



**Town of Aurora  
Council Public Planning  
Meeting Revised Agenda**

**Date:** Tuesday, April 11, 2023  
**Time:** 7 p.m.  
**Location:** Council Chambers, Aurora Town Hall

Meetings are available to the public in person and via live stream on the [Town's YouTube channel](#).  
To participate, please visit [aurora.ca/participation](https://www.aurora.ca/participation).

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	<b>Pages</b>
1. Call to Order	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Planning Applications	
5.1 PDS23-039 - Application for Zoning By-law Amendment, Coppervalley Estates Inc., 1756 St. John's Sideroad, Part of Lot 26, Concession 3, File Number: ZBA-2022-09	1
1. That Report No. PDS23-039 be received; and	
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.	
*5.1.1 Staff Presentation	16
*5.1.2 Applicant Presentation	26
6. Confirming By-law	
6.1 By-law Number XXXX-23 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on April 11, 2023	37
7. Adjournment	



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Aurora, Ontario  
L4G 6J1  
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aurora.ca

Town of Aurora

## Public Planning Report

No. PDS23-039

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**Subject:** Application for Zoning By-law Amendment  
Coppervalley Estates Inc.  
1756 St. John's Sideroad  
Part of Lot 26, Concession 3  
File Number: ZBA-2022-09

**Prepared by:** Kenny Ng, Planner

**Department:** Planning and Development Services

**Date:** April 11, 2023

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### Recommendation

1. That Report No. PDS23-039 be received; and
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.

### Executive Summary

The purpose of this report is to introduce the proposed Zoning By-law Amendment for 1756 St. John's Sideroad (the 'subject lands'). The following is a summary of the planning application:

- The purpose of the zoning by-law amendment application is to facilitate the development of a multi-unit (36 units) industrial building;
- The subject lands are proposed to be rezoned from "Rural (RU) Zone" to "Business Park Exception (E-BP) Zone" with site-specific zone standards to permit the proposed development.

## Background

### Application History

A pre-consultation package for the proposed application was issued on August 6, 2019 to the applicant. The application for Zoning By-law Amendment was received on December 20, 2022, and deemed as complete on January 12, 2023.

### Location / Land Use

The subject lands are located north of St. John's Sideroad and West of Highway 404, and municipally known as 1756 St. John's Sideroad (Figure 1). The subject lands have an area of approximately 6.08 hectares (15 acres) with a lot frontage of approximately 470 metres along St. John's Sideroad.

### Surrounding Land Uses

The surrounding land uses are as follows:

- North: Environmental Protection Lands, Low density Residential;
- South: Vacant Employment lands;
- East: Highway 404 and;
- West: Approved employment subdivision with shared access to subject lands.

## Policy Context

### Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The subject lands are "Designated Greenfield Area". Section 2.2.7.2 of the Growth Plan requires development within Designated Greenfield Areas to achieve a minimum density target of 50 residents and jobs combined per hectare.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

#### York Region Official Plan (YROP)

The YROP designates the subject lands as “Employment Area”. Employment Area is intended for employment uses for clusters of business and economic activities including, manufacturing, warehousing, industrial, offices, and associated retail and ancillary facilities.

#### Town of Aurora Official Plan

As shown in Figure 2, the subject lands are designated ‘Business Park 1’ by the Aurora Northeast (2C) Secondary Plan (OPA No. 73).

OPA 73 is intended to ensure the continued advancement of Aurora’s economy through the designation and development of a well-designed Business Park. The Secondary Plan seeks to promote the Town’s economic development efforts to establish a diversified economic base, encourage a competitive business environment and ultimately advance and sustain Aurora’s long-term economic prosperity.

Business Park 1 Designation is intended to promote high quality and prestigious employment generating land uses. Policies outlined in OPA 73 require that the Business Park component of the 2C Secondary Plan achieve a minimum density of 40 jobs per developable hectare.

Town Official Plan also identifies the easterly portion of the subject lands, adjacent to the Highway 404 as a potential 404 On/Off Ramp. Similarly, the York Region Transportation Master Plan identifies the portion of lands as ‘Potential Interchange or Interchange Improvements.

#### Zoning By-law 6000-17, as amended

The subject lands are currently zoned “Rural (RU) Zone” by the Town of Aurora Zoning By-law 6000-17, as amended. (See Figure 3) In order to facilitate the development of the property, an amendment to the Zoning By-law is required. As a result, the Owner is proposing to re-zone the subject lands from Rural (RU) Zone to “E-BP” – Business Park Exception Zone, as illustrated in Figure 4.

#### Reports and Studies

April 11, 2023

4 of 8

Report No. PDS23-039

The Applicant submitted the following documents as part of a complete application to the proposed Zoning By-law Amendment application:

Report Name	Report Author
Draft Zoning By-law Amendment	KLM Planning Partners Inc.
Site Plan & Elevation Plans	Natale Architect Inc.
Preliminary Geotechnical Investigation	Soil Engineers Ltd.
Preliminary Summary Report for Hydrogeological Assessment	Soil Engineers Ltd.
Landscape Plan	The MBTW Group
Environmental Impact Study	Dillon Consulting
Phase One Environmental Site Assessment	Try Environmental Services Inc.
Stormwater Management and Functional Servicing Report	Schaeffers Consulting Engineers
Site Grading Plan	Schaeffers Consulting Engineers
Site Servicing Plan	Schaeffers Consulting Engineers
Transportation Impact Study	LEA Consulting Ltd.
Preliminary Noise Assessment	YCA Engineering Limited
Stage 2 Archaeological Assessment	AMICK Consultants

## Proposed Application

The applicant is seeking a Zoning By-law Amendment with site-specific provisions to permit the development of the proposed building.

As shown in Figure 4, a Zoning By-law Amendment is required to rezone the subject lands from its current “Rural (RU) Zone” to “Business Park Exception (E-BP) Zone”. A Draft Zoning By-law is currently under review by staff. Below is the list of permitted uses the applicant is requesting to be included in addition to the Business Park parent Zone:

- Banquet Hall

- Clinic
- Commercial School
- Commercial Self Storage Facility
- Dry Cleaning Establishment
- Equipment Sales and Rental Establishment
- Laundromat
- Motor Vehicle Body Shop
- Motor Vehicle Repair Garage
- Pet Services
- Recreation Centre
- Repair Shop
- Service Shop
- School, Private
- Transportation Terminals

The amendment will also request an overall reduction to the landscaping provision, requesting to provide 3 metres of landscaping strip adjacent to St. John's Sideroad (a reduction of 3 metres from the required 6 metres), and to provide 2 metres of landscaping strip adjacent to open space zone (a reduction of 8 metres from the required 10 metres) . Final Zoning standards will be evaluated by staff in detail prior to a final report and implementing by-laws being brought forward to council.

### **Conceptual Site Plan**

As per the Conceptual Site Plan (attached to this report as Figure 5), the proposed development contemplates one multi-unit industrial building with a total gross floor area of 24,955.89 square metres. The proposed building is divided into up to 36 units, ranging in size from approximately 466 square metres to 953 square metres. The proposed building has a total length of approximately 415 metres and is approximately 73 metres at its deepest point. A maximum height of approximately 10 metres is proposed. 359 parking spaces, including eleven (11) barrier-free spaces, are located on all four sides of the building, with the majority of the parking located between the front of the building and St. John's Sideroad, in order to accommodate 22 loading spaces to the rear of the proposed building. Landscaping is proposed to screen the parking area from view of the public realm.

