



NOTICE OF PUBLIC HEARING
Consent
Pursuant to Section 53 (consent) of *The Planning Act*

FILE NUMBER: C-2023-03

APPLICANT: GOTTARDO 404 (AURORA) INC

PROPERTY: 125 and 175 Eric T Smith Way, Aurora, ON L4G6J1

RELATED APPLICATIONS: MV-2023-21, SP-2023-03

ZONING: E-BP (349) Business Park

PURPOSE: A Consent Application has been submitted to sever the property and create 3 lots (2 severed and 1 retained).

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: June 8, 2023

TIME: 7:00 p.m.

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

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:	July 13, 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 **no later than 4:30pm on July 11th, 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/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

Provide written comments. Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on July 13th, 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 **no later than 4:30pm on July 13th, 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 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 June 2023



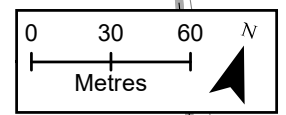
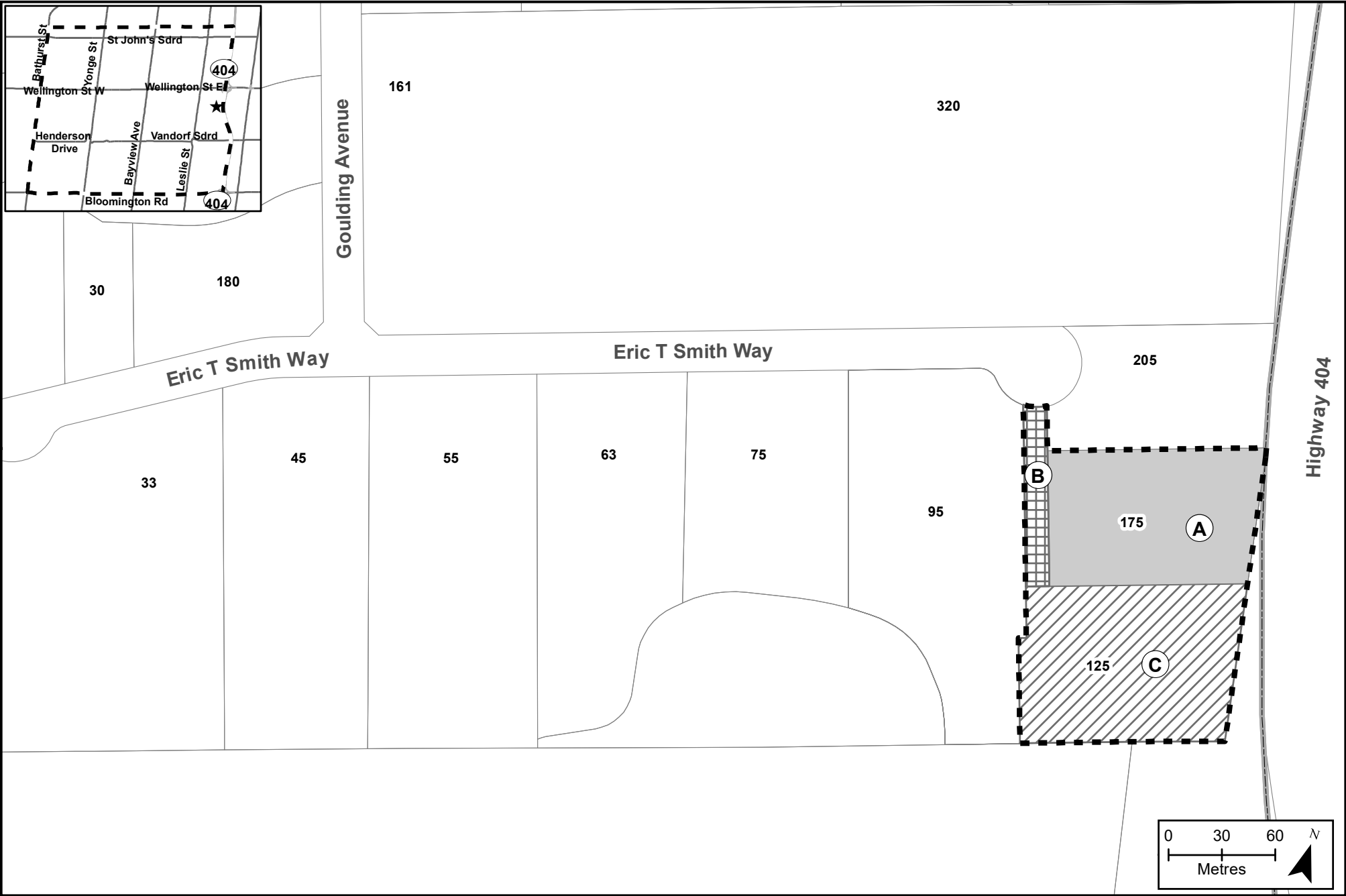
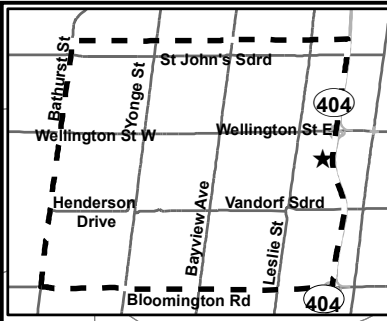
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

