



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

Date: Monday, April 17, 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.

	Pages
1. Call to Order	
Note: Added items are marked with an asterisk (*).	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Planning Applications	
5.1 PDS23-041 - Official Plan Review Second Draft	1
1. That Report No. PDS23-041 be received; and	
2. That comments presented at the Public Meeting be addressed by Planning and Development Services for consideration in the FINAL DRAFT Official Plan and in a report to a future General Committee meeting.	
*5.1.1 Consultant Presentation	633
6. Confirming By-law	
6.1 By-law Number XXXX-23 Being a By-law to confirm actions by Council resulting from a Special Council Public Planning Meeting on April 17, 2023	664
7. Adjournment	



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Public Planning Report

No. PDS23-041

Subject: Official Plan Review Second DRAFT

Prepared by: Edward Terry, Senior Policy Planner, MCIP, RPP

Department: Planning and Development Services

Date: April 17, 2023

Recommendation

1. That Report No. PDS23-041 be received; and
2. That comments presented at the Public Meeting be addressed by Planning and Development Services for consideration in the FINAL DRAFT Official Plan and in a report to a future General Committee meeting.

Executive Summary

- After extensive consultation the Project Team has prepared a Second Draft of the Official Plan for Public comment.
- The Second Draft of the Official Plan consists of several revisions made based on feedback received on the first draft released in June 2022.
- Staff and the Project Team have been working collaboratively with York Region Staff throughout the OPR process.

Background

After extensive consultation the Project Team has prepared a Second Draft of the Official Plan for Public comment (see Attachment 1).

Aurora's Official Plan Review was first presented to Council in December 2019, through Report No. PDS19-098 seeking direction to hold a public meeting prior to officially launching the review in accordance with the Planning Act.

On June 21, 2022, Staff presented the first Draft of the Official Plan Amendment to General Committee. After the meeting the DRAFT was formally released for public review and comment.

Over the duration of the OP Review consultation has included:

- 3381 Aware visitors on the public engagement website
- 700 Downloads of the Draft Official Plan
- 58 respondents to the Vision Survey
- 13 Stakeholder Meetings and Focus Groups
- 7 Public Open House Meetings

Analysis

The Second Draft of the Official Plan consists of several revisions made based on feedback receive on the first draft released in June 2022.

Here is a summary of revisions to the Second DRAFT of the OPA:

Town Structure and Growth Management

- Language added to better connect the Official Plan to the Oak Ridges Moraine Conservation Plan.
- Clarification on growth directed to Regional Corridors (in addition to the Aurora Promenade, the MTSA and Local Corridors).
- 2021 population and employment numbers.
- Improved description of residential neighbourhood edges.
- Defined Urban Boundary and MTSA boundaries.
- Refined limits of Promenade and MTSA Secondary Plan, Residential Designated Growth Areas, Employment Area.

Land Use Designations and Plan

- Streetscape elements are to align with York Region's Streetscape Design Standards (OPA Section 5.3).
- Town's Zoning By-law will set out specific setback requirements for drive-through facilities (OPA Section 5.4).
- Climate change mitigation and net-zero emissions objectives to be implemented through development applications and infrastructure projects (OPA Section 6).

- Policies to enforce the Town's Fill By-law to regulate excess soil and site grading, as well as the requirement of Noise Attenuation Studies for all residential development applications along Regional and Local Corridors (OPA Section 6.8 and 6.9).
- Clarified language for the permission for two secondary residential dwelling units permitted per lot (OPA Section 7.4.3).

Affordable Housing

- An objective of the Town is to ensure a broad range of housing sizes, densities, designs, tenures, and prices are available to meet the needs of current and future residents (OPA Section 7.1).
- Prioritize the provision of affordable housing and family-sized residential dwelling units within the Town's Strategic Growth Areas (OPA Section 7.2).
- Minimum of 35% of all new residential development within the Aurora GO Station Major Transit Station Area and 25% of all new residential development in the rest of the Town should meet the definition of affordable housing (OPA Section 7.3).
- A variety of policies that promote the achievement of housing that is affordable for low and moderate income households in partnership with York Region and the development community.
- Updated Secondary Residential Dwelling Units policies (OPA Section 7.4).
- New denser housing forms proposed on the edges of Stable Neighbourhoods along Arterial and Collector Roads, such development shall provide a transition in heights and densities to lots in the interior of stable neighbourhoods, through the appropriate measures (OPA Section 7.5).
- Updating the definitions of affordable housing (OPA Section 19).

