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Box 1000,  
Aurora, ON L4G 6J1  
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TOWN OF AURORA  
Planning & Development Services

## NOTICE OF PUBLIC MEETING

### NOTICE TO BOARDS, COMMISSIONS, AUTHORITIES, OR OTHER AGENCIES

Attached is information related to Applications for **Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment** submitted to the Town of Aurora by:

#### **Highland Gates Developments Inc. File Nos: OPA-2015-01 SUB-2015-01 & ZBA-2015-02**

Council will hold a Public Meeting concerning the proposal on **June 24, 2015**. Following this Public Meeting, Council will consider the Application. In accordance with sections **22 51** and **34**, of the *Planning Act*, Council must provide prescribed public bodies with an opportunity to submit comments with respect to the proposal. In order that Council will have your comments available for the Public Meeting, should you wish to provide comment we would appreciate receiving them no later than **June 17, 2015**. If we do not receive your comments by this date, we will assume that you have no concerns. Please be advised, however, that correspondence in relation to planning matters is compiled by the Town for the purposes of creating a record that is available to the general public.

In order to assist in this regard the following documents are attached:

- A copy of the Public Meeting notice which includes a Key Map indicating the subject lands.

Please note that in accordance with the provisions of the *Planning Act*:

- i. If a person or public body does not make oral submissions at the Public Meeting or make written submissions to the Town of Aurora before the proposed Official Plan Amendment is adopted, before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, and before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Aurora to the Ontario Municipal Board.
- ii. If a person or public body does not make oral submissions at the Public Meeting, or make written submissions to the Town of Aurora before the proposed official plan amendment is adopted, before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, and before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Town of Aurora in respect of the proposed passing or refusal of the proposed Official Plan Amendment, Plan of Subdivision, or Zoning By-law Amendment Applications, you must make a written request to the Town of Aurora, 100 John West Way, Aurora to the attention of the Director of Planning and Development Services.

Any inquiries should be directed to **Lawrence Kuk** of the Planning & Development Services department at 905-727-3123 extension **4343**. Comments may also be mailed to the Planning & Development Services department at the same address, faxed to 905-726-4736 or emailed to [planning@aurora.ca](mailto:planning@aurora.ca) prior to the meeting. Please quote the File Name and Number.

The planning report will be available on the Town of Aurora's website on the Friday before the Public Meeting. Please see the public planning agendas and minutes section, located at <http://www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings.aspx>

Dated: May 27, 2015



## NOTICE OF PUBLIC PLANNING MEETING #2

**AURORA TOWN COUNCIL will hold a public meeting to receive input on the following planning applications on:**

**Wednesday, September 30, 2015 at 6:30 p.m.**

**at**

**ST. MAXIMILIAN KOLBE CATHOLIC HIGH SCHOOL, CAFETORIUM  
278 WELLINGTON ST. E, AURORA, ONTARIO**

**NOTE:** Doors to the St. Maximilian Kolbe Catholic High School will open at 6:00 p.m. The Public Planning Meeting will begin at 6:30pm. In accordance with the York Catholic District School Board policy, the Public Planning Meeting must be completed by 10:00 p.m. A signup sheet will be made available at the Public Planning Meeting for individuals who wish to speak on the proposed *Planning Act* applications. This is the second Council directed Public Planning Meeting on the proposed *Planning Act* applications. A third Council directed Public Planning Meeting on the proposed *Planning Act* applications will be held on October 28, 2015. Individuals who sign up to speak at the September 30, 2015 Public Planning Meeting and are not able to do so as a result of the York Catholic District School Board policy which requires the meeting to end at 10:00 p.m. will be prioritized to speak first at the Public Planning Meeting on October 28, 2015. Location and timing for the October Public Planning Meeting is to be determined.

Landowners within 120 m of the subject lands will be receiving the Notice of Public Planning Meeting by postal mail.

**APPLICATION:** The Owner has submitted applications for a Draft Plan of Subdivision, an Official Plan Amendment and Zoning By-law Amendment on the property municipally known as 21 Golf Links Drive. The purpose of the applications is to allow residential plan of subdivision on a 40.89 hectare parcel of land. The proposed Draft Plan of Subdivision includes 184 single detached dwelling lots, a block for a 10 storey residential building (estimate at 144 residential units) with commercial at grade, 14.41 hectares of environmental protection lands and 5.09 hectare of parkette and open space lands.

**PROPERTY:** 21 Golf Links Drive

**LEGAL DESCRIPTION:** Block 28 & 31, Plan 65M-2391 & Block 75, Plan 65M-2358, Part of Blocks 58, 59 & 60, Plan M-2034, Part of Block 7, Plan 65M-2441, Blocks 97 & 99 & Part of Blocks 96 & 100, Plan M-2035 & Block 11, Plan M-2036 & Block 36, Plan 65M-2198 & Blocks 67 & 71, Plan 65M-2336 & Block 54, Plan 65M-2259 & Part of Block 10, Plan 65M-2243 & Block 52, Plan 65M-3679.