A future site plan application is required to facilitate the proposed development and will be delegated to staff review as per Bill 109/23.

## **Analysis**

### **Department / Agency Comments**

A preliminary review of the proposed application has been undertaken by Town departments and public agencies. Staff have identified the following matters to be addressed in greater detail before bringing forward a recommendation report to Council for consideration:

- Proposal will be reviewed in context of the Provincial Policy Statement, the Growth Plan as well as applicable Regional and Provincial Policies;
- Employment density/opportunities;
- Considerations with respect to any adjacent environmental features;
- Traffic and access;
- Proposed Highway 404 Interchange;
- Agency requirements.

### **Public Comments**

No comments have been received from the public regarding the proposed planning application.

### **Advisory Committee Review**

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee. Any final review comments that need to be addressed with the Accessibility Advisory will be done prior to approval of the subject application, in the event that decisions of approval are rendered.

### **Legal Considerations**

Section 34 (11) of the Planning Act, R.S.O. 1990, c. P.13, states that if Council refuses the zoning by-law amendment application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT). The subject application was deemed as complete on January 12, 2023 and therefore, the applicant may appeal to the OLT anytime after April 12, 2023.

## **Financial Implications**

There are no financial implications arising from this report.

## **Communications Considerations**

On January 19, 2023, a Notice of Complete Application respecting the Zoning By-law Amendment Application was published in the Auroran and Aurora Banner newspapers.

On March 23, 2023, Notice of Public Planning Meeting was issued to all addressed property owners within 120 m of the subject lands. In addition, the notice was published in the Auroran and Aurora Banner newspapers. Signage on the subject lands was posted with information regarding the Public Meeting. Public Meeting notification has been provided in accordance with the Planning Act.

## **Climate Change Considerations**

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. To better understand the impacts, staff will be requesting a Green Development Report in accordance with Section 5 of the Official Plan as part of any future Site Plan application on the subject lands.

## **Link to Strategic Plan**

The application will be reviewed in accordance with the Strategic Plan and its goal of promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business, through working with community partners to promote local employment practices/opportunities for local businesses and residents, and to attract businesses that provide employment opportunities for Aurora residents.

## **Alternative(s) to the Recommendation**

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the April 11, 2023 Public Planning Meeting.

## **Conclusions**

Staff will continue to review the subject application having consideration for the above noted matters, the comments received from the agency circulation, and the feedback to be received from the Public and Council at the April 11, 2023 Public Planning Meeting. A

recommendation report will be prepared for a future General Committee meeting for council's consideration when technical review is completed.

## **Attachments**

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Proposed Zoning By-Law

Figure 5 – Conceptual Site Plan

Schedule A – Draft Zoning By-law Amendment

## **Pre-submission Review**

Agenda Management Team review on March 30, 2023

## **Approvals**

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

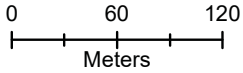


# LOCATION MAP

APPLICANT: COPPERVALLEY ESTATES INC  
FILE: ZBA-2022-09  
FIGURE 1

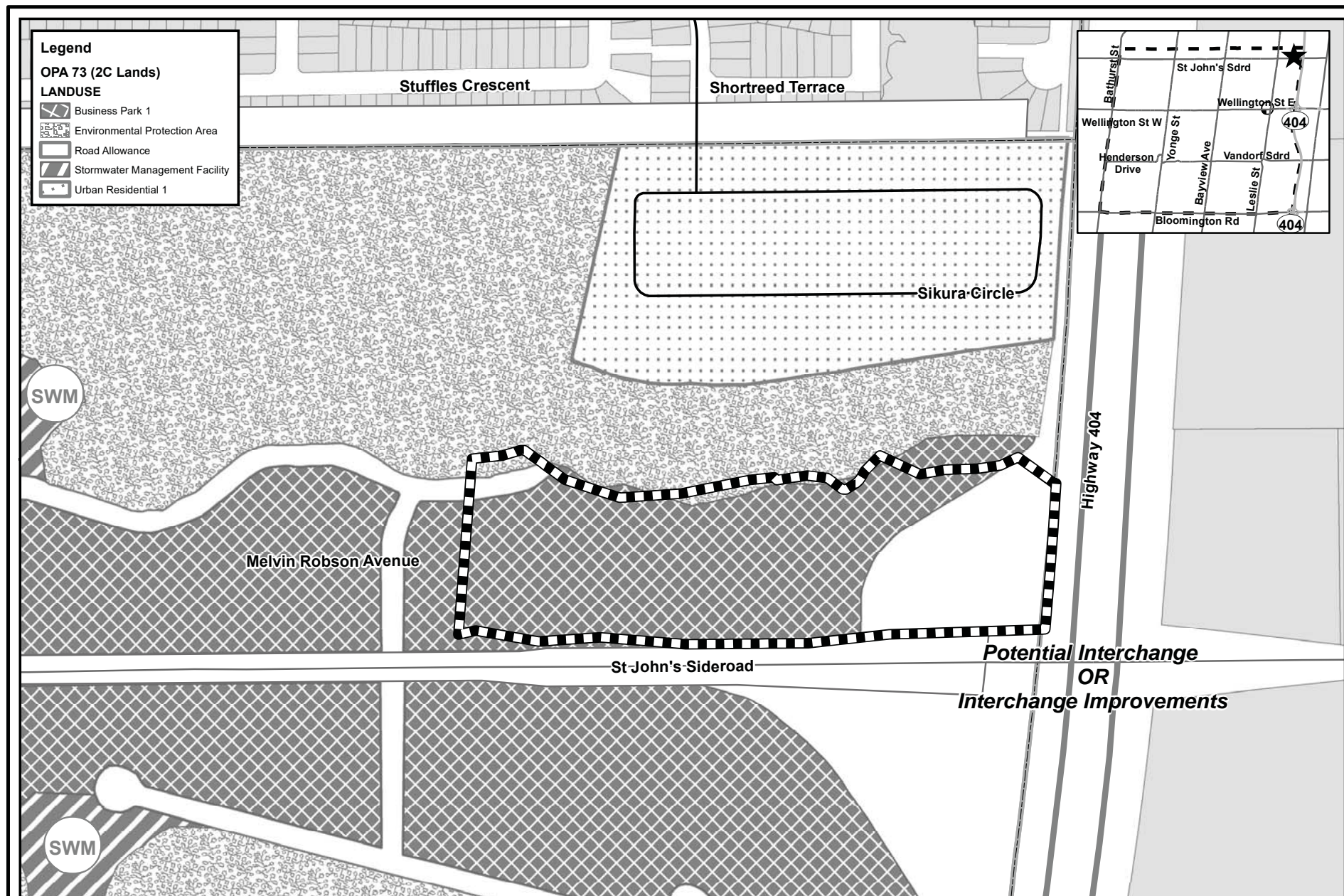


SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 20/03/2023. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

Document Path: J:\data\data\Planning Maps\1756 St John's Sideroad (ZBA-2022-09)\PPM\_April\_2023\Figure\_1\_Location\_Map.mxd



