

Town of Aurora Official Plan

Town of Aurora, York Region, and Other Agency Modifications

1. Modify Section 2.1 a) vi. by replacing the words “fit in and respect” in the last sentence with the words “be compatible with” so that the sentence reads as follows:

“Any infill that occurs must be compatible with established community character.”

2. Add the following Section 2.1 b) to Section 2.1:

“2.1 b) It is an objective of the Town to ensure that all new development occurs in a manner that protects people and property and prevents social disruption from natural hazards such as flooding and erosion. The public cost or risk to the municipality and its residents resulting from natural hazards should be avoided and minimized.”

3. Modify Section 3.2 a) i. by deleting the words “major public” in the last sentence and adding the words “within three main land use designations including Private Parkland, Public Parkland and Environmental Protection Areas” to the end of the sentence so that the last sentence reads as follows:

“The Greenlands System includes an array of significant natural heritage features, and parks and open space systems within three main land use designations including Private Parkland, Public Parkland and Environmental Protection Areas;”

4. Modify Section 3.2 a) ii. by deleting the title and replacing it with “Rural/Oak Ridges Moraine”.
5. Modify Section 3.2 a) v. by adding the words “are designated ‘Existing Employment – General Industrial’ and ‘Existing Employment – Light Industrial/Service’ and” after the word “that” in the first sentence so that the sentence reads as follows:

“*Existing* Employment Areas – consists of *existing* business parks and industrial areas that are designated ‘Existing Employment – General Industrial’ and ‘Existing Employment – Light Industrial/Service’ and, through the policies of this Plan, are expected to hold out vacant lands but are not expected to accommodate *significant* job-expansion through *intensification*.”

6. Add the following Section 3.2 a) x. to Section 3.2 a):

“3.2 a) x. Suburban and Estate Residential Areas are low density residential areas.

7. Modify Section 3.2 b) i. by deleting the word “development” in the second sentence and replacing it with the words “rows and apartments”.

8. Modify Table 1 by replacing the number “20,260” in the first column with the number “20,300” and by deleting the second column as follows:

	2006	2011	2016	2021	2026	2031
<i>Population:</i>	49,700	57,300	63,700	68,100	69,600	70,200
<i>Employment:</i>	20,260 20,300	24,200	29,000	32,400	33,500	34,200

9. Modify Section 4.2 b) i. by adding the following sentence to the end of the paragraph:

“In these areas, extra care with the design and inclusion of active transportation and transit routes is required.”

10. Modify Section 4.2 e) by replacing “40” with “41”.

11. Modify Section 4.2 f) i. by adding the following bullet points:

- access to historic areas by walking, cycling and transit; and
- practices that would mitigate local heat island effects such as the incorporation of green or white roofs, strategic planting of shade trees, and the use of light coloured paving materials

12. Modify Section 4.2 f) viii. by replacing the first paragraph with the following:

“All new parking shall be located at the rear of buildings. In areas that have already been developed, parking in front shall be encouraged to:”

13. Modify Section 4.2 f) xii. by adding the words “(other than solar panels)” after the word “equipment”.

14. Add the following Section 4.2 g):

“4.2 g) All new development applications shall demonstrate that the development meets or exceeds the York Region Transit-Oriented Development Guidelines.”

15. Add the following Section 4.2 h):

“4.2 h) New development shall incorporate parking management policies and standards that:

- reduce minimum and maximum parking standards based on proximity to transit;
- include shared parking requirements where appropriate;
- include site designs which orient main building entrances towards the street and do not permit surface parking between the main building entrance and the street;
- allow for surface parking to be redeveloped to structured/underground parking; and
- identify preferential locations for carpooling and car-sharing spaces.”

16. Modify Section 4.3 b) by replacing the words “Accessibility Standard for Customer Service” with the words “*Accessibility for Ontarians with Disabilities Act (AODA)* and all associated regulations”.
17. Add the following Section 4.3 d):

“4.3 d) All new development will be designed to facilitate accessible and integrated public transit for people with disabilities.”
18. Add the following Section 4.3 e):

“4.3 e) Council shall encourage the inclusion of accessibility features into major renovation and/or redevelopment projects.”
19. Modify Section 4.4 by adding the word “and” between the words “heritage,” and “foster” in the first paragraph and by adding the word “and” between the words “tourism,” and “contributes” in the second paragraph.
20. Modify Section 4.4 a) iii. by adding the word “the concept of,” after the word “promoting” so that the sentence reads as follows:

“4.4 a) iii. promoting the concept of, and actively soliciting, gifts of cash grants and gifts in-kind to the Town to implement public art initiatives; and,.”
21. Add the following Section 4.4 a) iv):

“4.4 a) iv. requiring that 1% of the capital budget for all major Regional and local municipal buildings within the Aurora Promenade as identified on Schedule “A” be dedicated to public art.”
22. Add the following Section 5.1 h):

“5.1 h) Develop policies and programs designed to reduce greenhouse gas emissions in industrial, commercial and institutional sectors.”
23. Modify Section 5.2 by replacing the title with the following title “Green Development and Design Standards”.
24. Modify Section 5.2 j) by replacing the word “require” with the word “encourage”, so that the policy reads as follows:

“Council shall encourage the following efficiency standards for new buildings:

 - i. 20% greater water efficiency than the Ontario Building Code;
 - ii. Grade related (3 storeys or less) residential buildings achieve performance level that is equal to a rating of 83 or more when evaluated in accordance with Natural Resources Canada’s EnerGuide for New Houses: Administrative and Technical Procedures;

- iii. Mid and high-rise residential (4 storeys and greater) and non-residential buildings be designed to achieve 40% greater efficiency than the Model National Energy Code for Buildings; and
 - iv. Industrial buildings be designed to achieve 25% greater energy efficiency than the Model National Energy Code for Buildings.
- 25. Delete Section 5.2 l) in its entirety and replace it with the following Section 5.2 l):

“5.2 l) Council shall have regard for York Region’s sustainable development programs, which provide servicing allocation incentives to developments that meet specific sustainable development criteria. This policy is not intended to supersede the Servicing Allocation Policy of the Town of Aurora and all of the criteria of said policy shall remain applicable. In the case of a conflict, the Servicing Allocation Policy of the Town of Aurora shall apply.”
- 26. Add the following subsections to the end of Section 5.2:

“5.2 q) Development applications shall conform with the sustainable building policies contained in the York Region Official Plan, including working to achieve the following energy efficiency and water conservation standards:

 - i. Grade-related (3 storeys or less) residential buildings achieve a minimum performance level that is equal to an ENERGY STAR® standard;
 - ii. Mid- and high-rise (4 storeys and greater) residential and non-residential buildings, with the exception of industrial buildings, shall be designed to achieve 25% greater energy efficiency than the Model National Energy Code for Buildings;
 - iii. Designed to maximize solar gains and be constructed in a manner that facilitates future solar installations (ie solar ready);
 - iv. To work with the development community to achieve 10% greater water conservation than the Ontario Building Code for all new buildings.

r) Council shall address the effects of climate change by:

 - i. working to understand the impacts of climate change on the health and well-being of residents; and
 - ii. requiring that communities are designed to be more resilient to the effects of climate change.

s) Council shall encourage building designs that contribute to improved indoor air quality.”
- 27. Modify Section 5.3 d) by deleting the words “and renewable energy systems”.
- 28. Add the following Section 5.3 f):

“5.3 f) Council shall prepare a Town-wide Community Energy Plan to detail energy use requirements and establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems, and will ensure that communities are designed to optimize passive solar gains.”

29. Delete Section 5.4 d) in its entirety and replace it with the following Section 5.4 d):
- “5.4 d) Require the implementation of three stream waste facilities and collection in all new multi-unit residential buildings.”
30. Add the following Section 5.4 e) and renumber the subsequent policies accordingly:
- “5.4 e) To encourage existing multi-unit residential buildings to participate in three-stream waste collection.”
31. Add the following Section 5.6 a) vi.:
- “5.6 a) vi. That where a site requires a fill permit by the Town, the landowner may be required to provide financial guarantees to ensure that groundwater or adjacent Regional or private well supplies will not be contaminated. Further, the landowner shall be required to retain an on-site environmental inspector to ensure that all fill materials are appropriate.”
32. Modify Section 5.7 a) iv. by adding the word “and/” before the second occurrence of the word “or” so that the section reads as follows:
- “5.7 a) iv. sound attenuating walls, berms, double or triple glazed windows and/or central air conditioning.”
33. Modify Section 5.7 d) by adding the words “Subdivision and/or” before the words “Site Plan” so that the section reads as follows:
- “5.7 d) Council may establish higher standards for the abatement of noise, vibration, odour, dust and/or other noxious impacts associated with certain land uses, than exist in Provincial regulations. These higher standards shall be appropriately mitigated, and enforced through the provisions of the Zoning Bylaw and/or through Subdivision and/or Site Plan Agreements.”
34. Add the following to the end of Section 5.7:
- “5.7 e) Council shall require health, environmental and cumulative air quality impact studies that assess the impact on human health for development with significant known or potential air emission levels near sensitive uses such as schools, daycares and seniors’ facilities.
- f) Sensitive uses such as schools, daycares and seniors’ facilities shall not be located near significant known air emissions sources such as controlled access provincial 400-series highways.”
35. Modify Section 6.2 f) by deleting the words “unless Council is satisfied that the change is appropriate” and replacing them with the words “unless the need has been demonstrated through a municipal comprehensive review.”

36. Add the following to the end of Section 6.3:
- “6.3 g) Council will develop an affordable housing strategy that provides details of the implementation mechanisms necessary to achieve the targets in this plan. The strategy will include policies to achieve a mix and range of housing types within each level of affordability, policies to ensure larger sized, family units within each housing type and level of affordability; and, consideration of locations for affordable, and special needs housing.”
 - h) Notwithstanding Policy 6.3 a), a minimum 35% of new housing units in the Aurora Promenade Downtown and Upper Downtown designations shall be affordable, offering a range of affordability for low and moderate income households.”
37. Modify Section 6.3 c) iii. by adding the words “the local component of the” between the words “reducing” and “development”.
38. Modify Section 6.4 b) by deleting the words “and will not be specifically regulated in this Plan”.
39. Delete Section 6.5 c) in its entirety and renumber the Section accordingly.
40. Modify Section 6.8a) by deleting the word “existing” before the words “single detached”, and by allowing for second suites in linked houses in accordance with the Town’s zoning by-law. Section 6.8 a) would therefore read as follows:
- “6.8 a) For the purposes of this Plan, a secondary suite will be defined as a separate *dwelling unit*, which is contained within a single-detached, semi-detached or linked dwelling provided that.”
41. Modify Section 6.13 a) ix. by adding the words “if applicable” to the end of this sentence so that the sentence reads as follows:
- “ix. a permit has been obtained by the Town to operate a Home Occupation if applicable.”
42. Modify Section 7.2 d) by replacing the words “or are” with the words “and should be located within the Aurora Promenade or Regional Corridor” and adding the words “in close proximity to transit.” to the end of the section so that it reads as follows:
- “7.2 d) Community Services which serve the whole Town or are Regionally focused are typically designated Major Institutional and should be located within the Aurora Promenade or Regional Corridor, where appropriate. The larger scale Community Services shall have frontage on a Regional Road, or on a Municipal Collector Road, in proximity to a Regional Road in close proximity to transit.”
43. Delete Section 7.2 f) in its entirety and renumber the Section accordingly.
44. Add the following to the end of Section 7.2:
- “7.2 h) Council shall encourage the co-location and campusing of human services with other uses including recreation facilities, public buildings and cultural facilities.