Cultural Heritage

The schedule has been updated to reflect the removal of potential Cultural Heritage Landscapes. There is still an opportunity to study areas in the Town for future Cultural Heritage Landscapes.

Environmental Designations

- Updated policy to encourage the protection, creation and restoration of wetlands.
- Added Natural Core Area, Natural Linkage Area, and Countryside Area from Oak Ridges Moraine Plan and the Town's OPA 48 designations and policies.
- Environmental Protection designation has been refined to better reflect boundaries of features and lots on both Schedule B and Schedule F.

Site Specific Policy Areas

Schedule H has been updated to include the clearer placement of labels to ensure that the areas subject to site specific policies are visible.

Aurora Promenade and MTSA Building Heights

- Lands within the MTSA boundary, east of the tracks, are now permitted up to 7 storeys, with the main area of change being the northern part of the MTSA area.
- The south end of the MTSA, south of Kennedy, has been changed from 7 storeys to 6 storeys.
- The property on Golf Links Drive, west of Yonge Street, has been included and identified as having a max height of 7 storeys (based on a previous settlement).

York Region Comments

Staff and the Project Team have been working collaboratively with York Region Staff throughout the OPR process:

- Consistency with the Regional Official Plan including the Regional Structure and Strategic Growth Area hierarchy
- Sustainable and climate sensitive design
- Sensitive land uses and nuisance mitigation
- Infrastructure in accordance with existing and future Regional servicing
- Schedule updates – consistency and wording

Public Comments

Planning Staff have received comments from the public on the proposed DRAFT. Comments provided to Staff are attached to this report (Attachment 3). Below is a summary of all written and verbal comments received at the time of writing this report:

- Site-specific developments and redesignations
- Intensification and affordable housing
- Transit-supportive development within the Aurora MTSA
- Natural Heritage policies and mapping
- Cultural Heritage Landscape mapping and removals
- OPA 48 and Oak Ridges Moraine policies

Response to Comments

Where appropriate comments have been addressed in the Second DRAFT.

Advisory Committee Review

Not applicable.

Legal Considerations

The Town held the requisite statutory special meeting of Council in February 2020 to discuss the revisions that may be required to the Official Plan. Further non statutory public meetings have been held at the request of Council. Council is required to have regard to any written submissions received as to what revisions may be required to the Official Plan.

Financial Implications

To date Council has approved a total of \$647,700 in support of the Town's Official Plan Review, including the Aurora Promenade and MTSA consultation components. The final scope of this project will continue to be monitored as it progresses.

Upon its completion the updated Official Plan will become a key reference document that will continue to inform the Town's long-term capital planning.

Communications Considerations

The Town will engage the public broadly in the Official Plan Review. Staff, in partnership with the project's engagement consultants, will involve the public and work directly with them throughout the process to ensure that public concerns are consistently understood and considered.

The Town will work to ensure community concerns are reflected in recommendations and alternatives public feedback will be considered as part of the decision-making processes. The Town will also make sure to close the feedback loop with citizens to share feedback received, and action taken as a result of the feedback.

Notice was provided for this meeting emailing identified interested parties, posting an ad in the local paper, advertising on local mobile signs and via social media.

Climate Change Considerations

The recommendations from this report will increase the Town's ability to adapt to a changing climate by exploring new policy directions that promotes intensification of the Promenade and encourages the protection of the Natural Environment and reduces green house gases.

Link to Strategic Plan

The Municipal Comprehensive Review and review of the Official Plan supports the Strategic Plan goal of: Supporting an exceptional quality of life for all, via the objective of Strengthening the fabric of our community, specifically through the action item: Prepare and update the Town's Official Plan and Zoning By-law in accordance with the requirements of the Planning Act.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

The Provincially legislated MCR conformity exercise, together with the review of the Town's Official Plan, represents a major undertaking that has resulted in a multi-year work program scheduled to tentatively conclude this year with the adoption of an updated Official Plan and Aurora Promenade Secondary Plan.