## EXISTING OFFICIAL PLAN DESIGNATION

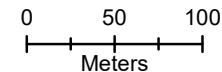
APPLICANT: COPPERVALLEY ESTATES INC

FILE: ZBA-2022-09

FIGURE 2

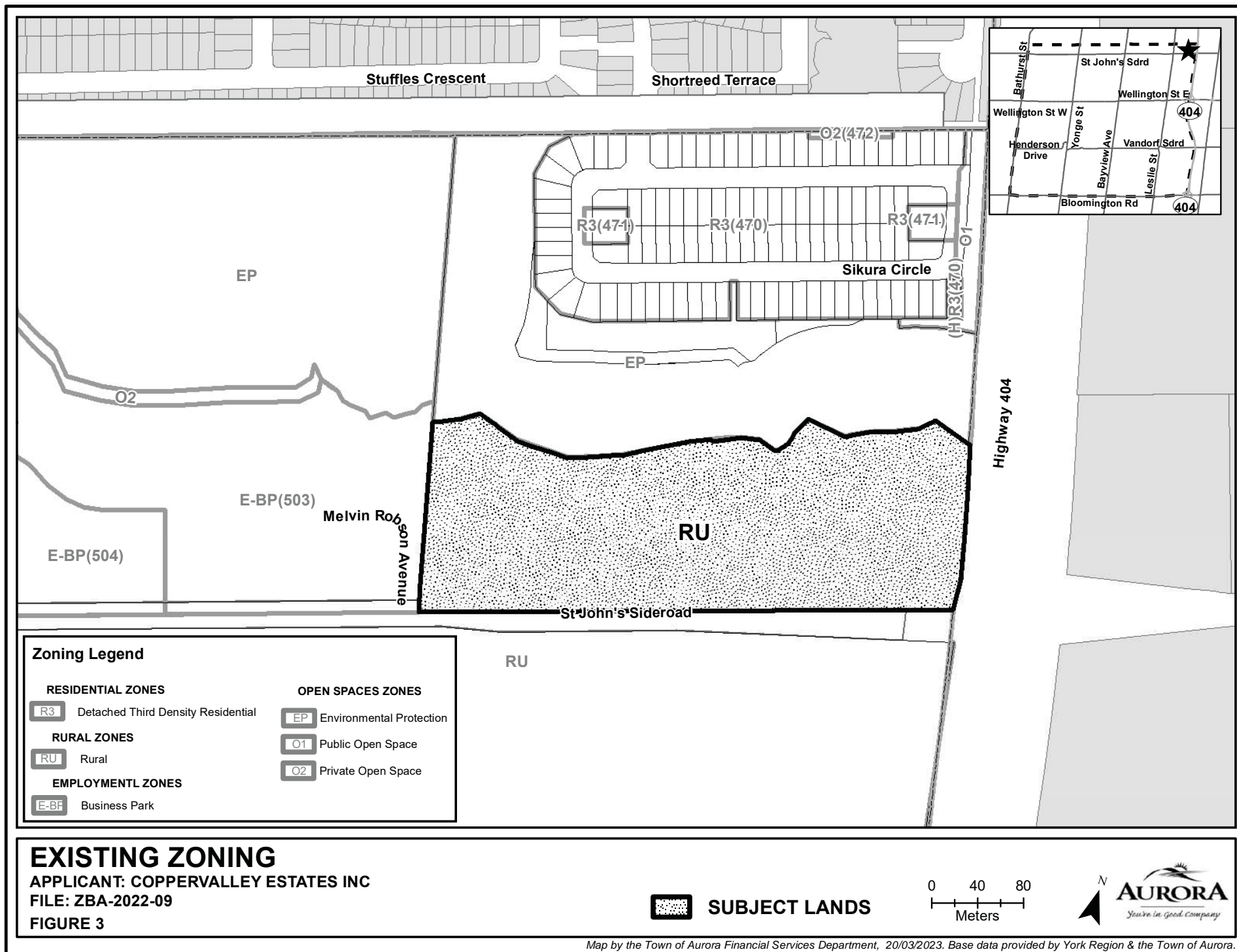


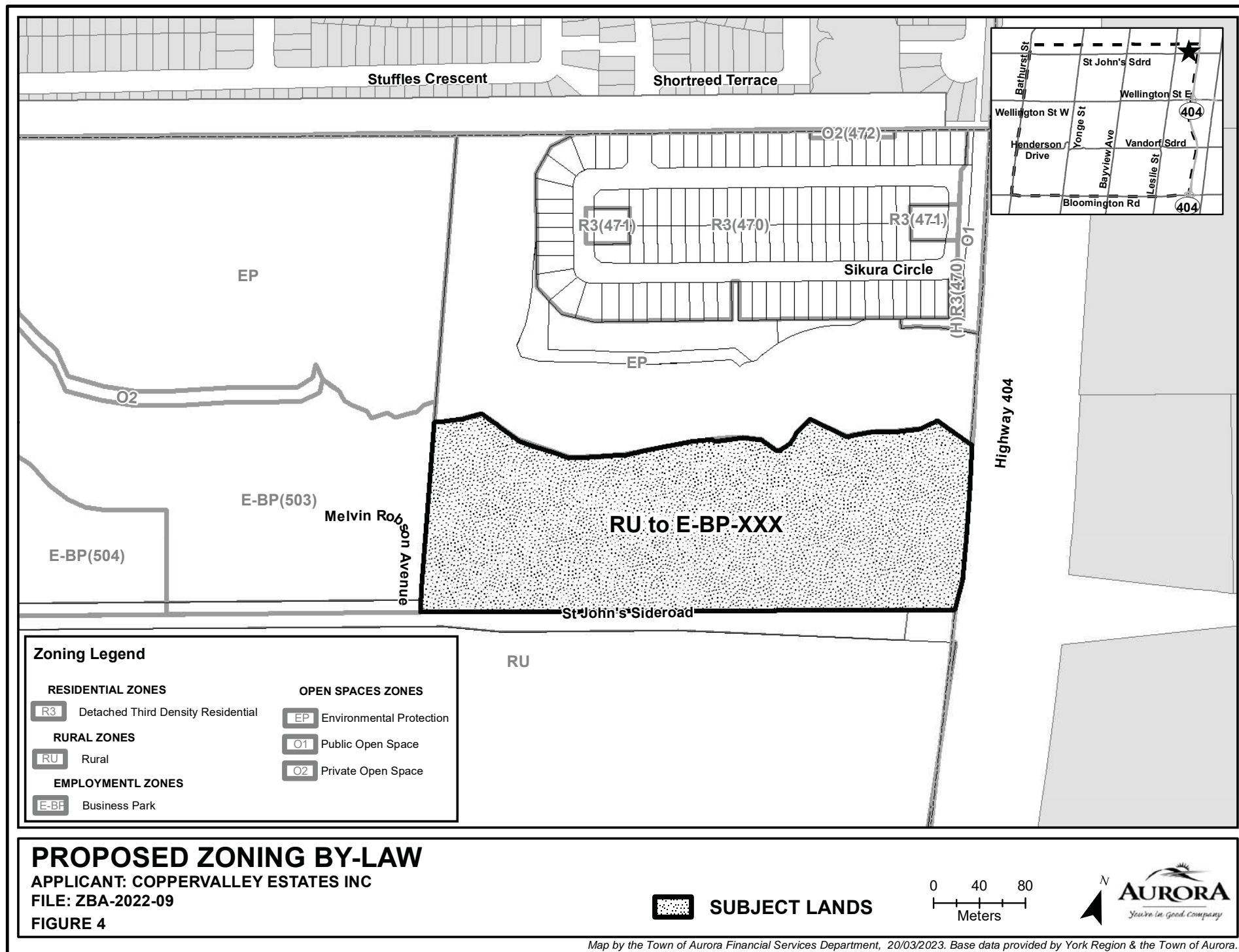
**SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, 24/03/2023. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\1756 St John's Sideroad (ZBA-2022-09)\PPM\_April\_2023\Figure\_2\_Existing\_Official\_Plan\_Designation.mxd