- i) Council shall ensure that human service facilities are designed to be accessible.”
45. Modify Section 8.0 by deleting the words “Stable Residential Area” in the first sentence and replacing them with the words “Stable Neighbourhoods.”
46. Modify Section 8.1 by changing the title from “Stable Residential Area Designation” to “Stable Neighbourhoods Designation.”
47. Modify Section 8.1.2 a) by deleting the reference to the Stable Residential Area designation and replacing it with “Stable Neighbourhoods”.
48. Modify Sections 8.1.3 h), j), k) and l) by adding the words “6.13 and” before the number 8.1.4.
49. Modify Section 8.1.3 m) by adding the words “in close proximity to” between the words permitted and within the Stable Neighbourhood.
50. Modify Section 8.2 d) by deleting the section in its entirety and replacing it with the following Section 8.2 d):
- “8.2 d) Private water and sewer services on individual *lots* shall only be permitted where evidence is provided to the satisfaction of the relevant authority that such development will not have any adverse effect on the environment.”
51. Modify Section 9.1 d) i. by replacing the words “established by the Region and the Province” with the words “of not less than 50 residents and jobs per hectare combined in the developable area” so that the section reads as follows:
- “i. minimum density requirements and targets of not less than 50 residents and jobs per hectare combined in the developable area;”
52. Modify Section 9.1 d) vii. by replacing the word “sequence” with the word “phase”.
53. Modify Section 9.1 d) xiv. by replacing the words “other policies to require” with the words “Preparation of a Master Environmental Servicing Plan that employs”.
54. Modify Section 9.1 d) xvii. by adding the words “that are located in proximity to transit” to the end of the section so that it reads as follows:
- “xvii. provisions for human services that meet local community and Region-wide needs that are located in proximity to transit;”
55. Add the following to the end of Section 9.1 d):
- “9.1 d) xviii. provision of a range & mix of housing types, tenures, size and affordability;
- xix. provision of pedestrian and cycling routes that contributes toward the implementation of the Regional Pedestrian and Cycling Master Plan;
- xx. policies to ensure that phasing and sequencing of development are coordinated with Regional Infrastructure Master Plans and Capital Plans;

- xxi. each phase of development within the Secondary Plan must be substantially complete (ie., generally 75% of residential land area built) before a subsequent phase may be registered;
 - xxii. a greenlands systems plan that addresses criteria established by the York Region Official plan with an emphasis on ensuring natural and recreational connections and enhancements to and within the local and Regional Greenlands Systems;
 - xxiii. a Community Energy Plan that reduces community energy demands, optimizes passive solar gains through design, and addresses renewable on-site generation and district energy options; and,
 - xxiv. a Master Environmental Servicing Plan that examines all water systems in an comprehensive and integrated manner.”
56. Add the following to the end of Section 10.2 a):
- “10.2 a) xiii. encouraging Community Energy Plans as a tool to leverage economic development; and,
- xiv. monitoring and identifying opportunities for employment land intensification.”
57. Modify Section 10.3 b) by deleting the contents of subsection i and renumbering accordingly and by adding the words “and OPA 73” at the end of subsection iii.
58. Modify Section 10.3.1 c) by replacing the word “for” with the word “of” and adding the words “such as limiting the amount and size of ancillary uses to a maximum of 20% of total employment in the employment land area” to the end so that it reads as follows:
- “10.3.1 c) To protect and preserve Employment Areas for current and future uses, and to prohibit the development of non-employment generating land uses within Employment Areas.”
59. Add the following Section 10.3.1 f) to the end of Section 10.3.1:
- “10.3.1 f) New development in Employment Land Areas shall achieve an average minimum density of 40 jobs per hectare in the developable area.”
60. Modify Section 10.4 a) i. by replacing the words “and shall demonstrate that:” with the words “. In addition to the Regional Comprehensive Review, the Town shall ensure that:” so that the section reads as follows:
- “10.4 a) i. *Applications* to convert lands designated *Employment Area* to a residential use, retail use or any other non-employment use that is not permitted by this Plan within any *Employment Area* designation or that is not ancillary or accessory to a permitted *employment area* use shall be assessed on the basis of a Regional Municipal Comprehensive Review. In addition to the Regional Comprehensive Review, the Town shall ensure that:”
61. Modify Section 10.4 c) i. by replacing the reference to “4.2.xi” in the sixth bullet point with “4.2 f) xii.”
62. Add the following Section 10.5.1 e) xi to the end of Section 10.5.1 e):

“10.5.1 e) xi. flexible and adaptable lands through the provision of a diverse mix of lot sizes, street patterns and siting criteria that allow for redevelopment and intensification.”

63. Modify Section 10.6.2 a) v. by deleting the words “and public recreational” and replacing the word “City” with the word “Town”.
64. Modify Section 10 by adding a new land use designation “Existing Employment – Brownfield Industrial” as Subsection 10.8. Accordingly, the existing Subsections numbered from 10.8 to 10.13 inclusive, should be renumbered to 10.9 to 10.14 in order to reflect the creation and inclusion of this new designation.
65. Modify **Section 10.8 Existing Employment - Brownfield Industrial**, by adding the following to make up the contents of that section:

“10.8.1 Intent

- a) The Existing Employment – Brownfield Industrial designation shall apply to a portion of the land known municipally as 45 Tyler Street (Plan 9, Lot 26 and Part of Lots 24, 25 and 27, RS65R11961 of Part 1). The Existing Employment - Brownfield Industrial designation is intended to allow for the appropriate redevelopment of a portion of these lands for residential uses, in accordance with “The Aurora Promenade Concept Plan - Urban Design Strategy” without having the Employment Area Conversion Policies of this Plan applying to them.

10.8.2 Permitted Uses

- a) In accordance with Section 10.6.2.

10.8.3 Development Policies

- a) In accordance with Section 10.6.3.

10.8.4 Special Policies

- a) The Lands designated Existing Employment - Brownfield Industrial on Schedule ‘A’ may be redeveloped by way of an application for an Official Plan Amendment without the Employment Area Conversion Policies of Subsection 10.4a applying to them.
- b) These Lands are identified as a “Special Design Area” in “The Aurora Promenade Concept Plan - Urban Design Strategy” and the redevelopment of these Lands for non-employment uses shall be in accordance with Section 4.2.5 of these Guidelines.”

66. Modify Section 10.9.1 c) [formerly 10.8.1 c)] by replacing the words “50 jobs per gross hectare” with the words “an average minimum density of 50 jobs per hectare in the developable area”.
67. Delete Section 10.10.1 a) [formerly 10.9.1 a)] and re-number the section accordingly.

68. Add the following Sections 10.10.1 f) and g) to the end of Section 10.10.1 [formerly 10.9.1]:
- “10.10.1 f) Encourage intensification and revitalization of existing commercial areas in appropriate locations.
 - g) Retail facilities in excess of 30,000 gross leasable square metres will require a Regional Impact Analysis that addresses criteria established by the York Region Official Plan.”
69. Replace the words “Regional Commercial Centre Designation” with the words “Major Retail Centre Designation” throughout the entire Official Plan.
70. Add the following Sections 10.11.3 g) to the end of Section 10.11.3 [formerly 10.10.3]:
- “10.11.3 g) Development should be designed to support redevelopment and/or retrofitting.”
71. Modify Section 10.12.1 a) [formerly 10.11.1 a)] by adding the words “shown on Schedule ‘C’” after the words “Community Commercial Centres” so that the section reads as follows:
- “10.12.1 a) Community Commercial Centres shown on Schedule ‘C’ are intended to provide for a full range of retail and service commercial uses to serve the wider residential community.”
72. Add the following Sections 10.12.2 a) iii. to Section 10.12.2 a) [formerly 10.11.2 a)] and renumber the section accordingly :
- “10.12.2 a) iii. restaurants;”
73. Modify Section 10.12.3 l) v. [formerly 10.11.3 l) v.] by replacing the reference to Section 4.2 xi with 4.2 f) xi.
74. Modify Section 10.13.2 a) [formerly 10.12.2 a)] by replacing the words “use in the” with the words “uses on lands identified as” and by replacing the word “Areas” with the words “Centre as shown on Schedule ‘C’” so that the beginning of the Section reads as follows:
- “10.13.2 a) Permitted uses on lands identified as Service Commercial Centre as shown on Schedule ‘C’ shall include:”
75. Delete Sections 11.3.1 c) vi. and 11.4.1 c) vi. in their entirety and renumber the sections accordingly.
76. Modify Section 11.4.2 a) iii. by replacing the words “the property in question” to “the subject lands” and by replacing the words “affordable housing” with the words “social housing” under the third bullet.
77. Modify Section 11.5.1 b) i. by adding the words “within the Wellington Street Village as identified in Section 4.2.3 of The Aurora Promenade Concept Plan - Urban Design Guidelines” to the end of the subsection so that it reads:
- “11.5.1 b) i. Drive-thru facilities of any kind, within the Wellington Street Village as identified in Section 4.2.3 of “The Aurora Promenade Concept Plan - Urban Design Guidelines.”

78. Modify Sections 11.6.1 c) and 11.7.1 c) by deleting Subsection “i” and renumbering Subsection “ii” to “i” and Subsection “iii” to “ii” accordingly.
79. Modify Section 11.6.2 i) by replacing the words “the Comprehensive Planning process” with the words “the Comprehensive Plan”.
80. Modify Section 11.7 a) by deleting the words “as-of-right”.
81. Modify Section 11.7.2 i) by replacing the words “the Comprehensive Planning process” with the words “the Comprehensive Plan”.
82. Modify Section 11.9 a) x. by adding the words “pedestrian connections to stations,” between the words “shelters,” and “transfer”.
83. Add the following Section 11.9 a) xiii. to the end of Section 11.9 a):
- “11.9 a) xiii Regional community and health facilities, emergency medical services and police stations.”
84. Modify Section 11.12 j) i. by replacing the first occurrence of the word “and” with the word “are”.
85. Delete Section 11.14 a) ii. in its entirety and replace it with the following Section 11.14 a) ii:
- “11.14 a) ii. Promote new on-street parking throughout The Aurora Promenade; and”
86. Add the following Section 11.14 a) iii to the end of Section 11.14 a):
- “11.14 a) iii Parking requirements which are more specific than those identified in the Plan may be provided through a comprehensive zoning by-law review or application for zoning by-law amendment, without requiring an amendment to this plan. An example of such a standard is new parking standards for child care centres and private schools.”
87. Modify Section 11.14.1 a) i. by replacing the entire section with the following Section 11.14.1 a) i.:
- “11.14.1 a) i. New non-residential uses or new residential units developed within existing buildings are exempt from any additional parking requirements subject to the following:
- a) The lands are located within the “Downtown Area” designation and are north of Mosley Street and east of Temperance Street.
- b) New non-residential uses developed within existing buildings that do not meet the criteria of Subsection 11.14.1 a) i. a) shall be subject to policy 11.14.1a) ii.
- c) New residential units developed within existing buildings that do not meet the criteria of Subsection 11.14.1 a) i. a) shall be subject to policy 11.14.1 a) iii.”
88. Modify Section 11.14.1 a) ii. by deleting the reference to the “Downtown Area” designation so that the policy reads as follows:

“11.14.1 a) ii. New non-residential development shall be required to provide a minimum of 1.0 and a maximum of 2.0 parking spaces per 100 square metres of Gross Floor Area.”

89. Modify Section 11.14.1 b) by deleting Subsection “i” and renumbering Subsection “ii” to “i” and Subsection “iii” to “ii” accordingly.

90. Modify Section 11.14 by adding a new subsection “11.14.4 - Drive-Thru Facilities” as follows:

“11.14.4 Drive-Thru Facilities

a) Where drive-thru facilities are not prohibited by this Plan, they shall:

- i. Be located in a manner that has a minimal physical impact on sidewalks and accessible open spaces.
- ii. Be prohibited in the front yard of any buildings.
- iii. Not detract from the character of the area within which they are located.
- iv. Be subject to Site Plan Control in order to ensure that any potential impacts are addressed and to ensure compatibility with the surrounding uses. When proposing a new drive-thru-facility, site design should consider appropriate separation between vehicles and residential uses.
- v. Be required to demonstrate that the following impacts on adjacent or nearby residential uses have been minimized or controlled to the satisfaction of the Town:
 - noise;
 - light penetration, including overhead lighting and light from headlights; and
 - traffic impacts, including volume and location of access/egress and stacking spaces associated with the drive-thru facility.”

