



File No.: CONS.24A.0084

Monday, November 4, 2024

Peter Fan  
Committee of Adjustment  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

**RE: Consent Application Local file # C-2024-04 (CONS.24.A.0084)  
Jeffrey and Karin Allan  
2 Willow Farm Lane, Aurora, ON L4G6K1**

The Regional Municipality of York ("Region") has completed its review of the above noted consent application to create one new residential lot with an easement over the severed lot. The property is municipally known as 2 Willow Farm Lane and has frontage on both Willow Lane and St. John's Sideroad.

#### **York Region Remains a Commenting Agency**

Upon York Region becoming an upper-tier municipality without planning responsibilities, please note that the technical comments and conditions will continue to remain relevant. All technical matters must be addressed to the satisfaction of York Region.

Moving forward please continue to circulate all applications that we currently receive by addressing the circulation to [developmentsservices@york.ca](mailto:developmentsservices@york.ca). The Region will continue to provide technical review and comments and conditions on matters of Regional interest, such as transportation, wellhead protection and water/wastewater.

The Region has no objection to the consent application subject to the following conditions being satisfied:

1. Please be advised York Region is protecting a 18 metre right-of-way for this section of St. John's Sideroad. As such, York Region requests that all municipal setbacks be referenced from a point 18 metre(s) from the centreline of construction of St. John's Sideroad.

2. The Owner shall convey the following lands, along the entire frontage of the site adjacent to St. John's Sideroad, to The Regional Municipality of York, free of all costs and encumbrances:
  - sufficient property to provide a road widening to establish 18 metres from the centre line of construction of St. John's Sideroad;
  - sufficient property to provide a 15 metre by 15 metre daylighting triangle at southwest corner of St. John's Sideroad and Willow Farm Lane intersection.
3. The Owner shall provide a solicitor's certificate of title in a form satisfactory to the Regional Solicitor, at no cost to the Region, with respect to the conveyance of these lands to the Region.
4. The Owner will be required to submit a Survey Plan (that shows centerline of construction).
5. The Owner shall arrange for the preparation, review and deposit on title of a reference plan describing the lands to be conveyed to the Region, as described above, to the satisfaction of the Economic and Development Services Branch
6. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no

contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

7. The Owner shall be responsible for all costs associated with the preparation and delivery of the following: a draft and deposited 65Rplan, Phase One ESA, any subsequent environmental work, reports or other documentation, reliance, and the Owner's certified written statement.
8. This application is subject to York Region's development applications processing fees as identified in By-law No. 2020-04. The review fee for Consent to Sever is \$1,200. The Review and approval of the Environmental Site Assessment Report fee is \$2,000. All payments shall be in the form of a cheque and made payable to "The Regional Municipality of York" and forwarded to Community Planning + Development Services. Development application fees are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, will be subject to current fee requirements.
9. The Town shall confirm that water and wastewater servicing allocation is available for the new lot.
10. Prior to final approval, the Economic and Development Services Branch shall certify that Conditions 1-9 have been met to its satisfaction.

The Region will permit only a single access to St. John's Sideroad. Prior to obtaining a Building Permit from the town the Owner will be required to obtain an Engineering Approval from the Region with regard to construction access, site grading and accesses.

With respect to the conditions above, we request a copy of the Notice of Decision when it becomes available.

Should you have any questions regarding the above, please contact Christine Meehan at [Christine.Meehan@york.ca](mailto:Christine.Meehan@york.ca).

Regards,

*Christine Meehan*