## Schedule A

<b>Parent Zone: E-BP</b>	<b>Map:</b> Schedule A	<b>Previous Zone:</b>	<b>Previous By-laws:</b>
<b>Exception No.: ***</b>	Map 8	RU - Rural	N/A
<b>Municipal Address: 1756 St. John's Sideroad</b>			
<b>Legal Description: Part of Lot 26, Concession 3; Part 1, 65R-36095</b>			

**24.\*\*\*.1 Permitted Uses**

In addition to the Permitted Uses of the E-BP Zone, the following uses are permitted:

- Banquet Hall
- Clinic
- Commercial School
- Commercial Self Storage Facility
- Dry Cleaning Establishment
- Equipment Sales and Rental Establishment
- Laundromat
- Motor Vehicle Body Shop
- Motor Vehicle Repair Garage
- Pet Services
- Recreation Centre
- Repair Shop
- Service Shop
- School, Private
- Transportation Terminals

**24.\*\*\*.2 Zone Requirements****Minimum Landscaping Provisions for Business Park (E-BP)**

Adjacent to St. John's Sideroad	3 m
Adjacent to Open Space Zones	2 m

**24.\*\*\*.3 Parking**

Parking Requirement	3.0 spaces per 100 m <sup>2</sup> for first 100 m <sup>2</sup> of GFA, plus 2.0 spaces per 100 m <sup>2</sup> for next 2,700 m <sup>2</sup> of GFA, plus 1.0 space per 100 m <sup>2</sup> for next 3,000 m <sup>2</sup> of GFA, plus 0.5 spaces per 100 m <sup>2</sup> of remaining GFA.
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# TOWN OF AURORA

## REGIONAL MUNICIPALITY OF YORK

LOCATION: PART OF LOT 26, CONESSION 3

THIS IS SCHEDULE "A"

TO BY-LAW NO. \_\_\_\_\_

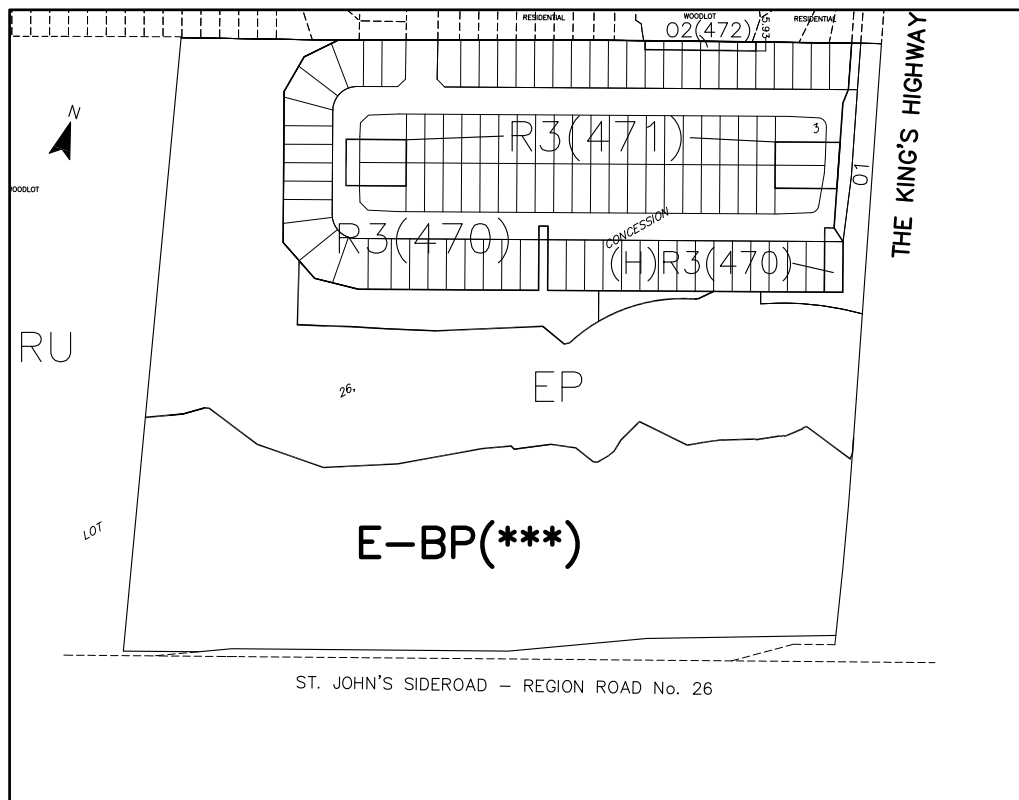
PASSED THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2020

\_\_\_\_\_  
J. LEACH, CLERK

\_\_\_\_\_  
T. MRAKAS, MAYOR

# DRAFT



SCHEDULE "A" TO BY-LAW NO. \_\_\_\_\_

## Public Planning Meeting, 1756 St. John's Sideroad

**Date:** April 11, 2023  
**Application:** Zoning By-law Amendment  
**Applicant:** Coppervalley Estates Inc.  
**Location:** 1756 St. John's Sideroad  
**File Number:** ZBA-2022-09



April 11, 2023



## Location

- The subject lands are located north of St. John's Sideroad and west of Highway 404
- An approximate area of 6.08 hectares (15 acres) and 470 metres of lot frontage along St. John's Sideroad

## Land use

North: Environmental Protection Lands,  
Low density Residential;  
South: Vacant Employment lands;  
East: Highway 404 and;  
West: Approved employment subdivision  
with shared access to subject lands.