Staff are seeking Council direction to proceed with the preparation of the Final Draft Official Plan Amendment that will be presented to a future Council meeting.

Attachments

Attachment 1 – DRAFT Official Plan Amendment

Attachment 2 – DRAFT Official Plan Amendment Schedules

Attachment 3 – Public Comments

Previous Reports

General Committee Report No. PDS19-198, dated December 3, 2019

General Committee Report No. PDS20-014, dated February 11, 2020

Public Planning Report No. PDS20-077, dated December 8, 2020

Public Planning Report No. PDS21-034, dated May 11, 2021

General Committee Report No. PDS22-001, dated January 11, 2022

General Committee Report No. PDS22-102, dated June 21, 2022

Pre-submission Review

Agenda Management Team review on April 4, 2023.

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



DRAFT | February 2023

TOWN OF AURORA **OFFICIAL PLAN**



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Schedule 'B' –	Land Use Plan
Schedule 'C' –	Secondary Plan Areas
Schedule 'D1' –	The Aurora Promenade and MTSA Secondary Plan Area
Schedule 'D2' –	The Aurora Promenade and MTSA Building Heights
Schedule 'D3' –	The Aurora Promenade and MTSA Streetscapes
Schedule 'E' –	Cultural Heritage Resources
Schedule 'F' –	Environmental Designation and Features – Off ORM
Schedule 'F1' –	Environmental Designation and Features – On ORM (See OPA 48)
Schedule 'G' –	Regulation Areas
Schedule 'H' –	Site Specific Policy Areas
Schedule 'I' –	Road Classifications
Schedule 'J' –	Proposed Right-of-Ways
Schedule 'K' –	Active Transportation

LIST OF APPENDICIES (Under Separate Cover)

Appendix 'A' –	Wellhead Protection Areas
Appendix 'B' –	Subwatershed Areas

1.0 INTRODUCTION

1.1 Purpose of this Plan

- a) The Official Plan is one of the Town of Aurora's primary tools to direct the actions of local government, shape development decisions and manage growth in the short and long-term. This Plan establishes the vision, corresponding principles and supporting policies to guide the Town's evolution and development to the year ~~2034~~ 2051, for all lands in the Town of Aurora.
- b) This Plan is written to direct change in accordance with Provincial and York Region policy, with a new emphasis on the development of a complete community, environmental responsibility, support for transit and the efficient use of infrastructure. This Plan is also written to guide the process of evaluating the suitability of land use and/or built form change through its policies and the subsequent planning approval process.
- c) When land use and/or built form change is proposed, this Plan is intended to provide clear direction to Council, both in general terms related to the long-term vision, as well as through specific policies through which to evaluate the appropriateness of change and the degree to which proposed changes are considered compatible development and are in the public interest.

1.2 How this Plan was Developed

- a) Council has a responsibility and desire to involve and consult residents, businesses, landowners and other stakeholders as it makes planning and development decisions. Undertaken in accordance with the Planning Act's ~~five-year~~ Official Plan Review requirement, the process to review and update this Plan was comprehensive and benefited from the participation of many local stakeholder groups, local business owners and residents.
- ~~b) The preparation of this Plan was led by a Council-appointed Steering Committee, chaired by Mayor Phyllis Morris and three other members of Council, Councillor Gallo, Councillor Gaertner and Councillor MacEachern, and supported by Planning Department Staff and The Planning Partnership. The Steering Committee ensured that openness and transparency were the cornerstones of the Official Plan Review process.~~
- c) This Plan has been prepared in recognition of the array of Provincial and Regional policy directives that have and will continue to influence local planning decisions in the Town of Aurora. This Plan is intended to conform to all applicable Provincial and Regional legislation and policy directives in a way that reflects local ~~circumstances~~ priorities and the direction of Council.

- d) This Plan is a direct extension of the stakeholder and public consultation process that was undertaken to define the Town's vision and identify underlying principles. As a result, the policies within this Plan reflect the collective aim and aspiration of the people of Aurora. This Plan is one tool through which the Town's unique character and quality of life can be ~~preserved~~ maintained and enhanced while remaining competitive in the larger region.

