

Excerpts from the York Region Official Plan

5.9.11. Notwithstanding the policies of this Section, the lands described as Part 2 of Plan 65R-11866 and Plan 65R-15508, comprising Part of Lots 11 and 12 Concession III, Town of Aurora, are intended to be developed for high quality residences in a cluster arrangement and condominium ownership. The development is intended to offer an alternative house form and lifestyle to that which is typically found in existing neighbourhoods in the Town of Aurora. Such a development will be serviced by privately owned and operated communal wastewater treatment systems and water supply system in accordance with the criteria in Policies 5.13.4 and 5.13.5 (b) and (c) of this Plan and the following:

- a) prior to any development taking place, approval of an amendment to the area municipal official plan supported at a minimum by the following;
 - i) a market support study
 - ii) an engineering report
 - iii) an environment and landscaping analysis
 - iv) an economic/fiscal impact analysis confirming the viability of the proposal and the proposed economic benefits to the municipality.
- b) overall density of development shall generally be compatible to that achieved through estate residential policies of the area municipal plan and shall be determined through supporting environmental and servicing studies;
- c) design shall effectively screen development from arterial roads and existing uses through sensitive siting and landscaping. Access shall be from internal paved roadways constructed to municipal standards and designed to discourage through traffic.

5.13.4. An economic/fiscal impact analysis be completed to confirm the financial viability of the proposal, the proposed economic benefits to the Region and to ensure that the local and Regional financial impacts are accounted for in keeping with Policy 7.3.8 of this Plan.

5.13.5. Small scale residential developments may be permitted as an accessory or secondary use to established resort/recreational developments, subject to the following:

- b) servicing by a privately owned and operated communal wastewater treatment system and privately owned and operated communal water system, as approved by a Class Environmental Assessment or equivalent process which includes the following:

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- i) an inventory of the existing environment and possible impacts;
 - ii) evaluation of alternatives in consultation with affected agencies;
 - iii) preliminary design of the preferred alternative, that will ensure construction of collection and distribution systems to municipal standards;
 - iv) specifications of the interrelationship with the adjacent recreational use; and,
 - v) preparation of a maintenance, monitoring and system failure contingency plan;
- c) a Responsibility Agreement(s) being executed for the communal wastewater treatment and water systems, identifying among other things:
 - i) operation and maintenance standards;
 - ii) definition of default and required remediation;
 - iii) financial guarantees that no public funds will be required in the case of a malfunction;
 - iv) easements, rights of entry and inspection; and
 - v) monitoring systems;