**APPLICANT:** Highland Gate Developments Inc.

**FILE NUMBER:** SUB-2015-01, OPA-2015-01 and ZBA-2015-02

**CONTACT:**

Any inquiries for the above note applications may be directed to **Lawrence Kuk** of Planning & Development Services department at 905-727-3123 extension 4343. Comments may also be mailed to the Planning & Development Services department at the same address, faxed to 905-726-4736 or emailed to [planning@aurora.ca](mailto:planning@aurora.ca) prior to the meeting. Please quote the file name and number.

*The Town of Aurora collects personal information in communications or presentations made to Town Council and/or its Committees. The Town collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, emails, presentations or other communications to the Town, you should be aware that your name and the fact that you communicated with the Town will become part of the public record and will appear on the Town's website. The Town will also make your communication and any personal information in it, such as your address and postal code or email address available to the public unless you expressly request the Town to remove it. By submitting a fax, email, presentation or other communication, you are authorizing the Town to collect and use the above-noted information for this purpose.*

The Town audio records Public Planning Meetings. If you make a presentation to Town Council and/or its Committees, the Town will be audio recording you and Town staff and may make these audio recordings available to the public.

*Please direct any questions about this collection to the Town Clerk at 905-727-3123.*

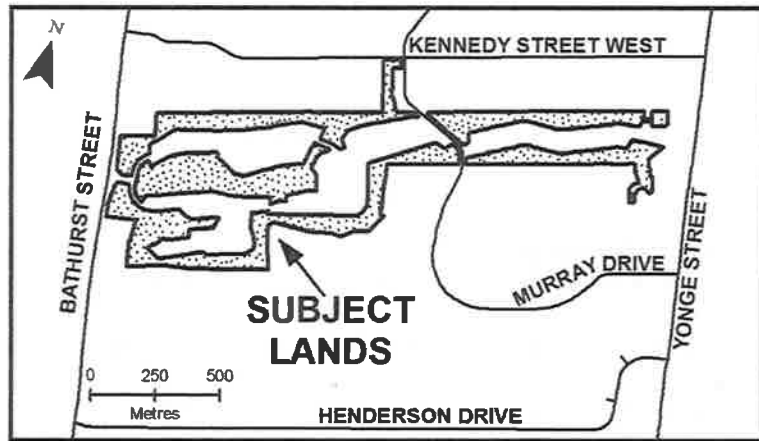
**Official Plan (O. Reg. 543/06), Zoning By-law (O. Reg. 545/06), Plan of Subdivision (O. Reg. 544/06)**

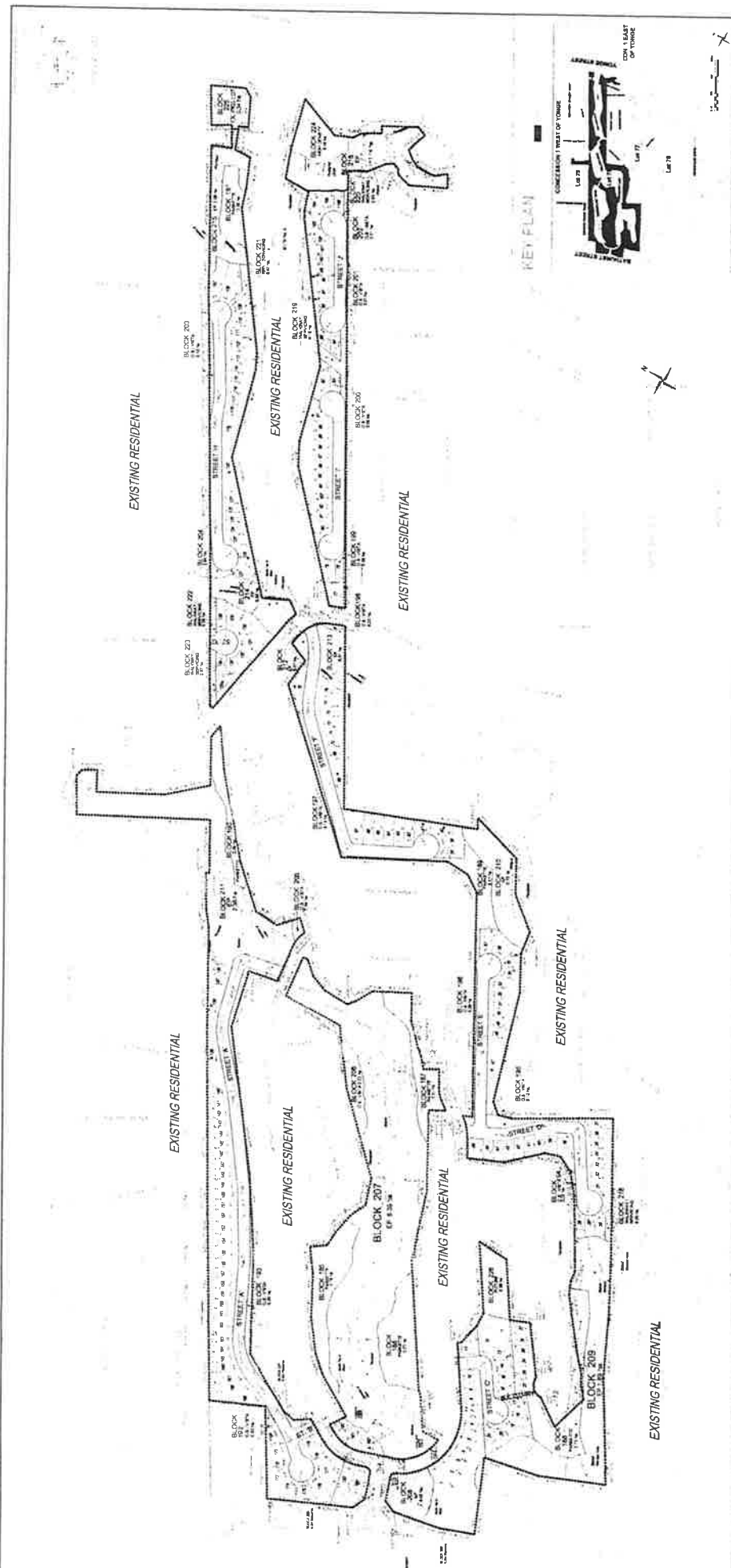
If a person or public body does not make oral submissions at a public meeting or make written submissions to The Town of Aurora before the proposed *Official Plan Amendment* is adopted, before the bylaw is passed or before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, the person or public body is not entitled to appeal the decision of the Council of The Town of Aurora or The Regional Municipality of York, as the case may be, to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submission to The Town of Aurora before the proposed *Official Plan Amendment* is adopted, before the bylaw is passed or before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of The Town of Aurora in respect to the Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision, you must make a written request to The Town of Aurora to the attention of the Director of Planning & Development Services.