1.3 How to Read this Plan

- a) This Official Plan represents the policy of the Council of the Town of Aurora with respect to land use and related development matters. It is intended that this Plan be read in its entirety as policies may apply to any given parcel of land.
- b) This Plan includes a series of Schedules. These Schedules are an operative component of this Plan and its policies.
- c) Terms that are italicized in the text are defined terms found in the Plan's Glossary. If a term is not defined, the standard meaning is implied.

2.0 THE VISION

The long-term vision guiding this Plan is to develop the Town of Aurora into a healthy, ~~strong~~ accessible and age-friendly complete community that provides a range of places and opportunities to live, work, shop, be educated and play, in a manner that promotes sustainability in all its forms. ~~and protects the Town's natural environment and historic character.~~

A healthy, ~~strong~~ accessible and complete community is designed for residents of all backgrounds, abilities and all stages of life to lead fulfilled lives. This vision for Aurora includes providing ~~and includes~~ an array of jobs and investment opportunities, a full range of community services and amenities, opportunities for active and public transportation, and a broad mix of building and housing types, including attainable and affordable housing options. This vision ~~It~~ also includes providing access to a well-connected natural heritage system, places to meet and build social connections, and encourage ~~supports~~ active and healthy lifestyle choices, while ensuring accessibility to all residents.

To ~~enhance the quality of life of current residents and to~~ welcome the future residents of Aurora, growth will be managed in a way that preserves the Town's natural features and compliments its overall character. It is envisioned that Aurora will continue to value its historic charm while celebrating the current and future culture and diversity of the community.

2.1 Fundamental Principles

Principles are statements of intent that will guide the implementation of the policies of this Plan. They are considered crucial to the achievement of the long-term vision for Aurora. As such, this Plan is based on the following fundamental and interconnected principles, which center around the elements that will help Aurora develop into a complete community:

- a) **Promoting Responsible Growth Management** - ~~It is the intent of this Plan~~ To ensure that Aurora's growth is well planned and responsibly managed, consistent with Provincial and Regional growth management directives. Aurora must be planned to accommodate a significant amount of population and employment growth to the year 2034 2051. Ultimately, the achievement of Aurora's long-term vision will be dependent on directing this projected population and employment growth to appropriate locations. This requires a deliberate, but balanced shift from an emphasis on lower density greenfield development to increased promotion of higher density forms of development and intensification in appropriate areas. Developing policies for directing and accommodating this growth is a key principle of this Plan.
- b) **Ensuring Design Excellence** - ~~It is the intent of this Plan~~ To ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, a vibrant public realm, appropriate transitions between

~~defined areas~~ differing scales of built form, integration between old and new development and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design, compact built-form and Aurora's continued evolution as a memorable and beautiful place.

- c) **Building a Greener Community** - ~~It is the intent of this Plan~~ To ensure that Aurora's communities are designed to be sustainable and mitigate the impact of climate change by incorporating green building technologies and energy-efficient development approaches. With a growing collective awareness concerning environmental sustainability and its interrelationship with the way our communities develop and function, sustainability must be recognized as a key consideration in the way we plan, design and build our communities now and in the future.

The policies of this Plan recognize that sustainability must be applied to all aspects of the built and natural environment to ensure that objectives for economic vitality, social vibrancy and the preservation and enhancement of the natural environment are integrated into all aspects of planning and design.

- d) **Providing a Range and Mix of Housing** - ~~It is the intent of this Plan~~ To ensure that Aurora's development includes a broad range of housing types, sizes, densities, designs, tenures and prices to meet the needs of the Town's current and future residents. Providing a range and mix of housing options, including attainable and affordable housing, is one of the essential elements required to support a diverse population and a complete community.

- e) **Protecting Stable Neighbourhoods** - ~~It is the intent of this Plan~~ The policies of this Plan ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of ~~these Aurora's stable existing~~ Aurora's stable neighbourhoods ~~is are~~ protected from the negative impacts of potential incompatible development and growth pressures. Aurora's stable neighbourhoods, both older and newer, are not only a defining element of the Town's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. Any infill that occurs must be compatible with the established community character.

