

Council Attachment 1

Schedule '1' **Modifications to Official Plan Amendment No. 66**

1. Modify Section 3.1.1 D by replacing the words “of at least 1 job for every 2.5 residents” with “in accordance with targets for the Town of Aurora, as established in the York Region Official Plan” so that the clause reads as follows:

“D. Target a goal for more balanced residential to non-residential assessment in Aurora with an activity rate in accordance with targets for the Town of Aurora, as established in the York Region Official Plan.”
2. Delete Schedule “A – Map 1” and replace it with Schedule “A – Map 1” attached to this Schedule ‘1’.
3. Modify Section 3.2.1 B (v) by replacing the word “less” with the word “more” so that the clause reads as follows:

“v not exceed 1,800 square metres of floor area (20,000 square feet). This is to minimize any adverse impact on the adjacent neighbourhood and to protect the economic viability of community and regional commercial centres. Existing centres of more than 1,800 square metres of floor area (20,000 square feet) shall be permitted.”
4. Modify Section 3.2.2 E i) by adding the word “negative” before the words significant impacts so that the clause reads as follows:

“E. To strengthen the economic viability of Community Commercial Centres:

 - i. Where a major expansion to an existing community commercial centre or the creation of a new centre is proposed, a market feasibility and impact study shall be required to ensure that there are no negative significant impacts to the planned function of other commercial centres; and,”
5. Modify Section 3.3 by inserting the words “as identified in the York Region Official Plan and in conformity to the Region-wide employment land analysis” after the words "sufficient supply of employment land" so that the clause reads as follows:

“ Development in the employment areas shall be consistent with the economic development policies set out in Section 3.0. The Town shall continue to retain employment areas for employment uses to ensure a sufficient supply of employment land as identified in the York Region Official Plan and in conformity to the Region-wide employment land analysis.”

6. Modify Section 3.3 by replacing the number “6.1” with the number “1” at the end of the last paragraph.
7. Delete Section 3.3 B in its entirety and replace it with the following Section 3.3 B:

“3.3 B. A target level of employment proportionate to the Town’s population in accordance with targets for the Town of Aurora, as established in the York Region Official Plan shall be encouraged.”
8. Modify Section 3.3.1 to add a Section G after Section F as follows:

“G. Higher intensity employment uses are encouraged to locate along arterial roads”.
9. Modify Section 3.3.3 A by adding the words “accessory to the permitted uses” following the words “enclosed storage of goods and materials” so that the beginning of the clause reads as follows:

“A. Permitted uses in the Business Park designation shall include

 - manufacturing, assembly, fabrication, processing, warehousing, enclosed storage of goods and materials accessory to the permitted uses;”
10. Delete Section 3.3.3 B in its entirety and renumber Section 3.3.3 accordingly.
11. Delete Sections 3.3.4 A and 3.3.4 B in their entirety and replace them with the following Sections 3.3.4 A and 3.3.4 B

“A. It is the policy of the Town to protect and preserve the employment areas as identified on Schedule “O”. As such, the Town will only support the conversion of lands within the employment areas to non-employment uses through a municipal comprehensive review where the following conditions have been satisfied:

 - a) there is a need for the conversion;
 - b) the Town will meet the employment forecasts established in the Regional Official Plan for the Town of Aurora;
 - c) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of the Provincial Places to Grow Act;

- d) there is existing or planned infrastructure to accommodate the proposed conversion;
- e) the lands are not required over the long term for the employment purposes for which they are designated; and
- f) cross-jurisdictional issues have been considered.

For the purposes of this policy, major retail uses are considered non-employment uses.

- B. *A municipal comprehensive review* is defined as “an official plan review, or an official plan amendment, initiated by the Town of Aurora that comprehensively considers the policies of the Town, York Region, and the Province of Ontario.”