91. Modify Section 11.16 by adding the words “and/or the Regional Municipality of York:” after the word “Town”.

92. Modify Section 12.1 c) by adding the words “Lake Simcoe Watershed,” after the word “Areas,”.

93. Modify Section 12.2 d) by adding the word “Conservation” after the word “Moraine” in both instances.

94. Modify Section 12.3.3 e) by deleting the first word “any” and by changing the word “shall” to “may” so that the policy reads as follows:

“12.3.3 e) Changes to the size and configuration of the lands identified as “Public Parkland” on Schedule ‘A’ may require an Official Plan Amendment.”

95. Modify Section 12.4.3 g) by replacing the word “agancies” with the word “agencies” and replacing the word “Public” with the word “Private” in the last sentence.

96. Modify Section 12.5.2 e) by adding the words “(generally 120 metres)” after the first occurrence of the word “adjacent”.
97. Add the following Section 12.5.2 k) and l) to the end of Section 12.5.2:
- “12.5.2 k) That outside of the Oak Ridges Moraine, in the Lake Simcoe watershed, no new mineral aggregate operations, wayside pits, quarries, ancillary or accessory uses are permitted in key natural heritage features or key hydrologic features or related vegetation protection zones, except as provided in the Lake Simcoe Protection Plan.
 - l) When the policies in this section are in conflict with any other policy of the Official Plan, the more restrictive policy shall apply.
 - m) Where in conflict with the policies of the Oak Ridges Moraine Conservation Plan and/or Official Plan Amendment No. 48, the more restrictive policy shall apply.”
98. Add the following Section 12.6.1 f) iv. to the end of Section 12.6.1 f):
- “12.6.1 f) iv Establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.”
99. Add the following Sections 12.6.1 m) to r) to the end of Section 12.6.1:
- “12.6.1 m) Significant alteration of the shore of a freshwater estuary or a stream connected to Lake Simcoe is not permitted unless the significant alteration is for the purposes provided in the Lake Simcoe Protection Plan.
 - n) Council will review and amend this official plan to ensure consistency with the recommendations of the subwatershed evaluations to be completed in accordance with the Lake Simcoe Protection Plan.
 - o) That prior to development or site alteration approval, non-evaluated wetlands that may be impacted shall be assessed for their significance.
 - p) To encourage local municipalities, public agencies and private landowners to protect wetlands, to create new wetlands and to restore existing wetlands where appropriate.
 - q) Where a policy in this Official Plan permits development or site alteration in relation to existing uses, within the Lake Simcoe Watershed, the following policies apply:
 - i. All existing uses lawfully used for such purposes on the day before the Lake Simcoe Protection Plan comes into force are permitted;
 - ii. The construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date the Plan comes into effect, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior the date this Plan comes into effect;

- iii. The development permitted in ii., expansion to existing buildings or structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, are permitted subject to a demonstration that the use does not expand into a key natural heritage feature, a key hydrologic feature and any minimum vegetation protection zone associated with a feature or the Lake Simcoe shoreline, unless there is no alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;
 - iv. The expansion to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the Lake Simcoe shoreline, if it is demonstrated that:
 - a) there is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and vegetation protection zone to the maximum extent possible, and,
 - b) the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.
 - v. Expansion, maintenance or replacement of existing infrastructure is permitted.
 - r) In accordance with the Lake Simcoe Protection Plan, once completed, Council shall incorporate the recommendations of the subwatershed evaluations.
 - s) Where in conflict with the policies of the Oak Ridges Moraine Conservation Plan and/or Official Plan Amendment No. 48, the more restrictive policy shall apply.”
100. Modify Section 12.6.2 by adding a “s” to the end of the first occurrence of the word “regulation” and “and 166/06” to the end of the first sentence so that it reads as follows:
- “Natural Hazard areas (such as floodplains, areas subject to erosion, unstable soils and *wetlands*) that have been delineated by the appropriate Conservation Authority are included within the regulations limits identified under Ontario Regulation 179/06 and 166/06.”
101. Modify Section 12.6.2 a) ii. by adding the words “and site alteration” after the word “development”.
102. Add the following Sections 12.6.2 a) viii and ix to the end of Section 12.6.2 a):
- “12.6.2 a) viii. Within the Humber and Rouge Watersheds, development shall be in accordance with the Toronto Region Conservation Authority (TRCA) Regulation 166/06, the TRCA’s Valley and Stream Corridor Management Program and other TRCA policy and procedural requirements, to the satisfaction of TRCA.

ix. To prohibit new lot creation in hazardous lands and hazardous sites.”

103. Modify Section 12.6.3 a) by replacing the reference to Schedule “D” with Schedule “E”.

104. Add the following Section 12.6.3 h) v. to the end of Section 12.6.3 h):

“12.6.3 h) v. be in accordance with the relevant watershed plan.”

105. Add the following Section 12.6.4 to the end of Section 12.6:

“12.6.4 Endangered, Threatened and Special Concern Species and Their Habitats

Habitats of endangered, threatened and special concern species contain species that have been listed by the Province as occurring in significantly low population numbers, restricted geographic areas, or are threatened by human activities that their continued presence in Ontario is a matter of conservation concern. These habitat areas are generally included in the Environmental Protection Area Designation on Schedule ‘E’.

- a) Development and site alteration is not permitted within the habitat of endangered or threatened species, as identified on the Species at Risk in Ontario List.
- b) Development and site alteration is not permitted within the habitat of endangered, threatened, or special concern species as identified on the Species at Risk in Ontario List and Provincially rare species on the Oak Ridges Moraine.
- c) Council shall encourage private land stewardship which protects and enhances the habitat of threatened, endangered and special concern species.”

106. Add the following Section 13.2 s) to the end of Section 13.2:

“13.2 s) The Heritage Resource Area as identified on Schedule ‘D’ is considered to be of primary significance to the Town’s heritage. Appropriate planning tools shall be applied to the review and approval of any proposed development within the area including site plan control. Redefining or amending the Heritage Resource Area’s boundary shall require Council approval.”

107. Modify Section 13.3 e) by replacing the reference to “Class A” with “Group 1”.

108. Modify Section 13.4 d) by deleting the word “they” from the first sentence.

109. Modify Section 13.5 a) by replacing the reference to “13.5 l)” with “13.5 m)”.

110. Modify Section 13.6 f) by deleting the word “is” from the first sentence.

111. Add the following Section 14.1 k) to Section 14.1:

“14.1 k) Promote Transit Oriented Development (TOD) and implementation of Travel Demand Management (TDM) measures in order to reduce the single-occupant vehicle usage and to encourage other modes of transportation such as walking, cycling, and public transit to and from the Town of Aurora.”

112. Add the following Sections 14.2 a) viii to ix to the end of Section 14.2 a):

“14.2 a) viii. to work with the Region to coordinate infrastructure within Regional rights-of-way for operating and capital components, including street lighting, sidewalks and cycling facilities; and,

ix. to provide sidewalks and street lighting on both sides of all streets with transit services.

113. Add the following Sections 14.2.1 e) and f) to the end of Section 14.2.1:

“14.2.1 e) To plan and implement, including land takings necessary for, continuous collector streets in both east-west and north-south directions in each concession block, in all new urban developments, including new community areas.

f) Travel Demand Management (TDM) measures shall be identified and developed as part of any major development or redevelopment in order to reduce the single-occupant vehicle usage and to promote other modes of transportation such as walking, cycling, and public transit.”

114. Modify Section 14.2.2 d) ii. by deleting the first paragraph and replacing it with the following:

“Regional Roads accommodate a wide range of transportation modes including walking, cycling, transit, automobile use and goods movement. Where streets travel through existing communities, streetscapes shall be designed to encourage walking, cycling and transit use. Vehicular access to properties adjacent to Regional Roads can be permitted although the number, design and location of access points will be controlled so that the service to adjacent land does not detract from the primary function of moving the various modes of transportation.”

115. Modify Section 14.2.2 d) ii. by deleting the third paragraph and replacing it with the following:

“Regional Roads will generally have a basic right-of-way width of between 20.0 and 45.0 metres, as identified on Schedule ‘J’ and as articulated in the York Regional Official Plan. Additional width for turn lanes and transit stations will be required subject to future Transportation and Class Environmental Assessment studies.”

116. Modify Section 14.2.2 d) iv. by replacing the reference to Schedule “I” with “Schedule “K” and by replacing the number “23.0” with “24.0”.

117. Modify Section 14.2.2 d) v. by replacing the number “20.0” with “22.0”.

118. Modify Section 14.2.2 by deleting subsection 14.2.2 h) in its entirety and renumber the Section accordingly.
119. Modify Section 14.2.5 c) iii. by deleting the last sentence and replacing it with the following sentence “Transit stops will be located within 500 metres of 90% of residents, and within 200 metres of 50% of residents in the Urban Area to minimize walking distance, as well as to implement the service standards set out by York Region Transit; and” so that the section reads as follows:
- “14.2.5 c) iii. in the planning and operation of public transit services, facilities for comfortable and convenient pick-up will be provided, including off-line bus bays, where possible. Transit stops will be located within 500 metres of 90% of residents, and within 200 metres of 50% of residents in the Urban Area to minimize walking distance, as well as to implement the service standards set out by York Region Transit; and”
120. Modify Section 14.2.5 d) by adding the words “street lighting and” between the words “have” and “sidewalks” so that the section reads as follows:
- “14.2.5 d) Development of new roads with transit route designations shall have street lighting and sidewalks on both sides.”
121. Add the following Sections 14.2.6 i) and j) to the end of Section 14.2.6):
- “14.2.6 i) To support the achievement of higher transit usage by supporting improvements in service, convenient access and good urban design in accordance with the criteria established in Regional Official Plan Policy 7.2.25.
- j) To support the achievement of an overall transit modal split of 30% during peak periods in the Urban Area and 50% in the Yonge Street Corridor by 2031.”
122. Modify Section 14.2.7 by deleting Subsection b) and re-lettering the rest of the Section accordingly.
123. Modify Section 14.2.7 b) [formerly Section 14.2.7 c)] by adding “in accordance with the Trails Master Plan” in the first sentence and by adding “and the Trails Master Plan” at the end of the subsection so that it reads as follows:
- “14.2.7 b) Implementation of the proposed Aurora Trail Network will occur, in accordance with the Trails Master Plan, mainly when development, redevelopment and public works projects take place. Secondary Plans, Plans of Subdivision and Site Plans may modify, supplement or extend the Aurora Trail Network Concept shown on Schedule ‘K’ of this Plan, without requiring an Amendment to this Plan, as long as the changes reflect the policies of this Section and the Trails Master Plan.”

124. Modify Section 14.2.8 a) by adding the words “construction” and “be consistent with the Trails Master Plan and” in this Subsection so that it reads as follows:
- “14.2.8 a) Layout, design, construction and operation of trails shall be consistent with the Trails Master plan and where possible:”
125. Modify Sections 14.2.8 a) ix. and 14.2.8 a) x. by deleting them and replacing them with the following:
- “14.2.8 a) ix. investigate and provide grade separated crossings, over water courses where feasible and necessary to the scale of the watercourse, subject to approval from the appropriate jurisdiction;
- x. investigate and explore providing grade separated crossings at key intersections of trails with railways and Arterial Roads; where trails cross roads at grade between intersections, signs and where appropriate pedestrian activated signals shall assist safe crossing and orientation; at grade crossing of trails at Regional Roads should only be made at controlled intersections;
126. Add the following Section 14.3.1 j) to the end of Section 14.3.1:
- “14.3.1 j) Council shall ensure that the provision of appropriate water and wastewater infrastructure and servicing capacity is co-ordinated with development applications to ensure services are available prior to occupancy.”
127. Add the following Section 14.5.1 e) ix. to the end of Section 14.5.1 e):
- “14.5.1 e) ix. includes low impact development stormwater management measures in keeping with the Toronto and Region Conservation Authority’s Low Impact Development Stormwater Management Planning and Design Guide.”
128. Modify Sections 14.5.1 f), g), and h) by deleting the contents of these sections in their entirety and replacing them with the following:
- “14.5.1 f) New development must satisfy the Town and demonstrate consistency with the relevant Conservation Authority’s Stormwater Management Criteria for quality (flood flow) control, water quality control , erosion control and water balance, groundwater recharge and water balance, for the protection of hydrologically sensitive features. Conservation Authority stormwater management criteria are based on current research, watershed planning and hydrology studies, therefore the criteria are subject to change based on the approval and adoption of updated studies.
- g) To satisfy the Town and demonstrate consistency with Conservation Authority stormwater management criteria, innovative stormwater management approaches must be implemented and designed in accordance with the Ministry of Environment Stormwater Management Practices Planning and Design Manual and with reference to TRCA’s Low Impact Development Stormwater Management Practices Planning and Design Guide (2010), as may be updated from time to time. For all development, a treatment train approach to stormwater must be considered consisting of source controls (for example green roofs, permeable paving, improved urban tree canopy), for conveyance controls (for example

bioswales and permeable pipes) and end of pipe treatment (for example wetlands and ponds).