- f) **Developing Vibrant New Neighbourhoods** - ~~It is the intent of this Plan~~ This Plan also intends to create well-designed, attractive and sustainable urban residential neighbourhoods ~~within the greenfield areas~~ that are integrated with the existing community in a logical, compatible, efficient and cost-effective manner. ~~With the need to accommodate a significant number of new residents to the year 2031-2051, the development of new greenfield residential neighbourhoods in Aurora is essential.~~

- g) **Building a Successful Downtown** - ~~It is the intent of this Plan~~ To build a successful, functioning and vibrant 'Aurora Promenade' as a vital component of the Town's economic health and identity. Successful downtowns function as civic and cultural amenities, tourist destinations, investment attractors and can contribute to the community's overall prosperity. Downtowns that are distinct and beautiful can be a tremendous source of civic pride and can shape the image of a community.
- h) **Providing Appropriate Meaningful Community Services and Facilities** - ~~It is the intent of this Plan~~ To ensure the provision of appropriate meaningful community services and facilities and services. Community facilities serve as a community's foundation, providing essential support to its successful operation, ongoing development and vibrancy. The policies of this Plan seek to ensure Aurora's community services and facilities are developed to meet the needs of all residents, co-located and integrated with the community and ~~are~~ consistent with the Town's objectives for becoming a healthy, ~~strong~~ accessible and complete community.
- i) **Advancing the Economy** - ~~It is the intent of this Plan~~ To ensure the continued advancement of Aurora's economy. At a community level, economic development is a process that influences and shapes the growth of an economy and attempts to improve economic well-being through job creation, job retention, tax base enhancements and overall improvements to the quality of life of residents. This Plan seeks to promote economic development efforts to support a diversified economic base, ~~and well-defined commercial hierarchy~~ encourage a competitive business environment and ultimately advance and sustain Aurora's long-term economic prosperity.
- j) **Establishing a Linked Protecting the Greenlands System** – ~~It is the intent of this Plan~~ To protect and enhance the natural environment for current and future generations. Straddling the Oak Ridges Moraine and three large watersheds, Aurora's character is intrinsically linked to its diverse natural features and systems. This Plan seeks to protect the natural environment and promotes the creation of a comprehensive and linked Greenlands system.

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.

- k) **Establishing a Diverse Parkland & Recreation Area System** – To provide for a diverse parkland system with numerous opportunities for outdoor recreation and placemaking, while encouraging community members to lead active and healthy lifestyles. The policies of this Plan promote a system of public and private parks, open spaces, trails and outdoor recreation facilities that are integrated and connected within

Aurora's Greenlands System.

- l) **Conserving Cultural Heritage Resources** - ~~It is the intent of this Plan~~ To promote the conservation and enhancement of Aurora's cultural heritage resources. Cultural heritage resources, whether they are buildings, monuments, landscapes, ~~archeological~~ archeological sites, or districts, tell the story of a community's evolution and provide important visual reminders that can help to define a sense of place. This Plan seeks to ensure that Aurora's cultural heritage resources are conserved and enhanced to the long-term benefit of the community.
- m) **Connecting the Transportation Network** – To ensure the growth of a robust multi-modal transportation system that meets the needs of all residents and is consistent with the Town's objectives for managed growth and sustainable development. The Town will prioritize the development of a safe, comfortable and enjoyable multi-modal network for vehicles, active transportation and transit that balances the needs of each mode of travel, while providing for convenience and accessibility.
- n) **Providing Sustainable Infrastructure** - ~~It is the intent of this Plan~~ To ensure the provision of sustainable infrastructure. The Town's infrastructure system, including its ~~transportation and pedestrian networks, transit system,~~ sewer, water and stormwater systems and utilities, ~~serves~~ an essential role in a community's successful operation and ability to support development. The policies of this Plan seek to ensure Aurora's physical infrastructure is developed to meet the needs of all residents and are consistent with the Town's objectives for managed growth and sustainability.

