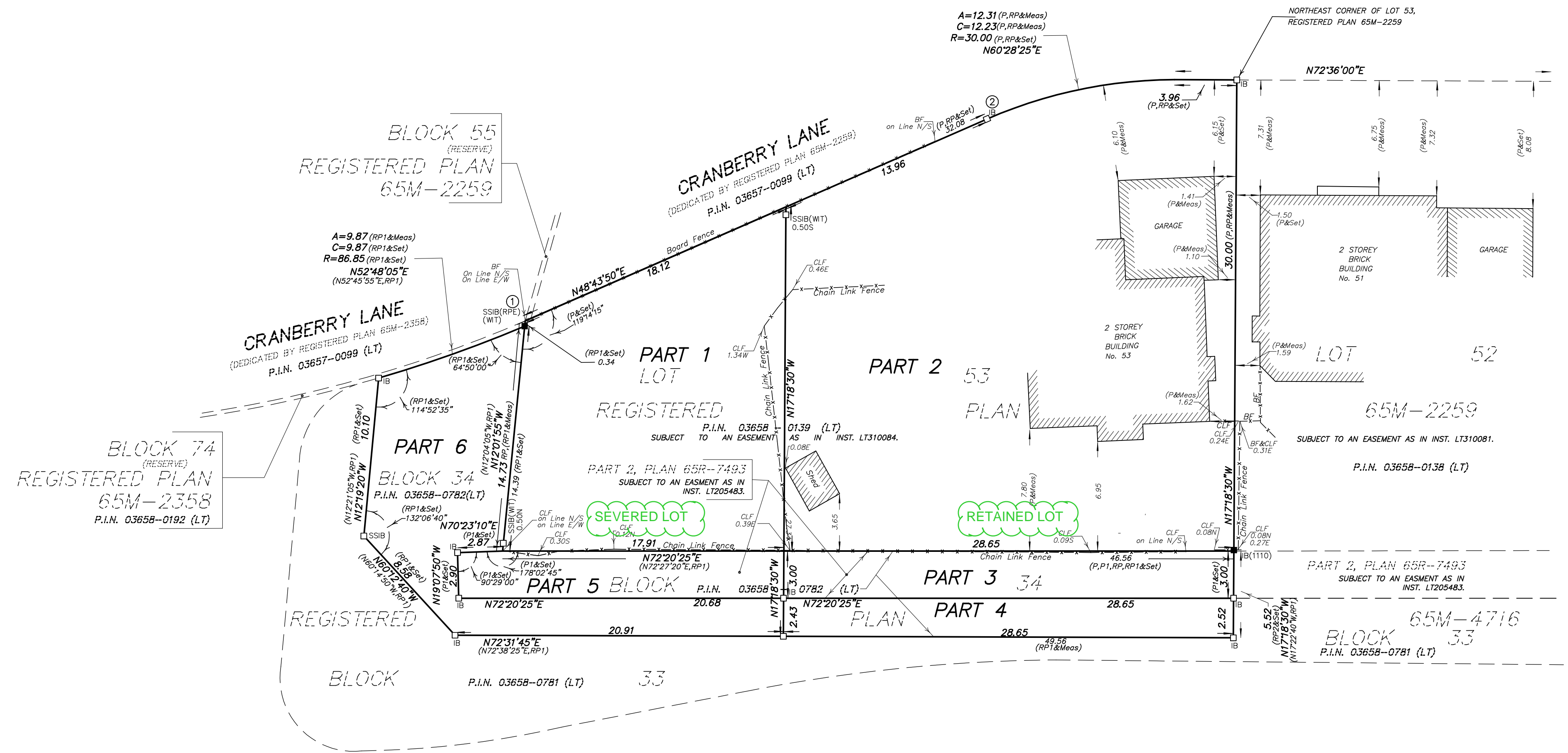
*Alex Marton*  
 ALEX MARTON  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER \_\_\_\_\_.

**ALEX MARTON LIMITED**

160 APPLEWOOD CRESCENT, UNIT 8,  
 CONCORD, ONTARIO, L4K 4H2  
 PHONE: 905-879-9889 FAX: 905-879-0770  
 E-MAIL: alex@amsurveying.ca  
 WEBSITE: www.amsurveying.ca

PARTY CHIEF: H.G./H.Z.	FILE NAME: 2022-372 RP.DWG
DRAWN : J.H.	PLOT SCALE: 1:200
CHECKED : A.M.	PROJECT No. 2022-372



### LEGEND

- |         |         |  |
|---------|---------|--|
| ■       | DENOTES | SURVEY MONUMENT FOUND                                |
| □       |         | SURVEY MONUMENT PLANTED                              |
| WIT     |         | WITNESS MONUMENT                                     |
| SSIB    |         | SHORT STANDARD IRON BAR                              |
| IB      |         | IRON BAR   |
| N,S,E,W |         | NORTH, SOUTH, EAST, WEST                             |
| 1110    |         | ROBERT DOUGLAS TOMLINSON, O.L.S.                     |
| RPE     |         | R-PE SURVEYING LTD, O.L.S.                           |
| P       |         | BUILDING LOCATION SURVEY BY EDWARD C. CARTER, O.L.S. |
|         |         | DATED MAY 26, 1986                                   |
| P1      |         | 65R-7493   |
| RP      |         | REGISTERED PLAN 65M-2259                             |
| RP1     |         | REGISTERED PLAN 65M-4716                             |
| INST    |         | INSTRUMENT   |
| CLF     |         | CHAIN LINK FENCE                                     |
| BF      |         | BOARD FENCE  |

### BEARING NOTE

BEARINGS SHOWN ARE GRID BEARINGS AND DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) 1 AND 2 BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (2010.0 EPOCH).

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99975.

### INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS) (2010.0). COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10. THE UTM COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARY SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP 1	4871281.85	621567.07
ORP 2	4871303.35	621591.11



# 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](mailto: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