- h) All stormwater management plans within the Lake Simcoe Watershed shall be consistent with the requirements of the Lake Simcoe Protection Plan.”

129. Add the following Section 14.6.1 i) to the end of Section 14.6.1:

“14.6.1 i) Notwithstanding any other policies of this Plan, all public and/or private utilities shall be permitted in any land use designation, with the exception of the Environmental Protection Area Designation, where they will be permitted only if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental approval or planning approval and there is no reasonable alternative.”

130. Modify Section 15.1.4 by deleting subsection 15.1.4 c) in its entirety and replace it with the following subsection 15.1.4 c):

“15.1.4 c) Proposed amendments to this Plan involving a conversion of lands designated “Existing Employment Area” or “Greenfield Employment Area” can only occur upon completion of a *Regional Municipal Comprehensive Review*.”

131. Modify Sections 15.2.1 by deleting the contents of that section in its entirety and replacing it with the following:

“15.2.1 Complete Applications

Introduction

Subsections 22(5); 34(10.2); 51(18) and 53(3) of the Planning Act, 1990, permit a council or approval authority to require that a person, public body or applicant who apply, submit or make requests or applications for consents, amendments to the Official Plan, amendments to the Zoning By-law, and approval of Plans of Subdivision, provide any “other information or materials” that Council or the approval authority considers it may need, but only if the Official Plan contains provisions relating to such requirements.

This “other information or materials” together with the prescribed information listed in the Ontario Regulations of the Planning Act will comprise the notion of a complete application. The following outlines the provisions for the requirements of a complete application.

Policies

a) Complete Application Provisions

In accordance with the provisions of the Planning Act, 1990, the following materials may be required to be submitted in addition to the prescribed information (Planning Act 1990) in order to constitute a “Complete Application” under the requirements of the Planning Act.

The following materials and provisions identified in text or in Section 4.0.1 - Schedule “A” (Required Materials), may be required from applicants who apply, submit or make requests or applications for amendments to the

Official Plan, amendments to the Zoning By-law, and approvals of Plans of Subdivision/Condominium and Consents. This is intended to ensure that all the relevant and required information pertaining to a planning application is available at the time of submission, therefore enabling Council and its delegated approval authorities to make informed decisions within the prescribed period of time and enabling the public and other stakeholders access to all of the relevant planning information at the earliest possible time. In all instances, the number and scope of studies to be required for the submission of a complete application should be appropriate and in keeping with the scope and complexity of the application. For applications that may be considered straight forward or minor in nature, limited additional information may be required. However, all of the following materials will be required unless otherwise identified through a pre-consultation meeting with Staff.

b) Reports and Studies

Council and its delegated approval authorities will require reports and studies as part of a comprehensive planning application package referred to as a "Complete Application." The reports and studies are intended to provide additional information pertaining to a subject site and the areas adjacent to it, in order to assist in the evaluation of the application by Council and its delegated approval authorities. In accordance with Section 4.0.2, applicants will be required to consult with municipal Staff prior to submission of an application for the purpose of identifying what additional materials are required and if any of the required studies can be scoped and/or deferred to later in the planning approvals process.

The following broad categories of reports and studies are not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies that may be identified during the planning process, if the circumstances necessitate the need for such information as part of the decision making process.

i) Planning Reports/Studies

Reports and studies related to local, regional and provincial planning matters shall ensure that a proposed development and/or change in land use is consistent with Provincial Policy and provides an integrated approach to land use planning. Specifically, the reports shall demonstrate how a proposed development or change in land use is consistent with Provincial Policy, as well as the policies of this plan and/or any relevant Secondary Plan and Guideline that has been adopted by Council. The reports shall also address the appropriateness of the application, including its compatibility with the surrounding area/landuses, as well as site servicing, recreational needs, urban design, environmental features and landform conservation.

ii) Environmental Reports/Studies

Reports and studies related to the natural environment shall identify and assess the environmental and natural features related to the subject site and areas adjacent to it, including surface and subsurface features. The reports shall identify any adverse impacts to the natural environment resulting from a proposed development and/or change in

land use and how the impacts will be mitigated. Furthermore, the reports shall also identify the buffer areas to be located between the natural features and proposed development and/or change in land use. If required, the reports shall also contain the details of a Monitoring Program to be used for a specified time period which would monitor the condition of a specified feature.

Reports/studies that fall into this category include, but are not limited to: Environmental Impact Studies, Natural Heritage Evaluations, Geotechnical and Hydrogeological Reports/Investigations, Soil Reports, Tree Surveys, Tree Preservation Reports/Plans and Vegetation Preservation and Enhancement Plans.

iii) Servicing Reports/Studies

Reports and studies related to servicing and infrastructure shall demonstrate that a proposed development and/or change in land use can be supported by adequate municipal water, sanitary sewer and stormwater management services. The required reports shall demonstrate that the existing servicing infrastructure is sufficient to accommodate the proposed development and/or change in land use or that the lands can be reasonably serviced by the extension of existing infrastructure. Where new infrastructure is required or the expansion of the existing infrastructure is necessary, the reports shall demonstrate that the improved infrastructure will be adequate to accommodate the proposed development and/or change in land use, as well as any anticipated users of the infrastructure.

iv) Traffic Reports/Studies

Reports and studies related to traffic and transportation shall demonstrate that any changes to the transportation network as a result of a proposed development and/or change in land use can be accommodated by the transportation network. The reports shall also demonstrate that any adverse impacts on the surrounding land uses can be mitigated. Where new transportation infrastructure is required, or the expansion of the existing transportation infrastructure is necessary in order to accommodate a proposed development and/or change in lands use, the reports shall demonstrate that the improved transportation infrastructure will be adequate to accommodate all modes of transportation in an efficient manner with minimal adverse impacts on surrounding uses. Furthermore, these reports may also be required to demonstrate that a subject site contains an adequate number of parking spaces in order to support the parking demands for a proposed development and/or change in land use.

v) Reports/Studies to address Nuisance and Hazard Matters

Reports and studies related to nuisance and hazard matters shall demonstrate that inhabitants or users of a proposed development and/or change in land use are adequately buffered from nuisances related to noise, vibration, light pollution, odour and dust. The reports shall also demonstrate that a reduced potential exists for public cost or risk to future inhabitants resulting from natural and human made hazards. The required reports shall identify all of the potential nuisance

issues and natural or human made hazards which may impact the proposed development and/or change in land use or adjacent lands, identify buffer areas and identify any other measures to be taken in order to mitigate the impacts associated with the nuisance issues and natural/human made hazards resulting from the proposed development and/or change in land use.

vi) Reports/Studies to address Cultural and Design Matters

Reports and studies related to cultural and design matters shall demonstrate that a proposed development and/or change in land use will have a positive impact on the Town's public realm.

The required reports shall demonstrate how a proposed development and/or change in land use will have a positive impact on neighbouring built heritage, is sensitive to archaeological issues and is designed in a manner that enhances the local built form and/or natural environment. Reports/studies that fall into this category include, but are not limited to: Heritage Evaluations, Archaeological Assessments, Design Guidelines and Shadow and Massing Studies.

vii) Economic Analysis/Studies

Reports, studies and analysis related to the economy may be required to demonstrate the impact that a proposed development and/or change in land use will have on the local economy. Specifically, an applicant may be required to demonstrate that there is a market demand for a proposed development and/or change in land use and may also be required to demonstrate that their proposal will not be detrimental to the local economy. However, these policies shall not be used under any circumstance for the purposes of regulating competition.

c) Required Materials

Subsections 22(5); 34(10.2); 51(18) and 53(3) of the Planning Act, 1990, permit a council or approval authority to require that a person, public body or applicant who apply, submit or make requests or applications for consents, amendments to the Official Plan, amendments to the Zoning By-law, and approval of Plans of Subdivision, provide any "other information or materials" that Council or the approval authority considers it may need.

To be considered a complete application under the Planning Act, the following materials may be required with the submission of a completed application form and the receipt of all applicable fees:

REQUIRED REPORTS	OFFICIAL PLAN AMENDMENT	ZONING BY-LAW AMENDMENT	PLAN OF SUB., CONDO. & CONSENTS
Planning Justification/Land Use Planning Report			
Neighbourhood Plan			
Context Plan			
Priority Lot Plan			
Streetscape Plan			
Functional Servicing Report and/or Master			

Plan			
Stormwater Management Report and/or Master Plan			
Service <i>Infrastructure</i> Master Plan			
Grading/Drainage Plan			
Slope Stability Study			
Flood Impact Study			
Snow Storage Study/Plan			
Phasing Plan			
Transportation Study and/or Master Plan (including linkages to trails or park system)			
Traffic Impact Study			
Parking Study/Analysis			
Natural Heritage Evaluation			
Environmental Impact Study			
Lake Simcoe Protection Plan Conformity Report			
Phase 1 & 2 Environmental Site Assessment			
Environmental Assessment Study			
Geotechnical Study			
Hydrogeological Study			
Source Water Protection Risk Assessment & Management Plan			
Tree Preservation Protection and Replacement Plan, Landscape Analysis Plans, Tree Survey, Tree Inventory and Vegetation Preservation and Enhancement Strategy			
Landform Conservation Study			
Urban Design Reports, Plans and Guidelines			
Market Analysis and Financial Impact Study			
Regional Impact Analysis for Retail greater than 30,000 square metres.			
Archaeological Assessment			
Archaeological Conservation Plan (if archaeological resources are identified)			
Floodplain Mapping/Analysis			
Heritage Evaluation/Heritage Impact Statement			
Noise and Vibration Impact Assessment			
Soils Report			
Shadow and/or Massing Study			
Lighting Study/Plan			
Block Plan			
Construction Impact Mitigation Study			
Aggregate Potential Assessment/Compatibility Study			
Entrance Analysis			
Accessibility Audit			
Community Health Promotion Audit			

Transmission Line Impact Study			
Power Generation Impact Study			
A pre-consultation letter from the relevant Conservation Authority when within or adjacent to a regulated area			
Other Required Information as Identified at the Pre-Consultation Meeting			

It is acknowledged that not every report would be required for all applications. It is the intent of the Planning & Development Services Department that applicants pre-consult with the Town prior to making a submission for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision/Condominium and Site Plan. This would allow for the determination of which reports are required and if any of the required reports could be scoped and/or submitted later in the planning approvals process. In addition, the above checklist is not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies that may be identified during the planning process, if the circumstances necessitate the need for such information as part of the decision making process.

d) Pre-consultation Meeting

Introduction

Subsections 22(3.1), 34(10.01), 41(3.1) and 51(16.1) of the Planning Act, 1990, permit Council through the passing of a by-law, to require applicants to consult with the municipality before submitting or making requests or applications for amendments to the Official Plan and Zoning By-law or the submission of plans and drawings for approval.