DATED at the Town of Aurora, this 10 day of September, 2015.





**DRAFT PLAN OF SUBDIVISION**

Block 28 & 31, Plan 65M-2391 & Block 75, Plan 65M-2358, Part of Blocks 58, 59 & 60, Plan M-2034, Part of Block 7, Plan 65M-2441, Blocks 97 & 99 & Part of Blocks 96 & 100, Plan M-2035 & Block 11, Plan M-2036 & Block 36, Plan 65M-2198 & Blocks 67 & 71, Plan 65M-2336 & Block 54, Plan 65M-2259 & Part of Block 10, Plan 65M-2243 & Block 52, Plan 65M-3679  
 Town of Aurora  
 Regional Municipality of York

**ADDITIONAL INFORMATION**

AS REQUIRED UNDER SECTION 117 OF THE PLANNING ACT, CHAPTER P 13 (R.S.O. 1990, c. 156),  
 (b), (c) (i) (ii), (iii) - As shown on the Draft Plan  
 (c) - As shown on the Draft and Key Plan  
 (d) - Land to be used in accordance with the Schedule of Land Use  
 (i) - Soils data, basin  
 (ii) - Topographical surveys to be provided  
 NOTE: Contours relate to Canadian Geodetic Datum  
 Contour interval is 1m with 0.5m interpolated  
 All center radii and circles are 5.0m

**SCHEDULE OF LAND USE**

LOT	LAND USE	AREA (sq. m)
1	Residential	1000
2	Residential	1000
3	Residential	1000
4	Residential	1000
5	Residential	1000
6	Residential	1000
7	Residential	1000
8	Residential	1000
9	Residential	1000
10	Residential	1000
11	Residential	1000
12	Residential	1000
13	Residential	1000
14	Residential	1000
15	Residential	1000
16	Residential	1000
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93	Residential	1000
94	Residential	1000
95	Residential	1000
96	Residential	1000
97	Residential	1000
98	Residential	1000
99	Residential	1000
100	Residential	1000

**OWNER'S AUTHORIZATION**

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of Aurora  
 Highland Gate Developments Inc.  
 Blair Ferner, A.S.O.  
 Date: February 26, 2015

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown  
 Paul Edward O.L.S.  
 Ruddy, Parniak & Edward Surveying Ltd.  
 Date: February 25, 2015

**HIGHLAND GATE DEVELOPMENTS INC.**  
 1400 Highway 7 East, Suite 300  
 Markham, Ontario L3R 0E9  
 (905) 477-1177

**MALONE GIVEN PARSONS LTD.**  
 1400 Highway 7 East, Suite 201  
 Markham, Ontario L3R 0E3  
 Tel: (905) 477-1177  
 www.mgp.ca

Date: February 24, 2015  
 Project No: 14-2250  
 Scale: 1" = 50'  
 0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10"