3.0 TOWN STRUCTURE

The Town of Aurora is made up of important elements that form part of the Town's structure. This section of the Town's Official Plan establishes the overarching purpose and function of each of these elements of the Town's structure, setting the foundation for the land use designations found within this Plan. The elements of the Town's structure are delineated on **Schedule 'A'** of this Official Plan, which represent the ~~the~~ **Schedule 'A' Community Structure**, establishes a comprehensive framework for guiding growth in Aurora. Specifically, it delineates the principle components of the planned community structure and the key areas that will play a significant role in directing and managing Aurora's growth to the year 2034 2051. These structural elements form the basis of the land use designations and the policies of this Plan:

The boundaries of each element of the Town Structure will not change except through a Municipal Comprehensive Review. Within the Town's municipal boundary, there are lands located both inside and outside of the Urban Boundary.

Lands Within the Urban Boundary:

The lands within the Urban Boundary, as shown on **Schedule 'A'**, are designated for urban land uses. Within the Urban Boundary, lands are either identified as being within the Built-up Area, or within the Designated Greenfield Area. The Built-up Area is delineated by the Built Boundary, which ~~The Built Boundary — this boundary line identifies the primary areas of existing development, or built-up area, as of June 16, 2006. All new rows and apartments residential unit growth within this line~~ the Built-up Area is regarded as intensification, while development outside of this line is considered greenfield development, ; and, Greenfield development refers to the development of lands designated for community uses (residential, commercial and institutional), within the Urban Boundary and outside of the Built-up Area. **The York Region Official Plan and Town of Aurora Official Plan policies and land use designations shall guide development for lands within the Urban Boundary that fall within the boundary of the Oak Ridges Moraine Conservation Plan, subject to other applicable policies of the Oak Ridges Moraine Conservation Plan.**

Lands Outside the Urban Boundary:

The lands outside of the Urban Boundary, as shown on **Schedule 'A'**, are within the Town's countryside which falls within the Oak Ridges Moraine Conservation Plan boundary, where urban land uses are not permitted.

3.1 **Strategic Growth Areas**

The Town's Strategic Growth Areas are the focus for accommodating intensification and higher-density mixed uses in a more compact built form. In Aurora, Strategic Growth Areas include the Aurora Promenade and Major Transit Station Area, the Yonge Street Regional Corridor, and the Local Corridors of Bayview Avenue, Leslie Street and Wellington Street.

3.1.1 **The Aurora Promenade and Major Transit Station Area**

The Aurora Promenade and Major Transit Station Area –consists of the portions of the Yonge Street and Wellington Street Corridors and the area surrounding the Aurora GO Rail Station. These areas are anticipated to accommodate the highest densities of intensification in Town with low and mid-rise buildings. The boundary of the Major Transit Station Area has been delineated in the York Region Official Plan and is illustrated on **Schedule 'A'**. The Major Transit Station Area is planned to achieve a density of 150 residents and jobs per hectare at ultimate build out, all of which have been identified as strategic areas planned to accommodate new growth through intensification;

3.1.2 **Regional Corridor**

The Regional Corridor in Aurora consists of properties fronting onto Yonge Street, ~~outside of the Aurora Promenade~~. Intensification along ~~is directed to~~ the Regional Corridor ~~will be greatest within generally at more limited densities as compared to~~ the Aurora Promenade ~~and Major Transit Station Area~~. Along the Yonge Street Regional Corridor, outside of the Aurora Promenade, ~~intensification will occur at more limited densities, within~~ low and mid-rise buildings.

3.1.3 **Local Corridors**

The Local Corridors in Aurora consist of the portions of Wellington Street, Bayview Avenue and Leslie Street, outside of the Aurora Promenade and Major Transit Station Area. Generally, these areas are made up of residential properties and existing commercial areas, ~~– consists of existing commercial development areas that, through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated that these existing uses will be converted to other non-commercial uses during the 2031 planning horizon; Intensification is directed to the Local Corridors, at densities and a scale that is compatible with surrounding areas.~~