Policies

- i) Under the provisions of the Planning Act, Council shall require those applicants submitting or making requests or applications for amendments to the Official Plan and/or Zoning By-law, or making applications for Plans of Subdivision/Condominiums or Site Plans to consult with the municipality prior to submission of such applications for approval. The Pre-consultation Meeting is intended to allow the applicant to discuss with municipal staff matters pertaining to the subject site. Through these discussions, municipal staff will have the opportunity to outline the information and materials which will be required to be submitted concurrently with the application. Specifically, Staff will identify on Schedule "A" (Required Materials), any materials, plans, studies, reports and/or analysis required to be submitted as part of an application.

For applications that may be considered straight forward or minor in nature, limited additional information may be required. The Pre-consultation Meeting will also afford Staff the opportunity to identify if any of the required studies identified in this amendment or any Secondary Plan can be scoped or submitted later in the planning approvals process. This mandatory Pre-consultation Meeting shall be required by Council through the passing of a by-law.

132. Add the following Section 15.2.2 d) vii. to the end of Section 15.2.2 d):

“15.2.2 d) vii Master environmental servicing plans that protect and enhance the natural hydrologic function and balance of water systems with an emphasis on innovative technologies that emphasize water conservation and reuse.”

133. Add the following subsections i) and ii) to the end of Section 15.2.2 f):

“15.2.2 f) i. The Secondary Plans identified on Schedule 'B' are intended to be "stand alone" policy documents. However, in the event that there is a policy conflict between the Secondary Plans and this Plan, this Plan shall take precedence.

ii. Existing approved Secondary Plans may be consolidated into this Plan without the need for an amendment to this Plan.”

134. Add the following Section 15.2.2 g) to the end of Section 15.2.2:

“15.2.2 g) Secondary plans will include an affordable housing strategy that details implementation mechanisms necessary to achieve the affordable housing targets found in this Plan. The strategy will include policies to achieve a mix and range of housing types within each level of affordability, policies to ensure larger sized, family units within each housing type and level of affordability; and, consideration of locations for affordable and social housing developments.”

135. Add the following Section 15.2.5 Temporary Use By-law, and renumber Section 15.2 accordingly:

“15.2.5 Temporary Use By-law

a) The Town may, in a Zoning By-law passed under Section 39 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose as set out therein, and notwithstanding that such purpose may be otherwise prohibited by the Zoning By-law.

b) Prior to enacting a Temporary Use By-law, the Town shall be satisfied that the proposed temporary use:

i. Is in conformity with the general intent of the policies of this Plan and maintains the long term viability of the lands for the uses permitted in this Plan;

ii. is compatible with the adjacent land uses, or incorporates site mitigation measures to ensure compatibility;

iii. is suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering and available services such as water and sewage disposal;

iv. does not adversely impact the natural environment or Greenlands System;

- v. does not adversely impact traffic, transportation or parking facilities in the area; and
 - vi. is temporary in nature, appropriate only for a limited time span, which shall not exceed a period of three years from the passing of the By-law unless approved by by-law extension that is subject to the policies of this Plan, and can be terminated when the authorizing by-law expires.
- c) No new buildings or expansions to buildings, except for temporary or moveable structures, shall be permitted on lands subject to a Temporary use By-law."

136. Modify Section 15.2.7 a) by adding the words "41 of" after the word "Section" in the last sentence.

137. Modify Section 15.2.7 d) by replacing the number "40" with the number "41".

138. Delete Section 15.2.7 k) in its entirety and renumber the Section accordingly.

139. Modify Section 15.2.9 d) by replacing the words "York Region approve" with the "approval of" so that the sentence reads as follows:

"Council will recommend approval of only those plans of subdivision which:"

140. Modify Section 15.2.12 d) by adding the word "Community" before the word "Improvement".

141. Modify Section 15.2.15 a) by replacing the words "in enforcing their respective a Tree By-laws under the Trees Act" with the words "in enforcing the relevant Tree By-law under the Municipal Act" so that the beginning of the Section reads as follows:

"15.2.15 a) Council shall cooperate with York Region in enforcing the relevant Tree By-law under the Municipal Act, to regulate ..."

142. Add the following Section 15.2.23 to the end of Section 15.2:

"15.2.23 An amendment to this Plan shall not be required in order to make revisions of an administrative nature, including but not limited to the following:

- a.) additions or deletions to the Region's area and application of the land use designation of the abutting lands, when the addition is a result of realignments to provincial highways or Regional boundary streets;
- b) altering the numbering and arrangement of provisions in this Plan;
- c) updating the base mapping used in this Plan or adding base information to maps to show existing and approved infrastructure;
- d) correcting clerical, grammatical, spelling and technical mapping errors;
- e) changing format or presentation; or,
- f) altering punctuation to obtain a uniform mode of expression."

143. Modify Section 16.0 - Site Specific Policies by changing Site Specific Policy No. 5 as follows:

- Modify Subsection 5.1a) by deleting the reference to “3.1.4k” and replacing it with “Site Specific Policy No. 5” and by adding a reference to Schedule ‘A’ and OPA No. 37 right after it so that the subsection reads as follows: The lands identified on and on Schedule ‘H’ as Site Specific Policy No. 5 and on Schedule ‘A’ as OPA No. 37 or Part Lot 86, Concession 1, W.Y.S., generally known as the “Northwest Aurora Planning Area” are intended to accommodate primarily low-intensity, environmentally-sensitive residential development on full urban services with the maximum number of units within the planning area being 260.
- Modify Subsection 5.3a) by deleting the reference to Schedule ‘AA’ and replacing it with Schedule ‘A’.
- Modify Subsection 5.3c) by deleting the reference to Schedule ‘AA’ and replacing it with Schedule ‘A’.
- Modify Subsection 5.3d) by deleting the reference to Schedule ‘AA’ and replacing it with Schedule ‘A’.
- Modify Subsection 5.4c) by deleting the reference to “Policy 3.9 - Urban Design” and replacing it with “Policy 4.2 - General Design and Architectural Policies”.
- Modify Subsection 5.6c) by deleting the reference to Schedule ‘I’ and replacing it with Schedule ‘K’.

144. Modify Section 16.0 - Site Specific Policies by deleting Site Specific Policy No. 6 in its entirety and replacing it with the following:

6. The subject property, being 15085 Yonge Street and described as Part Lot 17, Registered Plan 68, Lot 164, Part of Lots 163 and 165 Registered Plan 246, shall only be permitted to be used for a residential apartment building with a maximum of 42 units.

145. Modify Section 16.0 - Site Specific Policies by changing Site Specific Policy No. 10 as follows:

- Modify Subsection 10g) by deleting the reference to “Section 3.7.b.v and by replacing the reference to “Section 3.9” with “Section 4.2” so that the policy reads as follows: The lands are located within close proximity to a “Gateway”. When considering development on the subject lands, it is appropriate to place special emphasis on the urban design policies outlined in Section 4.2 of the Official Plan in order to strengthen the sense of visual community identity. Accordingly, it shall be the policy of Council to require a comprehensive site plan which incorporates design elements for the subject lands which achieve the following: (Policies i through vii are retained)
- Modify Subsection 10i) by deleting the reference to Section 4.3.2 so that the policy reads as follows: Council may place any of the lands subject to this amendment in a holding category pursuant to Section 36, R.S.O. 1990, of the Planning Act.
- Modify the first sentence of Subsection 10j) by deleting reference to Section 3.2.2.d so that it reads as follows: The proponent is required to provide a market feasibility and impact study, given the proposed supermarket use is greater than 2,800 square metres (30,000 Square feet) in size.

146. Modify Section 16.0 - Site Specific Policies by changing Site Specific Policy No. 11 as follows:

- Delete the reference to Schedule 'B' in the first paragraph and replace it with Schedule 'C' so that it reads: The following policies apply to the lands designated "Commercial Special" on Part of Lot 85, Concession 1, E.Y.S., better described as Lot 3, Registered Plan 461 as shown on Schedules 'A', 'C' and 'H', attached hereto and forming part of this plan.

147. Modify Section 16.0 - Site Specific Policies by deleting Site Specific Policy No. 15 and renumbering the site specific policies accordingly.

148. Modify Section 16.0 - Site Specific Policies by deleting the contents of Subsections 26 and 27, in their entirety and replacing them with the following:

27. Part of Lot 81, Concession 1 EYS, further defined as Part of Part 1, Plan 65R-14984

Notwithstanding any policies to the contrary, the following special policy applies to the 5.5 ha property fronting on Bayview Avenue, described as Part of Lot 81, Concession 1, E.Y.S. and more particularly described as Part of Part 1, Plan 65R-14984:

- a) In addition to the uses permitted in the "Community Commercial Centre" designation by Subsection 10.11.2, a home improvement centre and garden centre shall be permitted along additional free standings buildings for which the uses shall be in accordance with Subsection 10.11.2;
- b) Notwithstanding any provision to the contrary, the lands described as Part of Lot 81, Concession 1, E.Y.S., further defined as Part of Part 1, Plan 65R-14984, may not be permitted to be used for a service station.
- c) Development may take place in the form of freestanding structures and it is not necessary to build in the form of an enclosed centre;
- d) The policies contained herein shall be implemented by way of a site specific zoning by-law;
- e) In reviewing an application for site plan approval the Town shall ensure that the design of the commercial buildings encourages both safe vehicular and pedestrian access to the site. In addition, screening of certain elements, such as loading areas, refuse storage and roof top mechanical equipment shall be addressed in the site plan agreement;
- f) In reviewing an application for site plan approval the Town shall require submission of elevation drawings illustrating a high quality design and further the Town shall seek to minimize any adverse impact to the residential neighbourhood to the west in terms noise, lighting, site screening and traffic issues;
- g) The landscape plan submitted in support of a site plan application shall provide for appropriate screening, tree planting and other landscape elements. Particular attention shall be given to the interface with the existing residential community to the west to adequately buffer such use.

In this regard the landscape buffer adjacent to the Hydro corridor shall be substantial and may be further augmented by plantings within the Hydro Corridor. In addition, the site plan agreement shall contain a clause implementing interim landscaping should the entire site not be developed at one time;

- i) All other relevant policies of the Official Plan shall continue to apply the subject lands.

28. Part of Lot 81, Concession 1 and municipally known as 15320 Bayview Avenue

“Notwithstanding any policies to the contrary, the following special policy applies to portion of the 3.60 hectare (8.9 acre) property located at the north-west corner of Bayview Avenue and Wellington Street East, with frontages along both roadways, and described as Part of Lot 81, Concession 1, E.Y.S.”