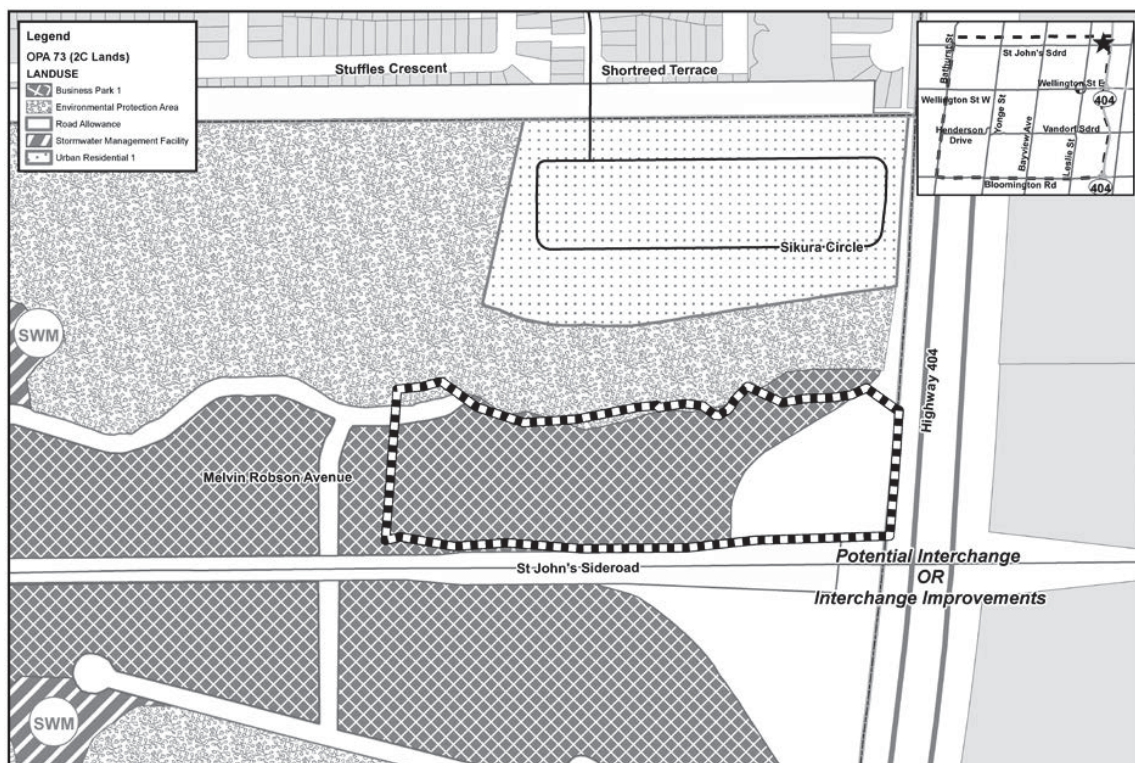


## Proposed Application

1. The purpose of the zoning by-law amendment application is to rezone the subject lands from “Rural (RU) Zone” to “Business Park Exception (E-BP) Zone”. The proposed site-specific zone will allow for additional general employment and service commercial uses beyond uses that are permitted in the Business Park parent zone. The amendment will also reduce landscape provision that are required adjacent to roadways and open spaces.

## TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

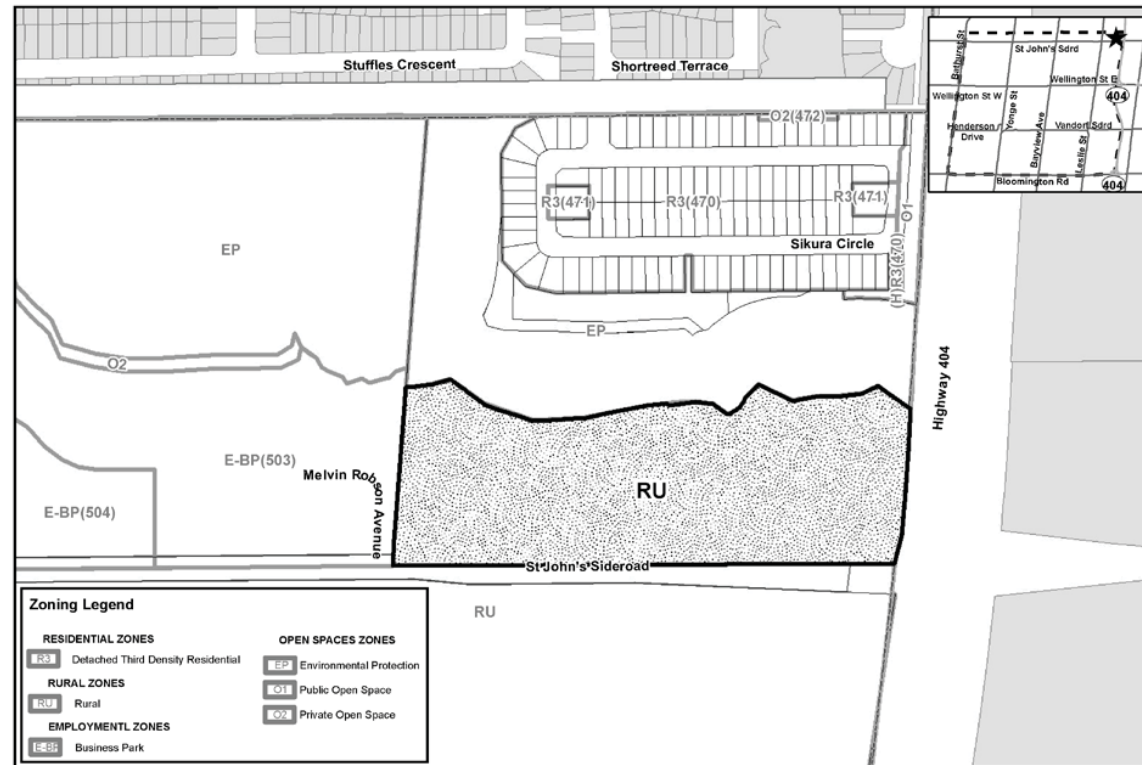
### Existing Official Plan Designation



### OPA 73, 'Business Park 1' Designation

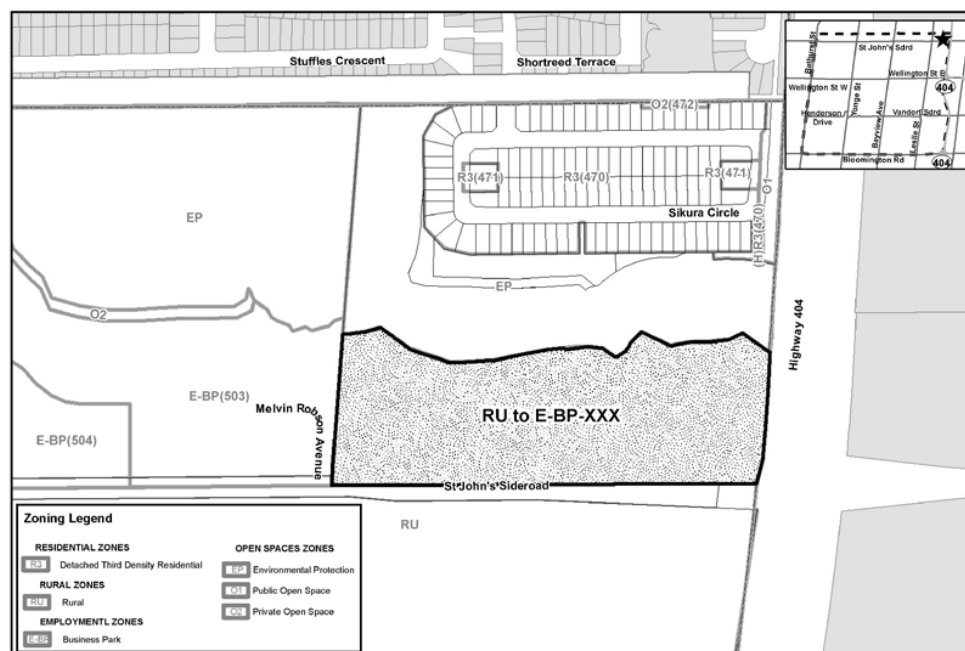
- Intended to promote high quality and prestigious employment generating land uses
- Business Park component of the 2C Secondary Plan must achieve a minimum density of 40 jobs per developable hectare

TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES  
Existing Zoning By-law



- The subject lands are currently zoned “Rural (RU)”
- The zone permits Agricultural uses, detached dwellings, second suite, greenhouses, home occupations and place of worship.

TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES  
Proposed Zoning By-law

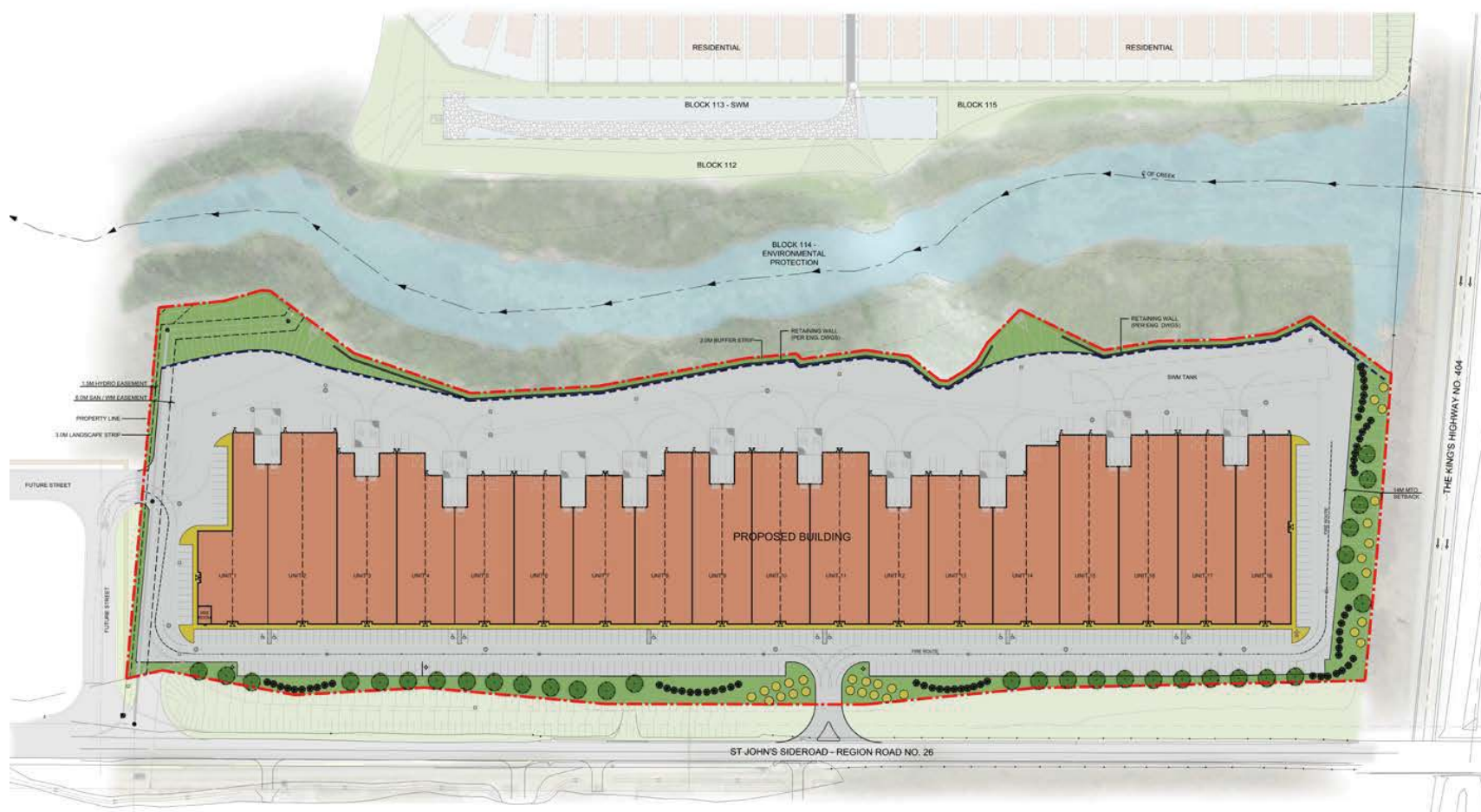


## The amendment will

- Rezone the subject lands from its current “Rural (RU) Zone” to “Business Park Exception (E-BP) Zone with site-specific zone standards
  - I. Reduction to landscaping provision
  - II. Permit additional uses typically found in service and general employment zones



## Conceptual Site Plan





**A preliminary review of the proposed application has been undertaken by Town departments and public agencies.**


**Staff have identified the following matters to be addressed:**

- **Employment density/opportunities;**
- **Considerations with respect to any adjacent environmental features;**
- **Traffic and access;**
- **Proposed Highway 404 Interchange;**
- **Agency requirements.**



**Following review of comments received and revisions necessary, a recommendation report will be prepared for a future General Committee Meeting for Council's consideration at a later date**

**All interested parties will be notified of any updates relating to the subject application**



Following tonight's meeting,  
questions and comments on this file  
may be directed to:

Kenny Ng, Planner  
365-500-3102  
[kng@aurora.ca](mailto:kng@aurora.ca)

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# Coppervalley Estates Inc.

1756 St. John's Sideroad

Zoning By-Law Amendment ZBA-2022-09

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# Location

- The lands are legally described as Part of Lot 26, Concession 3 in the Town of Aurora, municipally known as 1756 St. John's Sideroad (the "Subject Lands").
- The Subject Lands are located on the north side of St. John's Sideroad, between Highway 404 and Leslie Street.
- The Subject Lands are +/- 6.08 hectares in size.
- The Subject Lands have +/- 470 metres of frontage along St. John's Sideroad.



Coppervalley Estates Inc.  
Town of Aurora

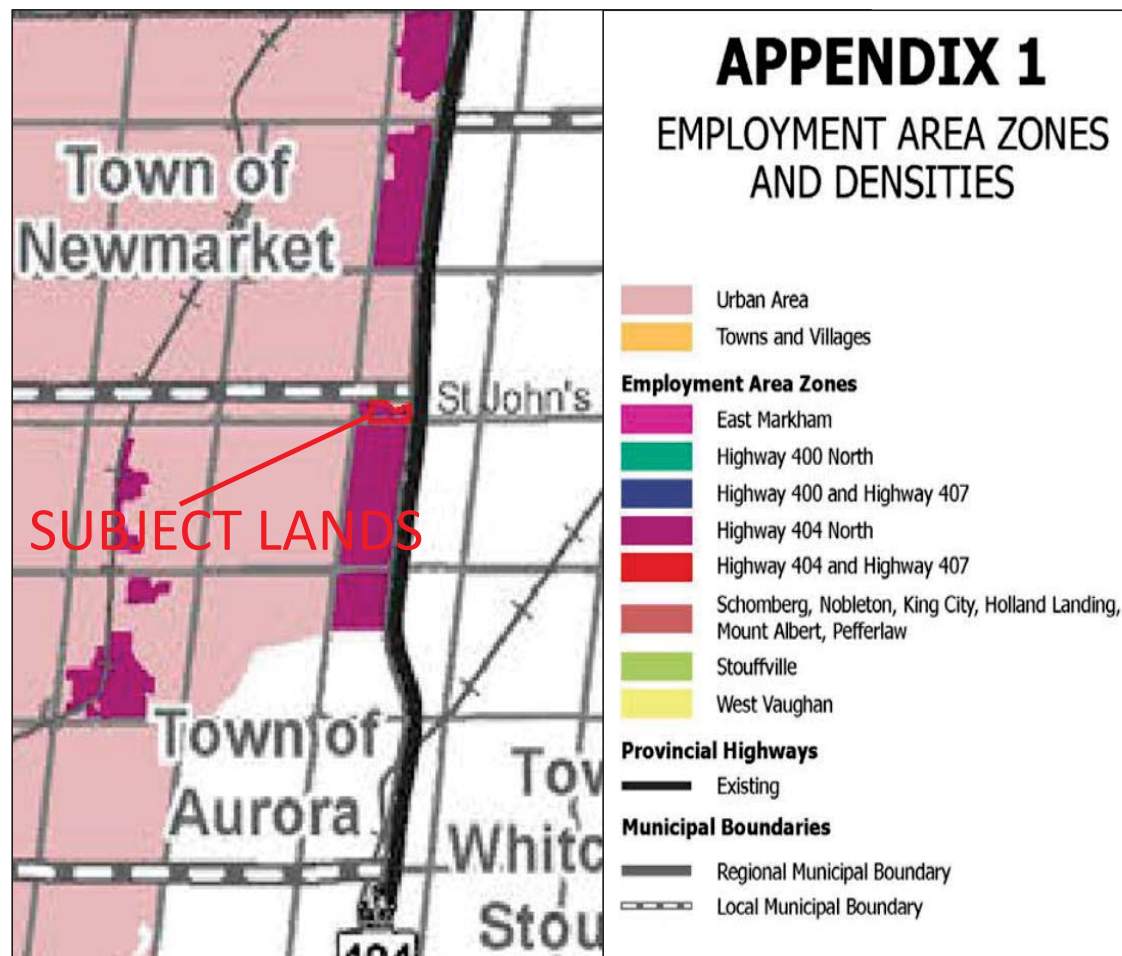
- 
- KLM**  
PLANNING PARTNERS INC.  
Planning • Design • Development



