

PL980166
PL980817

JOINT SUBMISSION MINUTES

The Parties by their agents and solicitors consent to the following:

1. The matters herein be adjourned to a further pre-hearing case management telephone conference call on April 18, 2006 at 9:00 a.m., or as near thereto as the Ontario Municipal Board shall determine.
2. The Region has identified for the Town a list of studies or updates, attached as Schedule "A" hereto ("**the Studies**"), as prerequisites to support the incorporation of the lands identified in policy 3.6.2.d and Schedule "H" of the Town's Official Plan, into the Region's urban boundary for the Town, all pursuant to a Town Resolution dated November 8, 2005.
3. The Town agrees to work diligently to advance the Studies to completion on or before June 30, 2006, save and except any Town wide required intensification study imposed by other than the parties.
4. The Region agrees to work diligently to review and comment upon the Studies for the purpose of reporting in January, 2007 to Regional Planning Committee with recommendations for a public meeting and Regional Official Plan amendment.
5. It is understood that the actions contemplated herein are in furtherance of the direction provided by the Town Council Resolution dated May 27, 2003.
6. The process and timetable is without prejudice to the parties in the event of non-compliance or delay, to pursue their respective positions respecting the proceedings.
7. The issue of the addition of McLeod Farm Ltd., and James and Anne McLeod as parties be deferred until a further pre-hearing conference is required or requested.

Parties:

Mattamy (Aurora) Limited
Regional Municipality of York (Region)
Town of Aurora (Town)
721312 Ontario Limited (as Hill & Dale Farm)

SCHEDULE "A"

AURORA 2C LANDS

LIST OF REQUIRED STUDIES

List of studies required for review and approval prior to an expansion of the Aurora Urban Area for the lands identified in policy 3.6.2.d and Schedule "H" of the Town's Official Plan. This is for a Regional Official Plan Amendment and does not include a local Official Plan or secondary plan decision. The studies include:

1. (a) Update of the Hemson work to demonstrate consistency with Regional Population and Employment Forecast (2026) and to take into consideration the forecast and densities for greenfield development of the Provincial Growth Plan. This work will provide need and justification and include target population, units, density mix and employment numbers.

 (b) The above-noted work will take into consideration the intensification policies of the Provincial Growth Plan, the Provincial Policy Statement and the Regional Official Plan.

 (c) An update of the Hemson work to demonstrate compliance with Section 7.3.8 (Fiscal Impact Study) of the Regional Official Plan.

 (d) Confirmation of the role of the lands identified in policy 3.6.2.d and Schedule "H" of the Town's Official Plan as identified in area municipal growth management study (previous Hemson work).
2. Growth implications in terms of water, sewer, and transportation.
 - A water & sewer servicing strategy/study, and a transportation strategy/study is required.
3. Completion of the Natural Heritage Study, estimated to be March 2006.
4. Planning Justification Report – How the proposal complies with Provincial Policy, Regional and local policy.