- a) Development may be in the form of freestanding structures and not necessarily in the form of an enclosed shopping centre.
- b) The permitted uses as outlined in Subsection 10.11.2 (Community Commercial Centre) shall apply to the subject lands. However, the following uses shall not be permitted on the subject lands:
 - a Garden Centre;
 - a Day Care Centre;
 - Outdoor Seasonal Sales and Display;
 - Outdoor Storage; and,
 - Drive through Restaurants and/or Drive Through Financial Institutions.
- e) The Wellington Street East frontage shall require a high standard of landscaping, street furniture and pedestrian amenities in both public and private open space areas. The gateway shall also co-ordinate and complement the design initiatives of the Wellington Street East Corridor Urban Design Guidelines and subsequent Master Plan as well as the Bayview Northeast Neighbourhoods Architectural Guidelines.
- f) The following Urban Design elements shall be incorporated into the site design and architectural elements of the development of the subject lands. These guidelines arose from the Peer Review requested by the Town and conducted by John G. Williams Architect Limited and provide the following architectural direction/elements to be incorporated into this development:
 - a commercial development at this location shall reinforce a high quality identity, distinct from conventional commercial developments within the Town of Aurora through the use of

appropriately enhanced architectural design and landscaping that promotes the significance of this major intersection within the Town;

- the buildings shall be designed with a positive relationship to the streets with primary facades being parallel to the roadways (Bayview Avenue and Wellington Street East);
- the buildings shall be sited close to the street(s) and accessible to sidewalks adjacent to the street(s);
- a large anchor building (if any) shall be located as far away from the major roadways with smaller buildings defining the primary street edge;
- corner buildings located at the intersection of Bayview Avenue and Wellington Street shall have an increased massing (i.e. clock tower) to appropriately articulate the significance of this intersection and shall reflect enhanced architectural design features. The corner feature shall be 4 sided and not just a parapet wall;
- glazing and awnings should be provided on those buildings that are exposed to the roadways and along street frontages;
- loading areas shall be screened via landscaping, buffers, a built screen or a combination thereof. Landscaping and buffers shall be provided adjacent to the Hydro Corridor and the western property boundary to screen the development from the Hydro Corridor and the residential townhouses to the west of the subject lands;
- subject to the approval of the Lake Simcoe Region Conservation Authority, the retaining wall proposed for the creek shall consist of a staggered limestone boulder retaining wall with tree and shrub planting. Said planting (i.e. types and species) shall be determined in consultation with and approved by the Lake Region Conservation Authority and the Town of Aurora;
- rooftop mechanicals shall be screened on all four sides of the building. Where possible, the tops of roof top mechanical equipment shall be below the parapet of the building. Screening, where necessary shall be compatible with the exterior cladding of the buildings;
- particular attention to the screening of loading areas and refuse storage areas shall be addressed and shall form part of the site plan agreement applicable to these lands;
- gateway features shall be provided at the two major entrances to the development (subject to approval by the Lake Simcoe Region Conservation Authority if within the required buffer area and the Region of York). A gateway feature may also be required at the south-west corner of the property in accordance with the Wellington Street East Corridor Urban Design Guidelines;

- g) The following restrictions on access shall be required unless otherwise permitted by the Regional Municipality of York Transportation and Works Department:
- the Wellington Street access shall be restricted to right-in/right-out movements only with an appropriate deceleration taper and storage lane westbound along Wellington Street East in order to provide safe vehicular access to the site;
 - the Bayview Avenue access shall also be restricted to right-in/right-out movements only with an appropriate deceleration taper and storage lane for access to this driveway. The existing centre median located at the north approach to the Wellington Street/Bayview Avenue intersection shall be extended northerly to match the existing centre median at the Home Depot signalized access; and,
 - a cross easement shall be required to facilitate access between the subject lands and the lands to the north (Home Depot site).
- h) Parking shall be provided in accordance with Town's by-law requirements.
- i) A 30 metre naturalized vegetated buffer (which may be reduced on a portion of the property as determined by the Lake Simcoe Region Conservation Authority) shall be provided from the creek along the southern portion of the property as per the requirements of the Lake Simcoe Region Conservation Authority. The landscape treatment along Bayview Avenue and Wellington Street East shall be cognisant of the buffer area and shall enhance this area. To this end, a detailed landscape plan shall be required to ensure that the Bayview Avenue and Wellington Street frontages are appropriately landscaped to the satisfaction of the Lake Simcoe Region Conservation Authority and the Town of Aurora.
- j) The policies contained herein shall be implemented by way of a site specific zoning by-law;
- k) All other relevant policies of the Official Plan shall continue to apply to the subject lands.

149. Modify Section 16.0 - Site Specific Policies by deleting any reference to Section 3.2.2, the North Bayview Residential Neighbourhood (Cat-Tail) Secondary Plan, OPA 61, Subsection 3.2.2 h, Official Plan Amendment 63 and Service Commercial; so that the first portion of Site Specific Policy 24 reads as follows:

- The following additional policies apply to the property described as Part of Lot 80, Concession 1, Block 43, Plan 65M-3461 as shown on Schedule 'A' attached hereto:

150. Modify Section 16.0 - Site Specific Policies by deleting any reference to Section 3.4.2, the North Bayview Residential Neighbourhood (Cat-Tail) Secondary Plan, OPA 61, Subsection 3.4.2 h and Official Plan Amendment 63. Delete the reference to the "Linear and Other Open Space" designation and replace it with "Greenlands System" so that the first portion of Site Specific Policy 25 reads as follows:

- The following additional policies apply to the property shown as being part of the Town's "Greenlands System", described as Part of Lot 80, Concession 1, Block 43, Plan 65M-3461 as shown on Schedule 'A' attached hereto:

151. Modify Section 16.0 - Site Specific Policies by deleting Items 1, 2 and 4 within "Site Specific Policy 29" in their entirety and by modifying "Item 3" as follows:

- Modify the first portion of Subsection 'i' by deleting any reference to "Section 2.2.3" and "Official Plan Amendment 50" and by deleting the reference to "Service Commercial Special" and replacing it with "Commercial Special" so that it reads as follows: The following special policies apply to the property designated Commercial Special, described as Lot 1 and Block 7, Plan 65M-2874, and shown on Schedule 'A' attached hereto:
- Delete Subsection "m" in its' entirety and re-letter Subsection "n" to "m".

152. Modify Section 16.0 - Site Specific Policies by deleting "Site Specific Policy No. 19" and renumbering the site specific policies accordingly.

153. Modify Section 16.0 - Site Specific Policies by adding "Site Specific Policy No. 31" as follows:

The following policies apply to the lands designated "Suburban Residential" on Part of Lot 75, Concession 1, EYS, better described as Part 2, Registered Plan 65R-2989 as shown on Schedule "A" and "H".

- i) The lands may be developed for a maximum of 5 lots and be limited to detached dwellings on full services. The minimum lots size may be less than 0.2 hectares (0.5 acres) and the average lot size shall be 0.14 hectares.
- ii) The subdivision agreement and applicable zoning provisions shall provide for the implementation of effective measures to ensure compatibility with, and to mitigate the effects of, development on existing residential lands to the west. The development shall incorporate measures such as fencing, berms, construction materials and landscaping as considered appropriate by the Town of Aurora to ensure adequate screening between the proposed and existing residential uses. The subdivision plan for the development shall ensure high standards in the conceptual design of the buildings, their massing and siting. In order to obtain this the conditions of subdivision approval shall require that a controlling architect is retained by the Town and the cost of such shall be borne by the applicant.

154. Modify Section 16.0 - Site Specific Policies by adding "Site Specific Policy No. 32" as follows:

The following policies apply to the lands designated "Suburban Residential" and "Private Open Space" being Part of Lots 74 and 75, Concession 1 E.Y.S., known municipally as 227 Vandorf Sideroad as shown on Schedule "A", "A1" and "H".

- i) The lands may be developed for a maximum of 112 residential townhouse units on 50.4 acres for a maximum density of 2.2 units per acre and shall be on full urban services to be accessed by a private road as set out on Schedule "A1".
- ii) The site plan agreement and site specific zoning provisions shall provide for the implementation of effective measures to ensure compatibility with, and to mitigate the effects of, development on existing residential lands surrounding the site. The development shall incorporate measures such as fencing, landscaping, construction

materials, heights, and setbacks as considered appropriate by the Town of Aurora to ensure adequate screening between the proposed and existing residential uses. The site plan for the development shall ensure high standards in the conceptual design of the buildings, their massing and siting. In order to obtain this the conditions of site plan agreement shall require that a controlling architect is to be retained by the Town and the cost of such shall be borne by the applicant.

iii) The implementing Zoning By-law and Site Plan Agreement shall provide for the following:

- minimum setbacks of 40 metres from the south line to building envelopes and along the west property line for the distance of a minimum 413 metres from the south west corner of the subject site.
- The maximum height of buildings along the westerly side of the property as shown in dark shading on Schedule “A1” shall be no greater than 1 1/2 stories and furthermore that these units will not have walkout basements. The clusters of townhouses along both the westerly and southerly property lines will have the maximum number of units in a row as set out on Schedule “A1”.
- Landscaping shall be provided so that all deciduous trees have minimum heights of 4 metres and conifers have minimum heights of 2 metres. Additional plantings will be included in clusters along the west property line to screen the rear yards of all units from the golf course to provide privacy for residents and golfers as set out on Schedule “A1”. This will include moving the planting areas to the east to better achieve screening.
- Landscaping shall be provided at the extreme south west corner of the site in two clusters to ensure screening of the 10th T-box of the golf course to the west from the residential units in this area as set out on Schedule “A1”. These clusters of planting will be comprised of similar larger planting stock (2 metres for conifers and 4 metres for deciduous trees) as other screening areas and be planted on either side of the natural swale that drains the area.
- Notice to purchasers shall be required in all offers of purchase and sale for townhouse units abutting the Beacon Hall Golf Course indicating that occasionally golf balls may stray onto their property.
- The site plan agreement shall include obligations to register restrictive covenants on title to the property prohibiting the construction or installation of any buildings and structures including sheds, gazebos, swimming pools or satellite dishes in excess of 61 cm (24 inches) in diameter within the rear yards of units abutting the golf course (including those for which no building permit is required).
- Along the south end of the property, the natural buffer area of 170 metres will be delineated by means of a “living fence” that be planted in accordance with the detail set out in Schedule “A1”. This area will be zoned as environmental protection and permitted to naturally regenerate. A “Homeowners Manual” will be prepared for all new residents of the development to encourage careful management of the natural areas and appropriate homeowner landscape improvements.
- All trees planted within the landscape areas of the site shall be native species. Restrictive covenants and zoning will be employed to protect natural areas around the periphery of the site and adjacent to the valley land. The “on-line” pond currently on the site shall be removed to improve the water temperature in the cold water stream.

- The recommendations contained within the reports by Valcoustics Canada Ltd. dated February 24 and February 25, 2000 in their final report of noise and vibration undertaken for the property as approved by the Town of Aurora shall also be complied with.
- iv) To reduce its impact on the golf course, the road that crosses the wetland area and tributary shall be moved as far to the east as reasonably possible, subject to addressing the environmental impacts on the seepage areas and the removal of vegetation. The new alignment shall stay as far west as possible in order to keep impacts to the wetland to a minimum and maintain as much natural wetland habitat as possible. Any relocation shall be to the satisfaction of the Ministry of Natural Resources and the Town of Aurora. The road shall not interfere with the function of the seepage discharge areas or have a negative impact downstream. Reasonable, non-structural mitigation measures arising from any relocation of the roadway shall be undertaken in the way of compensation planting to be specified in the site plan agreement.

The landscaping adjacent to the crossing on the west side of the road shall be augmented so as to screen the north south alignment of the road from the golf course to the Town of Aurora's satisfaction. This area will utilize grading in character with the Oak Ridges Moraine and be planted with a combination of deciduous and coniferous trees that are native to the Oak Ridges Moraine area with minimum heights of 4 meters and 2 meters respectively.

- v) The development shall utilize practices which encourage groundwater infiltration and seek additional opportunities where they can be employed throughout the site, particularly in the north area of the site. The details of how infiltration will be maximized shall be shown in future detailed design drawings and shall be satisfactory to the Town of Aurora acting reasonably. This includes but is not limited to: open ditches; perforated pipes; minimizing the extent of hard surface areas and maximizing the use of clean runoff from rooftops and yards for recharge. The site plan agreement shall require registration of a covenant on title and ensure that the condominium corporation will assume the obligations for carrying out the following matter in an agreement between the condominium corporation and the Town. The condominium declaration will require and the condominium corporation will provide to each unit owner for an ownership education manual addressing the benefits of environmentally sensitive, chemical free lawn care to minimize impacts of ground related pollutants on the quality of the groundwater and the impact of infiltration. The manual shall also include discussion on the need to maintain pervious surfaces to allow groundwater infiltration. The ownership education manual shall be provided to each homeowner on the initial sale and future resale of any unit.

The area impacted by construction shall be constrained to minimize soil compaction throughout the site and particularly in areas where the more silty soils are susceptible to compaction. Compaction will significantly reduce the infiltration capacity of the soil. Construction envelopes shall be established during detailed design, agreed upon, and fenced in the field. No construction equipment (including trucks, backhoes, etc) or storage of materials shall be allowed in the fenced off areas. Contingency planning to halt the operation of heavy machinery during and immediately following significant rain events should be provided to minimize soil compaction.