# Region of York Official Plan

- The lands are designated “Highway 404 North” under the Employment Area Zones on Appendix 1 – Employment Area Zones and Densities of the Region of York Official Plan, 2022.

Employment Area Zones	Density Target (Developable Area) Jobs/Ha
East Markham	50
Highway 400 North	55
Highway 400 and Highway 407	70
<b>Highway 404 North</b>	<b>55</b>
Highway 404 and Highway 407	100
Schomberg, Nobleton, Holland Landing, Mount Albert, Pefferlaw	25
Stouffville	35
West Vaughan	30



# Aurora 2C Secondary Plan

- The lands are designated “Business Park 1” by the Aurora Northeast (2C) Secondary Plan (OPA No.73).
- St. John’s Sideroad is deemed an “Regional Arterial Road” as per Schedule ‘C’ in the Secondary Plan.
- Business Park 1 Designation is intended to promote high quality and prestigious employment generating land uses.
- The Secondary Plan sets out a minimum density target 40 jobs per developable hectare. The application proposes a density of 55.23.

## Appendix I Community Plan Aurora 2C Secondary Plan

### Legend

#### The Greenlands System

- Environmental Protection Area
- Parks/Open Space
- Stormwater Management Facility
- Wildlife Park Trail Head

#### The Residential Neighbourhood

- Urban Residential 1
- Urban Residential 2
- Mixed-Use Residential/Commercial
- Residential Interface Overlay
- Elementary School
- Place of Worship

