



100 John West Way
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Planning and Development Services
Committee of Adjustment

NOTICE OF DECISION

FILE NUMBER: MV-2018-29
PROPERTY: 32 Don Hillock Drive
LEGAL DESCRIPTION: Plan 65M3974 PT Lot 2 RP-65R31631 Parts 1 & 4 to 8
APPLICANT: 2450290 Ontario Inc.

If you have objections to this Notice of Decision, you may appeal to the Local Planning Appeal Tribunal (the "Tribunal"). Your appeal, together with the reasons for the appeal and the **\$300.00** fee (per Application) as required by the Tribunal, are to be made payable to the Minister of Finance in the form of a certified cheque or money order. An A1 Appeal Form provided by the Tribunal is now on their website at <http://elto.gov.on.ca/tribunals/lpat/forms/appellant-applicant-forms/> and must be filed with the Secretary Treasurer at 100 John West Way, Box 1000 Aurora, Ontario, L4G 6J1, no later than 4:30 p.m. on or before **November 28th, 2018**. (s.45 (12)). Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. Please note an additional fee of **\$592.00**, per Application, payable to the Town of Aurora is required with respect to appeal submissions.

In accordance with the *Planning Act*, only individuals, corporations and public bodies may appeal a By-law to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice may be filed in the name of an individual who is a member of the association or the group on its behalf.

Should no appeal be filed within the applicable time period, this Notice of Decision, subject to any conditions imposed by the Committee of Adjustment, becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer. For your information, the lands, which are the subject of this Application, are **currently/not currently** the subject of **another/any other** Application under the *Planning Act*, to our knowledge.

Any inquiries should be directed to the undersigned, at 905-727-3123, extension 4350, Monday to Friday in Planning and Development Services, Aurora Town Hall, 100 John West Way, Aurora, Ontario, L4G 1J6.

DATED at the Town of Aurora, this 22nd day of, November 2018.

Matthew Peverini
Acting Secretary- Treasurer
Committee of Adjustment



100 John West Way,
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Aurora, ON L4G 6J1
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Planning and Development Services
Committee of Adjustment

DECISION


FILE NUMBER: MV-2018-29
PROPERTY: 32 Don Hillock Drive
LEGAL DESCRIPTION: Plan 65M3974 PT Lot 2 RP-65R31631 Parts 1 & 4 to 8
APPLICANT: 2450290 Ontario Inc.
DATE OF DECISION: November 8, 2018


PURSUANT to Section 45 of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby does does not authorize the Minor Variance Application requesting relief from The Town of Aurora Zoning By-law 6000-17 as amended, respecting to permit a maximum floor area ratio of 60%, thereby, requiring a variance of 43%.

The Committee has determined that the Application is is not a Minor Variance and that granting such relief is is not with in the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application is is not desirable for the appropriate development or use of the land. Where the Minor Variance has been authorize, the extent of the Minor Variance is limited to the encroachment indicated on the site plan drawing circulated with the Notice of Application.


Concurring Members:



Grace Marsh, Chair


Tom Plamondon, Vice Chair


Roy Harrington

ABSENT
David Mhango


Hank Gosar

CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA

SECY.-TREAS.
November 8, 2018
DATE



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Planning and Development Services
Committee of Adjustment

DECISION

Schedule "A"

REASONS FOR REFUSAL

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Development Services (attached herein); any additional rationale is noted below:

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.