- vi) The implementing zoning by-law shall zone the valley and other environmentally sensitive lands, including the slopes adjacent to the peripheries of the property within the site, in a restrictive zoning category that will be aimed at maintaining the natural ecological features and functions of the site.

- vii) Landform conservation shall be practiced to maintain the character of the Oak Ridges Moraine and minimize the impacts to this area of complex topography to the satisfaction of the Town of Aurora. Site grading shall be minimized and the existing topography maintained to the extent possible.
- viii) The implementing zoning by-law shall require that the Townhouse blocks adjacent to Vandorf Sideroad will be set back a minimum of 30 metres from the southerly edge of the road allowance to provide for an adequate distance separation from the legal industrial use on the north side of the street.
- ix) Fencing shall be provided along the west and south sides of the property with a 1.8 metre black vinyl chain link fence. Along the southerly property line the fence will be installed to approximate the property line so as to avoid destroying existing trees.
- x) The emergency access will not be used for construction access excepting underground connections and final roadway construction.
- xi) The Zoning By-law Amendment will use a holding symbol "H" in conjunction with any or all use designations and the holding symbol "H" shall not be lifted until a site plan agreement satisfactory to the Town of Aurora to be entered into, servicing has been allocated to the property, and, resolution of Development Charges or other charges payable for the property through finalization of the "Master Servicing Plans" for the Yonge Street South Urban Expansion Area Secondary Plan has been achieved.

155. Modify Section 16.0 - Site Specific Policies by adding "Site Specific Policy No. 33" as follows:

The lands designated "Commercial Special" located on the north side of Industrial Parkway South, east of Yonge Street and described as Part of Lot 76 and Part of the Road Allowance between Lots 75 and 76, Concession 1, EYS, shall be developed in accordance with the following policies and all other applicable policies of the Official Plan:

- a) Permitted uses shall include a funeral home and business/professional offices, which may include a medical clinic with accessory laboratory and dispensary uses.
- b) The policies contained herein shall be implemented by way of a site specific zoning by-law and prior to the approval of an implementing Zoning By-law Amendment for the lands, the Owner shall demonstrate compliance with the Oak Ridges Moraine Conservation Plan (ORMCP) and OPA No. 48.
- c) The siting of building(s) on the lands shall take into consideration the existing active railway line abutting the north limit of the lands.
- d) The uses shall be subject to an individual site plan agreement(s), as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.
- e) Implementation and construction of the development contemplated may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- f) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are

compatible with the surrounding land uses. A controlling architect may be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.

- g) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- h) Screening of certain elements on the development site such as loading areas, refuse storage, and rooftop mechanical equipment shall be addressed in the site plan agreement.
- i) Outside Storage shall not be permitted on the site.
- j) The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians.
- k) The development of the subject lands shall be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
- l) Access to the lands shall be from Industrial Parkway South.
- m) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- n) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as appropriate screening, buffering, tree planting and other landscape elements for the development.
- o) The number of parking spaces required shall be in accordance with the appropriate Town standards for funeral homes and business and professional offices, including a medical clinic with accessory laboratory and dispensary uses.
- p) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply.”

156. Modify Section 16.0 - Site Specific Policies by adding “Site Specific Policy No. 34” as follows:

In addition to the uses permitted in the “Promenade General” designation, the lands located at 14535 and 14583 Yonge Street, described legally as Lots 1 & 2, Plan M51, may also be used for automobile sales, repair, and service.

157. Add the following definitions to Section 17.0 (Glossary):

“ANCILLARY USES

- a) Small Scale retail and commercial uses that primarily serve the business functions on employment lands.”

“LAKE SIMCOE WATERSHED

- a) Lake Simcoe and the park of Ontario, the water of which drains into Lake Simcoe; or
- b) If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008)."

“MAJOR RETAIL

- a) Major retail includes retail big box stores, retail warehouses and shopping centres."

“MAJOR OFFICE

- a) Freestanding office building of 10,000 m² or greater, or with 500 jobs or more."

“OAK RIDGES MORaine CONSERVATION PLAN DEFINITIONS

- a) Definitions for terminology specific to the Oak Ridges Moraine Conservation Plan that are included in the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02."

“SENSITIVE USE/SENSITIVE LAND USES

- a) Buildings, amenity areas, or outdoor spaces where routine or normal activities at reasonably expected times would experience one or more adverse effects from containment discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences day care centres, and educational and health facilities."

158. Modify Section 17.0 (Glossary) by adding the words “place of worship and government office” to the definition of “Institutional Use” so that the definition reads as follows:

“INSTITUTIONAL USE

- a) Includes, without limitation, a long-term care facility, hospital, school, university or college, place of worship and government office."

159. Modify each of the Schedules to remove the words “DRAFT FOR REVIEW”.

160. Modify Schedule ‘A’ Structure Plan to show the “Regional Corridor”, as shown in the 2010 York Region Official Plan, and to show the Lake Simcoe Watershed boundary.

161. Modify Schedule ‘A’ Structure Plan to change the designation on 300 Earl Stewart Drive (Registered Plan 65M-2873, Lots 5, 6 and Part of Lot 7) located on the southwest corner of Earl Stewart Drive and St. John’s Sideroad from “Existing Employment - General Industrial” to “Existing Employment - Light Industrial/Service”.

162. Modify Schedule 'A' Structure Plan to change the land use designation on 45 Tyler Street (Plan 9, Lot 26 and Part of Lots 24, 25 and 27, RS65R11961 of Part 1) from "Existing Employment - General Industrial" to "Existing Employment - Brownfield Industrial." The portion of the lands designated "Greenlands System" and "Private Parkland" remain the same.
163. Modify Schedule 'A' Structure Plan to add the land use designation "Existing Employment - Brownfield Industrial" to the Legend.
164. Modify Schedule 'A' Structure Plan to change the designation of the lands identified as "Developing Residential" to "Stable Neighbourhoods" and remove the "Developing Residential" designation from the Legend.
165. Modify Schedule 'A' Structure Plan to change the "Existing Major Institutional" designation shown on part of the lands at 1335 St. John's Sideroad (the Southdown Institute) to "Greenfield Residential".
166. Modify Schedule 'A' Structure Plan by deleting the "Greenfield Commercial" designation in the Legend as this designation does not exist in the text of the Official Plan.
167. Modify Schedule 'A' Structure Plan to correct the "Greenlands System" in the 2C Secondary Planning area so that it is consistent with Schedule "A" of the Aurora 2C Secondary Plan.
168. Modify Schedule 'A' Structure Plan to change the land use designation on the lands municipally known as 14001 and 14019 Bathurst Street from "Greenlands System" to "Public Open Space"
169. Modify Schedule 'A' Structure Plan to change the land use designation on any lands identified as "Greenlands System" to "Environmental Protection." Accordingly, the legend shall be modified to reflect this change in the following manner: "Greenlands System" now becomes a sub category containing the designations of "Environmental Protection", "Public Open Space" and "Private Open Space" within it, in accordance with the policies in the official plan.
170. Modify Schedule 'A' Structure Plan to include the words "LAND USE AND FEATURES ARE IDENTIFIED THROUGH OPA NO. 48" within the Oak Ridges Moraine non-settlement area. This area shall be defined by way of a thick black line.
171. Modify Schedule 'A' Structure Plan to change the wording on the West Hill Redevelopment Company lands from "REFERRED TO THE OMB" to "REFER TO OPA NO. 74.
172. Modify Schedule 'A' Structure Plan to ensure that the area identified as "The Aurora Promenade" is consistent with Schedule 'B1' The Aurora Promenade Secondary Plan Area.
173. Modify Schedule 'C' Commercial Centres to identify the lands bound by the site specific policy area south of St. John's Sideroad to the north, Bayview Avenue to the east, the lands designated "Community Commercial" to the south and Earl Stewart Drive to the west as "Community Commercial" in order to be consistent with Schedule "A".
174. Modify Schedule 'C' Commercial Centres by deleting the southern portion of the lands identified as "Aurora Promenade Commercial" on 297 Wellington Street East, located on the southwest corner of Wellington Street East and Mary Street so that it is consistent with Schedule A.
175. Modify Schedule 'C' Commercial Centres to include 520 and 530 Industrial Parkway South, located at the northeast corner of Yonge Street and Industrial Parkway South in the "Service Commercial Centre" designation.

176. Modify Schedule 'C' Commercial Centres by deleting the "Community Commercial Centre - Historic Core" designation from the Legend, as this designation no longer exists.
177. Modify Schedule 'D' Heritage Resource Areas to include only the central portion on the Town, which has potential for "Heritage District" designation within the "Heritage Resource Area".
178. Modify Schedule 'E' Environmental Designations to correct the spelling of the word "natural" within the Legend for "Areas of Natural and Scientific Interest" and add the boundary of the Lake Simcoe Watershed.
179. Modify Schedule 'E' Environmental Designations so that the Environmental Protection designation is consistent with Conservation Authority mapping.
180. Modify Schedule 'H' Site Specific Policy Areas by deleting the southern portion of Policy No. 28, which is identified as part of the "Greenlands System on Schedule 'A', from this schedule.
181. Modify Schedule 'H' Site Specific Policy Areas by deleting "Site Specific Policy No. 19" and renumbering the site specific policies accordingly.
182. Modify Schedule 'I' Proposed Road Classifications as follows:
 - Civic Square Gate as a Local Road.
 - Vandorf Sideroad and Henderson Drive as Arterial Roads
 - Mark Street, Batson Drive, Walton Drive, Stone Road and Old Yonge Street as collector roads
183. Modify Schedule 'J' Proposed Right-of-Ways as follows:
 - Yonge Street from Bloomington Road to the CN overpass and from the south limit of St. Andrews College to the north limit of the Town of Aurora is under the jurisdiction of York Region and not under the Provincial jurisdiction.
 - Vandorf Sideroad and Henderson Drive should be classified as arterial roads with 30 meter right-of-way. Vandorf Sideroad is clearly shown as 30m ROW in the 1991 Official Plan.
 - Remove road classifications on this schedule if they are clearly shown on Schedule 'I'.
184. Modify Schedule 'K' Trails Network Concept to replace the entire schedule with a revised schedule.
185. Modify Schedules 'B1', 'B2' and 'B3' to lift the deferred status of the lands known municipally as 15086 and 15088 Yonge Street; 101, 103 and 107 Temperance Street; 16 Ruben Street; and the Laneway. This would result in the designation of the subject lands to the underlying "Downtown Shoulder Area" and "Stable Neighbourhoods" designation.

3.3 Accommodating Growth Projections

- a) Over the next 20 years, the Town of Aurora is expected to experience a *significant* amount of population and employment growth. By 2031, the Town's population is expected to grow to 70,200 people, with the number of jobs projected to reach 34,200. Table 1 illustrates the projected population and employment growth in 5-year increments. These growth forecasts serve as the basis for the Town's growth management strategy and corresponding policies in this Plan.