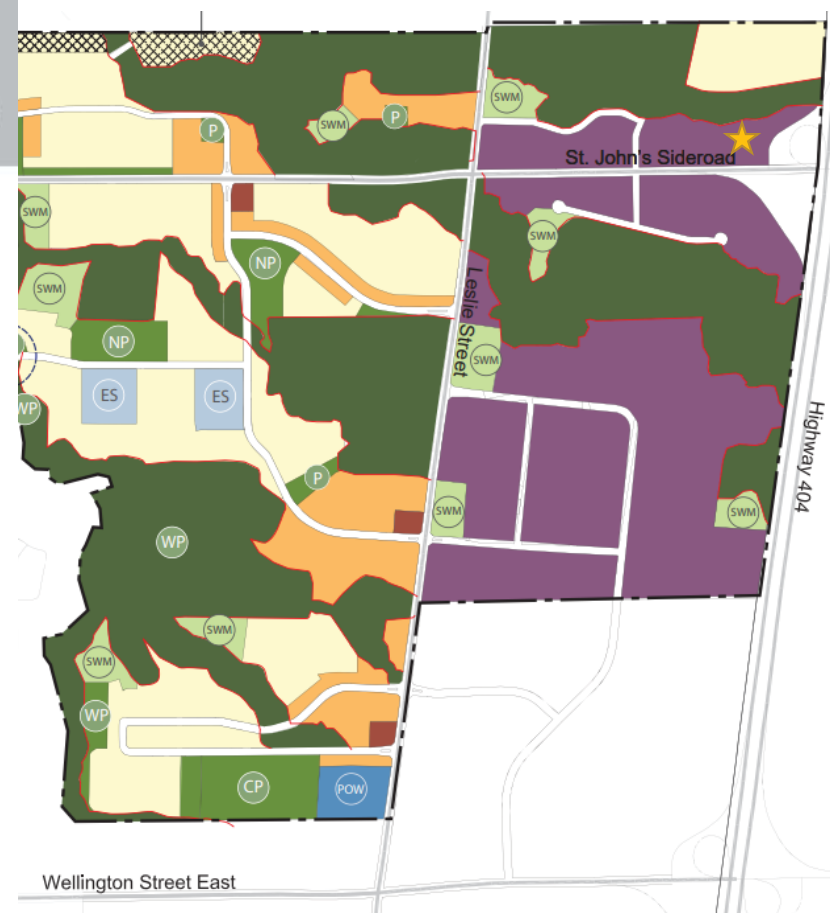
#### The Business Park

- Business Park 1

- Secondary Plan Area Boundary

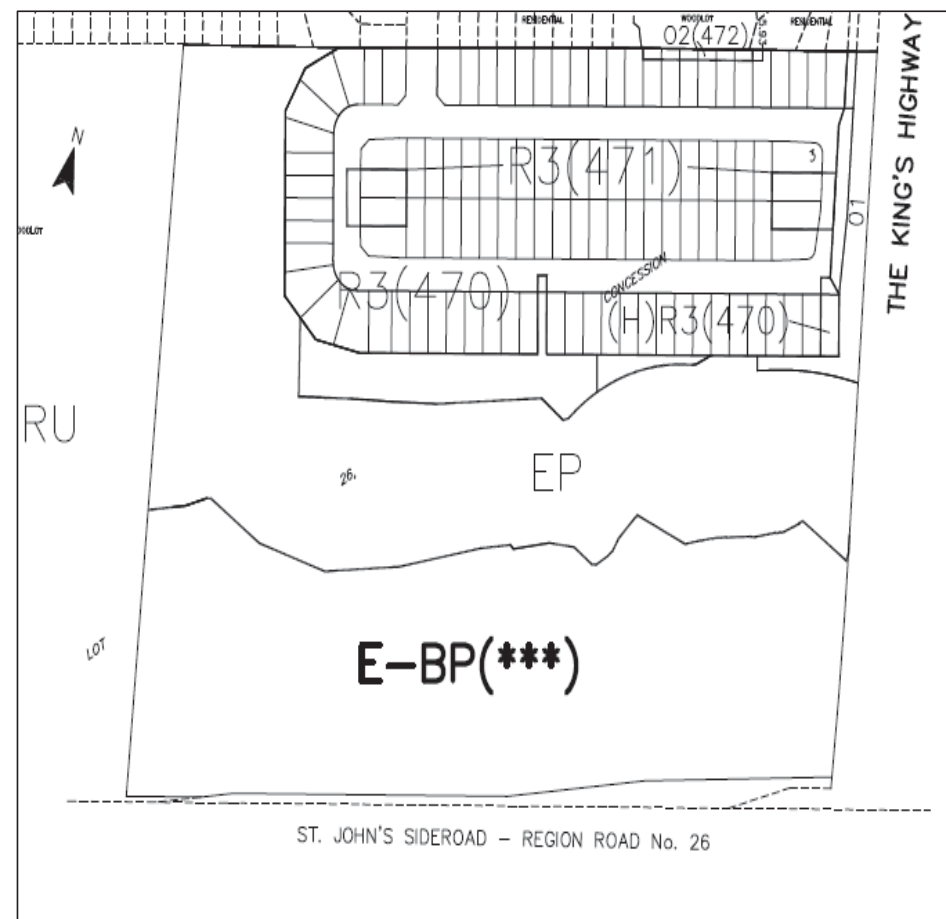
- Development Limit

- ★ Subject Lands



# Zoning By-law Amendment

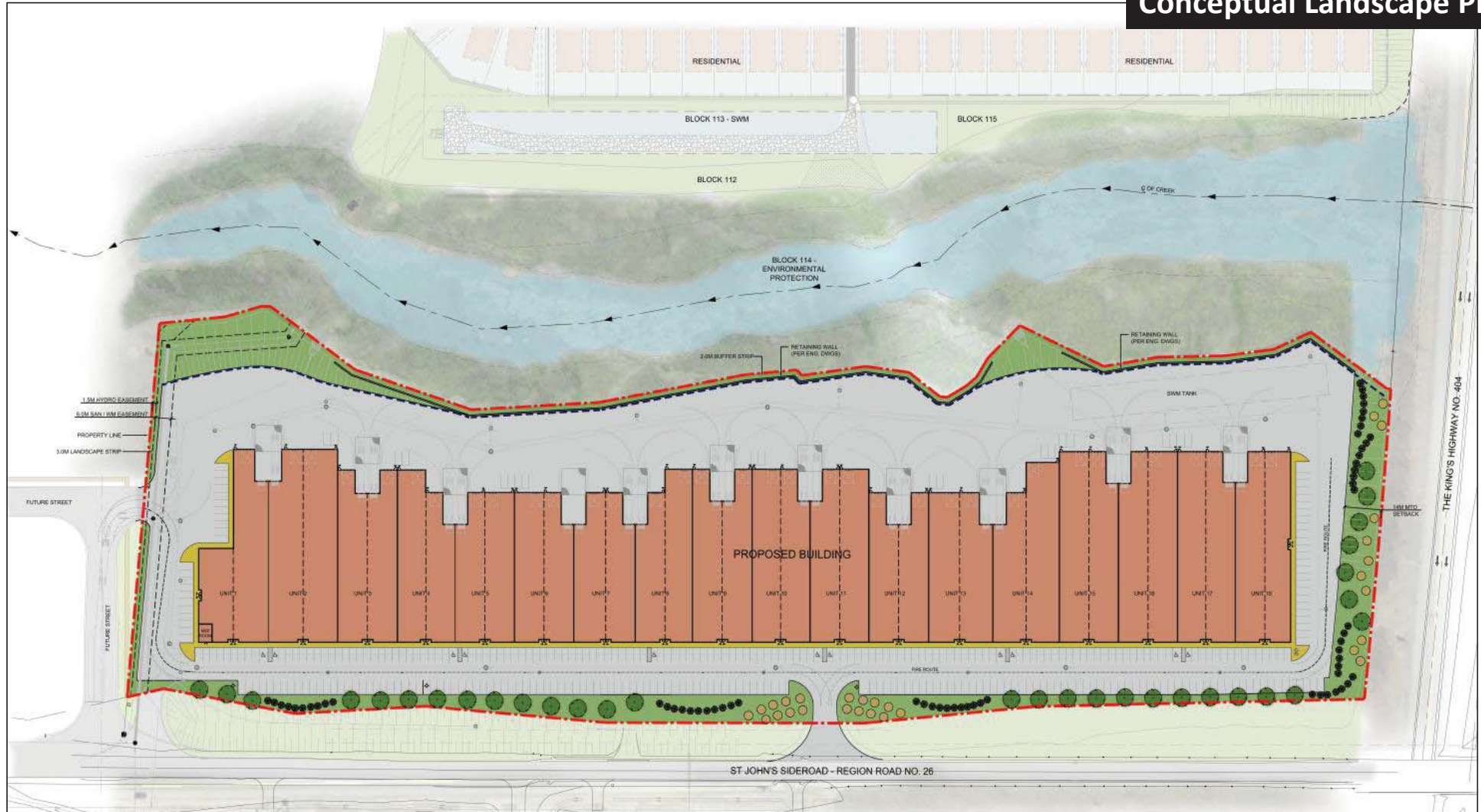
- The Subject Lands are currently zoned RU - Rural Zone under By-law 6000-17, as amended.
- An application for a Zoning By-law Amendment is required to re-zone the subject property from RU – Rural to E-BP - Business Park with site specific exceptions to permit the proposed development. To implement the Secondary Plan land use designation.
- The Zoning By-law Amendment also proposes site-specific exceptions to facilitate the development (i.e., permitted uses, landscape, parking).



# Materials Submitted in Support of Application

- Planning Justification Report, prepared by KLM Planning Partners Inc.
- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.
- Legal Survey, prepared by Holding Jones Vanderveen Inc.
- Architectural Materials including Site Plan, Industrial Building Details, Elevations and coloured 3d renderings prepared by Natale Architect Inc.
- Phase 1 Environmental Site Assessment, prepared by Try Environmental Services Inc.
- Environmental Impact Study, prepared by Dillon Consulting
- Soil Investigation, prepared by Soil Engineers Ltd.
- Hydrogeological Assessment, prepared by Soil Engineers Ltd.
- Conceptual Landscape Plan, prepared by the MBTW Group
- Transportation Impact Study, prepared by LEA Consulting Ltd.
- Preliminary Noise Assessment, prepared by YCA Engineering Ltd.
- Civil Plans Set (General Plan and Grading Plans, prepared by Schaeffers Consulting Engineers
- Functional Servicing Report, prepared by Schaeffers Consulting Engineers
- Transportation Mobility Assessment, prepared by Poulos & Chung Ltd.
- Noise and Vibration Feasibility Study, prepared by HGC Engineering Ltd.
- Stage 2 Archaeological Property Assessment, prepared by Amick Consultants Ltd.

# Conceptual Landscape Plan



Rendered View Looking North



Rendered View Looking North-West



# Questions?

- Presentation by: Aidan Pereira, KLM Planning Partners Inc.

**The Corporation of The Town of Aurora**

**By-law Number XXXX-23**

**Being a By-law to confirm actions by Council  
resulting from a Council Public Planning meeting  
on April 11, 2023.**

**The Council of the Corporation of The Town of Aurora hereby enacts as follows:**

1. That the actions by Council at its Council Public Planning meeting held on April 11, 2023, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

**Enacted by Town of Aurora Council this 11th day of April, 2023.**

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**Tom Mrakas, Mayor**

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**Jaclyn Grossi, Deputy Town Clerk**