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
125 & 175 ERIC T SMITH WAY
FILE: C-2023-03
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **PARENT PARCEL**
 (125 & 175 ERIC T SMITH WAY)

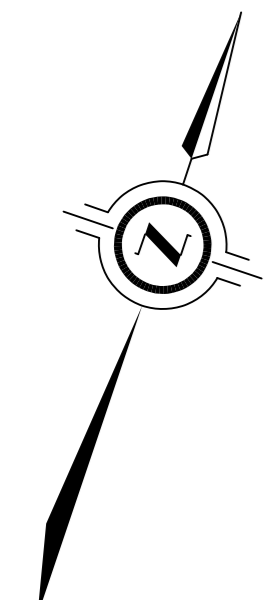
 **PARCEL A - SEVERANCE**
 100% HOTEL OWNERSHIP GATTARDO HOTEL AND RESORT
 (2022) INC. (PARTS 3-10) (175 ERIC T SMITH WAY)

 **PARCEL B - SEVERANCE (TRANSFER)**
 50% OWNERSHIP (PARTS 1-2)

 **PARCEL C - RETAINED**
 100% SHERIFF CORPORATION (PARTS 11-14)
 (125 ERIC T SMITH WAY)



Map created by the Town of Aurora Planning and Development Services Department, 5/15/23. Base data provided by York Region & the Town of Aurora.



REGISTERED

LOT 2

PART 2, PLAN 65R-37886

ERIC T. SMITH WAY
(DEDICATE BY REGISTERED PLAN 65M-4324)
PIN 03642-3462 (LT)

PART 1, PLAN 65R-37769
PIN 03642-5579 (LT)

ERIC T. SMITH WAY
(DEDICATE BY REGISTERED PLAN 65M-4324)
PIN 03642-3462 (LT)

PART 1, PLAN 65R-37769
PIN 03642-5579 (LT)

65M-4324

PARCEL B
(access)

PARCEL A
(hotel)

PARCEL C
(retained future use)

SCHEDULE				
PART	LOT/BLOCK	REGISTERED PLAN	PIN	AREA sq. m.
1				129.9
2				1215.3
3				7634.6
4				241.7
5	PART OF LOT 3	65M-4324	ALL OF PIN 03642-5915(LT)	172.4
6				226.6
7				277.1
8				217.0
9				96.1
10				72.1
11				9007.3
12				594.7
13	PART OF BLOCK 11		ALL OF PIN 03642-5917(LT)	493.1
14				597.0

PARCEL B - SEVERANCE (TRANSFER)
50% OWNERSHIP
1345.2 SM (0.135 HA)

PARCEL A - SEVERANCE
100% HOTEL OWNERSHIP
'GATTARDO HOTEL AND RESORT (2022) INC'
8937.6 SM (0.894 HA)

PARCEL C - RETAINED
100% SHERIFF CORPORATION
10692.1 SM (1.069 HA)

PARTS 5, 8, 10, 12 & 13-SUBJECT TO AN EASEMENT AS IN INST. No. YR2843531
PARTS 6, 9 & 10-SUBJECT TO AN EASEMENT IN GROSS AS IN INST. No. YR2843531
PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14-SUBJECT TO AN EASEMENTS AS IN INST. Nos. YR3075241 & YR3075685
PARTS 1-SUBJECT TO AN EASEMENT AS IN INST. No. YR3096010

PLAN OF SURVEY OF PART OF LOT 3 AND PART OF BLOCK 11 REGISTERED PLAN 65M-4324 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500