Table 1
Town of Aurora Population and Employment Forecasts

	2006	2011	2016	2021	2026	2031
<i>Population:</i>	49,700	57,300	63,700	68,100	69,600	70,200
<i>Employment:</i>	20,300	24,200	29,000	32,400	33,500	34,200

- b) Proper planning and management of future growth must seek to ensure that ongoing change results in positive physical, social, public health, economic and environmental benefits to the community. In this regard, this Plan will promote a more sustainable development pattern that focuses on *intensification* in strategic areas, protection of *existing* stable neighbourhoods, the revitalization of the Aurora Promenade and the efficient use of the Town's remaining greenfield lands.
- c) This Plan will also aim to address other needs and challenges facing the Town of Aurora, such as providing a greater range of housing opportunities, strengthening the local economy, support for planned transit facilities and preserving the Town's rich natural and cultural heritage.
- d) It is the intent of this Plan that growth shall occur in an orderly and phased manner. Primary factors to consider in this regard include:
- i. The integration of new *development* in accordance with the planned community structure of the Town of Aurora resulting in a more contiguous, connected and *compact urban form*;
 - ii. The provision of adequate municipal services (water, sewer, stormwater), as determined by the authority having

jurisdiction, to accommodate the proposed growth in a cost efficient manner, and the ability of new growth to facilitate the provision of municipal services where they are required;

- iii. The provision of adequate transportation facilities, as determined by the authority having jurisdiction, and the availability of adequate capacity on the *existing* and planned road network;
 - iv. The provision and adequacy of social services, *recreational* facilities and other community services;
 - v. The provision of adequate utility services (gas, hydro, communications/telecommunications) to accommodate the proposed growth in a cost effective and efficient manner; and,
 - vi. If one or more of these factors cannot be addressed satisfactorily, the processing and/or approval of development *applications* may be held in abeyance or deferred, until an appropriate service level or facilities can be provided.
- e) Based on the Town's 2009 population of approximately 58,920 persons which includes existing and planned population (based on designated and draft approved units, there is a need to accommodate approximately 13,150 new residents to the year 2031. This amount recognizes the persons per unit decline in the existing base population from 2006 to 2031 and other factors as outlined within the "Growing Aurora" background report, dated January 2011, and thus is not a straight subtraction of 58,920 from 70,200. This projected new population growth shall be accommodated by a combination of *intensification* and new *development* within the identified Greenfield Residential Areas. It is the intent of this Plan to allocate new population growth, as follows:
- i. Approximately 34 percent of new residential growth, being approximately 4470 persons, is to be accommodated through *intensification*. Residential *Intensification* growth will be accommodated within the defined *Built Boundary* as follows:
 - The Aurora Promenade shall accommodate approximately 4,120 new residents; and,

- Within the Stable Neighbourhoods, new residential *development*, of approximately 350 persons, is to be accommodated through new *Secondary Suite* units;
 - ii. Approximately 66 percent of new residential growth, being approximately 8,680 persons, is to be accommodated within the identified Greenfield Residential Area. All new residential greenfield *development*, not approved prior to the adoption of this Plan, will be accommodated within Area 2C, west of Leslie Street, as identified on Schedule 'B'. This area will also be planned to accommodate approximately 250 new population-related jobs. *Development* within the Residential Greenfield Area of the Area 2C Secondary Plan shall achieve a minimum gross density of 50 persons and jobs per hectare.
- f) Based on the Town's current employment base of 21,350 in 2009, there is a need to accommodate approximately 12,850 new jobs to the year end 2031. This amount factors in growth and declines between 2006 and 2009 as outlined within the "Growing Aurora" background report. Aurora's projected new employment growth shall be accommodated by a combination of new greenfield *development* and *intensification* of *existing* designated employment areas. New Employment development within Greenfield areas must be planned to achieve a minimum gross density of 40 jobs per hectare. It is the intent of this Plan to allocate new employment growth, as follows:
- i. approximately 2,640 jobs are to be accommodated through the *intensification* of *Existing* Employment Areas and development of vacant designated lands. Employment *intensification* will be accommodated as follows:
 - The *Existing Employment* area adjacent to Industrial Parkway will continue to function as an important employment area. It will be planned to accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of *existing* employment uses;
 - The *Existing Employment* area located at the intersection of St. John's Sideroad and Bayview Avenue will continue to evolve as a retail and employment node. It will be planned to

accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of existing employment uses;

- The Aurora Promenade may accommodate additional employment growth under this Plan. At a minimum, *development* within The Aurora Promenade must ensure that the number of jobs are retained at present levels; and,
 - During the period of 2006 to 2009 there were many new jobs created however within existing older employment areas there were approximately 1,150 jobs lost. It is anticipated that all of the lost jobs will be re-accommodated within the existing land base by the year 2031.
- ii. Approximately 9,310 jobs are to be accommodated within the identified Greenfield *Employment area* to the year 2031. New employment growth within the Greenfield Employment Areas will be accommodated as follows:
- Area 2C, east of Leslie Street, as shown on Schedule 'B' is to be planned to accommodate approximately 4,950 jobs (The 2C secondary Plan provides for a range of employment jobs and the 4,950 represents the medium for such range. All new employment *development* within this area must be planned to achieve a minimum gross density of 40 jobs per hectare; and,
 - All other Greenfield Employment Areas are to accommodate approximately 4,360 new jobs.
- iii. In addition, it is anticipated that approximately 900 additional home based jobs will be created within the existing land base.

AURORA OFFICIAL PLAN - SCHEDULE 'A' STRUCTURE PLAN

OPA 37

OPA 73

OPA 30

OPA 20

OPA 34

LAND USE AND FEATURES
ARE IDENTIFIED THROUGH
OPA NO. 48

REFER TO OPA NO. 74

LEGEND

Municipal Boundary

Road

Proposed Road

Built Boundary

Community Park

Neighbourhood Park

Oak Ridges Moraine Boundary

Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02

Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

Transitional - Subject to the prescribed provisions of the Oak Ridges Moraine Conservation Plan

NOTE: ALL LANDS WITHIN THE OAK RIDGES MORaine CONSERVATION PLAN BOUNDARY ARE SUBJECT TO OPA 48.

Land Use Designations

Greenlands System

Environmental Protection

Private Parkland

Public Parkland

The Aurora Promenade

Stable Neighbourhoods

Estate Residential

Suburban Residential

Existing Commercial

Existing Major Institutional

Existing Employment - General Industrial

Existing Employment - Light Industrial/Service

Existing Employment - Brownfield Industrial

OPA 73

Environmental Protection Area

Community Park

Neighbourhood Park

Wildlife Park

Park

Stormwater Management Facility

Wildlife Park Trail Head

Development Limit

Urban Residential 1

Urban Residential 2

Mixed-Use Residential/Commercial

Residential Interface Overlay

Elementary School

Place of Worship

Business Park 1

OPA 20

Collector Road Connections

Private Pedestrian Connections

Conceptual Trail System And Pedestrian Linkages

Urban Residential

Suburban Residential

Public Open Space

Golf Course

OPA 30

Stormwater Management Facility

Recommended Environmental Protection Line

Trail System

Secondary School

Separate Elementary School

Public Elementary School

Neighbourhood Park

Wildlife Park

Linear and Other Open Space

Business Park

Business Park-Regional Commercial Centre

Community Commercial

Convenience Commercial

Low- Medium Density Residential

Medium- High Density Residential

Mixed Use

Institutional

OPA 34

Building Setback

Cluster Residential

Ecological Buffer

Elementary School Park

Environmental Function Area

Environmental Protection Area

Environmental Restoration Area

Estate Residential

Low Density Suburban Res.

Major Institution

Minor Institution

Private Open Space

Public Open Space

Suburban Residential

Transitional Residential

OPA 37

Possible Intersection

Proposed Location of Creek Crossing

Stormwater Management Facility (Conceptual)

OPA37 Concept Road

Core Area Open Space

Suburban Residential

Suburban Residential (SR-1)

Supporting Area Open Space

AURORA
Your life in good company

DRAWN BY:
CF & JS

UPDATED BY:
CF

APPROVED BY:
JK

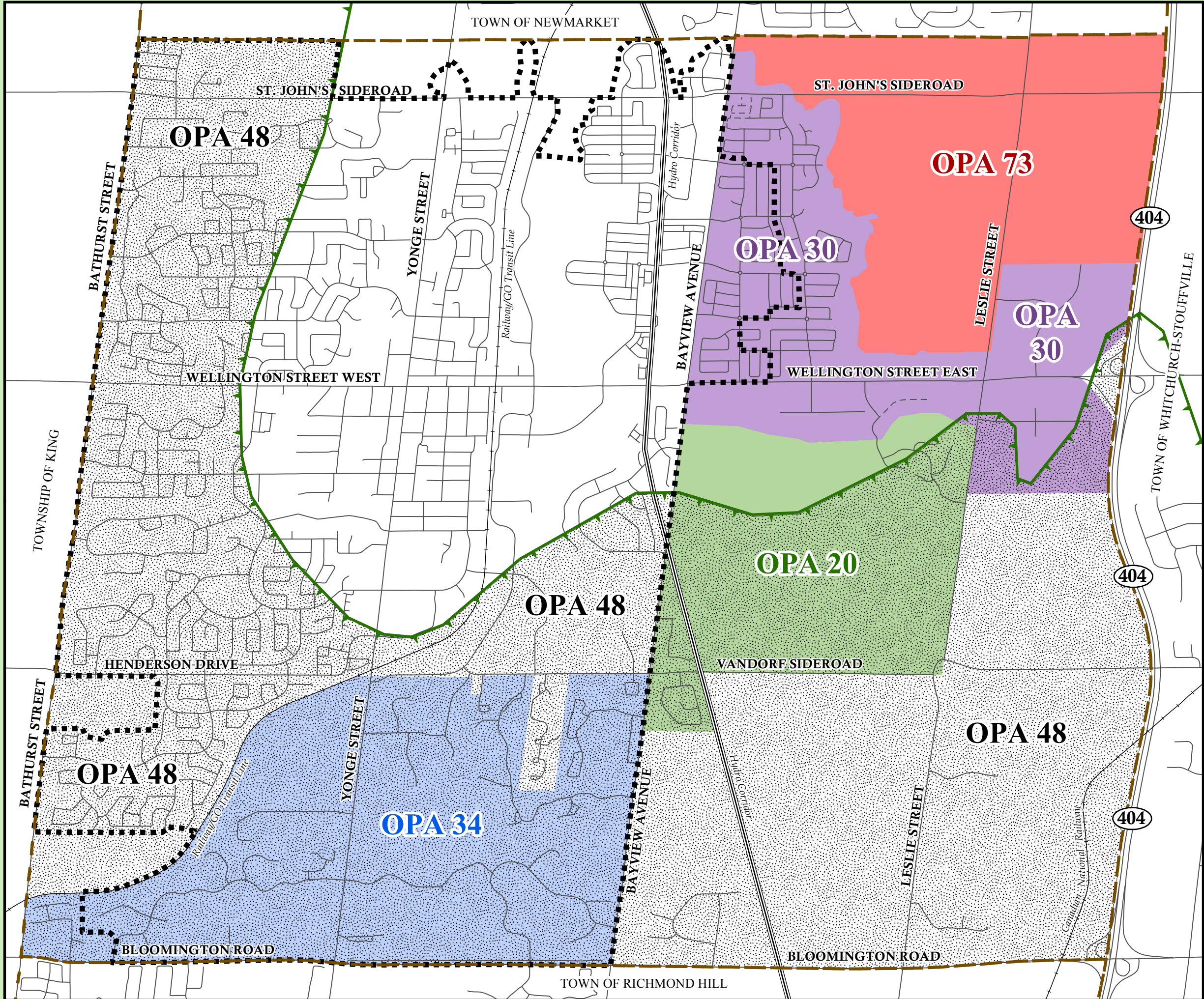
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AURORA OFFICIAL PLAN

SCHEDULE 'B'
SECONDARY PLAN AREAS

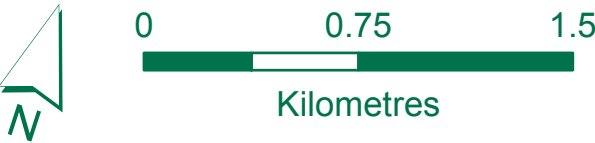


LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary

Secondary Plans

- OPA 73
- OPA 20
- OPA 30
- OPA 34
- OPA 48



THIS SCHEDULE IS A CONSOLIDATION AND IS PREPARED FOR CONVENIENCE ONLY. FOR ACCURATE REFERENCES, THE ORIGINAL OPA SCHEDULES SHOULD BE CONSULTED. COPIES OF THE ORIGINALS ARE AVAILABLE IN THE CORPORATE & FINANCIAL SERVICES OR PLANNING & DEVELOPMENT SERVICES DEPARTMENTS.



DRAWN BY: CF & JS	UPDATED BY: CF	APPROVED BY: JK	CREATED: 09/28/2011
UPDATED: 01/16/2012	FILE NAME: Schedule_B_Secondary_Plan_Areas.mxd		