J.D. BARNES LIMITED

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

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

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL-TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999760.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	627 823.75	4 873 782.39	
ORP (B)	627 796.21	4 873 941.59	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SB	DENOTES STANDARD IRON BAR
SBIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
WT	DENOTES WITNESS
M	DENOTES MEASURED
JDB	DENOTES J.D. BARNES LIMITED
1110	DENOTES R.D. TOMLINSON, O.L.S.
L&P	DENOTES LLOYD AND PURCELL LTD
MTC	DENOTES MINISTRY OF TRANSPORTATION AND COMMUNICATION
N	DENOTES NOT IDENTIFIABLE
P&W	DENOTES POST AND WIRE FENCE
P1	DENOTES PLAN 65R-38503
P2	DENOTES PLAN 65R-38820
P3	DENOTES PLAN 65R-37886

ALL SURVEY MONUMENTS FOUND ARE J.D. BARNES UNLESS OTHERWISE NOTED.
ALL SURVEY MONUMENTS PLANTED ARE SBIB(JDB) UNLESS OTHERWISE NOTED.

ALL SET SBIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER XX, 2022.

OCTOBER 18, 2022
DATE
YAHUI HU
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
140 RENREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
T: (905) 477-5600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: YN CHECKED BY: YH REFERENCE NO.: 18-21-169-03
FILE: G:\18-21-169\03\Drawing\18-21-169-03.dgn DATED: OCTOBER 18, 2022

PARKING CALCULATION					
HOTELS within Business Park: 1.0 space per room plus 10 spaces per 100 m ²					
Zoning By-Law Section 6.4 (E-9P)					
HOTEL - ROOMS	RMS/SM	PER	RATIO	TOTAL	
125	1.0	1		125	
TOTAL PARKING REQUIRED 152					
PARKING PROVIDED					
PARKING AREA 1				50	
PARKING AREA 2				79	
TOTAL PARKING PROVIDED 129					
PARKING SHOTFALL 23					
LOADING -23					
Zoning By-Law Section 10.3.2					
REQUIRED > 7500 sm ² + 1 per 7500sm	SM	REQ'D	PROV.	COMPLY	
10192	4	1	NO		
Zoning By-Law Section 5.2					
REQUIRED > 101-200 + 1 + 3% total parking provided	Units	REQ'D	PROV.	COMPLY	
129.0	6	6	YES		
BICYCLING PARKING - NO SERVICE COMMERCIAL					
Zoning By-Law Section 5.7	SM	REQ'D	PROV.	COMPLY	
10192	4	0	NO		
ZONING INFORMATION - ZONING By-Law 6000-17					
ZONED: E-BP (349) - Business Park					
Permitted Uses	REQUIRED	RETAINED	'C' SEVERED	'B' SEVERED	'A' COMPLY
Min. Lot Area	1 HA	1.069	0.195	0.894	NO
Min. Lot Frontage	60m	0	13.3	0.00	NO
SETBACKS:					
MIN. FRONT YARD	3	N/A	N/A	21.25	YES
MIN. INTERIOR SIDE YARD (NORTH)	3	N/A	N/A	21.25	YES
MIN. INTERIOR SIDE YARD (EAST) MTO	13.7	N/A	N/A	27.74	YES
MIN. REAR SIDE YARD (SOUTH)	6	N/A	N/A	6.00	NO
MIN. INTERIOR SIDE YARD (SOUTH)	3	N/A	N/A	20.88	YES
MIN. INTERIOR SIDE YARD (WEST)	3	N/A	N/A	15.75	YES
Max. Lot Coverage	50%	0%	0%	21.2%	YES
Min. Landscape Open Space	N/A	N/A	N/A	11.1%	YES
Max Building Height - Parapet	13.5m	N/A	N/A	21.1	NO
LANDSCAPE BUFFERS					
ABUTTING STREET OPEN SPACE ZONE	10.00	N/A	N/A	N/A	YES
ABUTTING OTHER LOTS - NORTH	N/A	N/A	N/A	1.8 x 8.86	NO
ABUTTING OTHER LOTS - EAST	N/A	N/A	N/A	1.85 x 14.00	NO
ABUTTING OTHER LOTS - SOUTH	N/A	N/A	N/A	1.80	NO
ABUTTING OTHER LOTS - WEST	N/A	N/A	N/A	1.13	NO
BY-LAW STANDARDS					
PARKING STALL	2.7 x 5.3	YES			
ACCESSIBLE PARKING STALL	(TYPE B) 2.7 - (TYPE A) 3.65 x 5.3	YES			
(BICYCLE PARKING SECTION 5.14)	1.8 x 8.86	YES			
LOADING STALL DIMENSION	3.5 x 8.4 x 4 (H)	YES			
DOUBLE LOADED DRIVE ISLE - TWO WAY	7	YES			
DRIVE AISLE	7	YES			
AREAS OF PLAN THAT ARE NON-COMPLIANT					



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