3.2 **Stable ~~Existing~~ Residential Neighbourhoods**

Stable ~~Existing~~ Residential Neighbourhoods – consists of existing residential neighbourhoods within the Town's Built-up Area that generally consist of lower densities than other residential areas in Town. Existing Residential Neighbourhoods are envisioned to remain low density in nature, while generally accommodating gentle intensification on the ~~fringes edges~~ of residential neighbourhoods, ~~which are those lands generally abutting major roads. Gentle intensification will also be accommodated as well as~~ through the provision of secondary residential dwelling units, while maintaining and enhancing the existing character of the neighbourhood. Many of the Town's Major Institutional uses are ~~also included contained~~ within the Town's existing Residential Neighbourhoods, through the policies of this Plan, will be largely protected from the impacts of new development. Infill development and other forms of intensification will be restricted within Stable Neighbourhoods;

~~Existing Major Institutional Areas – consists of existing institutional uses that,~~

~~through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated that these existing uses will be converted to other non-institutional uses during the 2031 planning horizon;~~

3.3 **Residential Designated Greenfield Residential Area**

~~The Residential Designated Greenfield Residential Areas— consists of primarily both developed and vacant lands outside of the Built Boundary that will be are planned to accommodate new residential and population serving employment growth during to the 2031 2051 planning horizon. Some of these lands are subject to existing, approved Secondary Plans;~~

3.4 **Greenfield Employment Area**

~~Greenfield Employment Areas —consist of primarily both vacant lands that will be planned to accommodate new employment lands employment growth during to the 2034 2051 planning horizon-, as well as existing employment areas - consisting 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. Some of these lands are subject to existing, approved Secondary Plans. Further, it is not anticipated that these lands will be converted to other uses during the 2031 planning horizon; and,. Further, it is not anticipated that these existing areas will be converted to other non-employment generating uses during the 2010 to 2031 planning horizon;~~

3.5 **Natural Heritage Greenlands System**

~~The Natural Heritage Greenlands System —areas consisting of environmental and open space areas that will be protected from the encroachment of urban development. The Natural Heritage Greenlands System includes an array of significant natural heritage features and parks and open space systems both within and outside the urban boundary. within three main land use designations including Private Parkland, Public Parkland and Environmental Protection Areas;~~

3.6 **Oak Ridges Moraine Countryside Area**

~~The Rural/Oak Ridges Moraine Countryside Area —consists comprises of the existing rural/agricultural system in Aurora and countryside area of the Town, outside of the Urban Boundary, as well as and within the Oak Ridges Moraine Conservation Plan Area. These lands are expected to remain as integral components of the existing rural/agricultural community, and it is not anticipated that these existing uses will be converted to other uses during the 2031 planning horizon. The Oak Ridges Moraine Boundary— this boundary line delineates the limits of the Oak Ridges Moraine, is a major Provincial landform containing significant ecological and hydrological features and functions. All planning and development decisions for lands within this boundary must conform to the Oak Ridges Moraine Conservation Act, 2001 and the Oak Ridges Moraine Conservation Plan.~~

4.0 PROMOTING RESPONSIBLE GROWTH MANAGEMENT

As the Town of Aurora continues to grow as a complete community with a vibrant downtown, access to ~~surface and rapid~~ transit, numerous trails, and a growing employment sector, it is vital to direct growth to appropriate locations in the Town that reinforce the Town's character. Denser forms of growth will be directed to strategic growth areas in the Town including the ~~Aurora~~ Promenade, the Aurora GO Station MTSA, ~~Regional Corridors~~, and Local Corridors. The intensity of growth within the Strategic Growth Areas will vary as set out in the Town Structure.

In accommodating the projected 2051 population and employment forecasts, the growth management policies seek to integrate land use, financial and infrastructure plans to achieve a compact development pattern that promotes the creation of complete communities, optimizes investments, supports sustainability while minimizing land consumption and servicing costs.

~~The proper phasing of growth is as important as growth itself. Urban sprawl, leap-frogging or scattered growth with inadequate services, inappropriate densities or land uses makes inefficient use of land and municipal resources. It is the intent of this Plan to ensure that Aurora's growth is well planned and responsibly managed.~~

4.1 Objectives

- a) Direct the Town's projected population and employment growth to appropriate locations to support the efficient use of land, resources and infrastructure to the year 2051;
- b) ~~Promote~~ Direct higher density forms of development and intensification in the form of mid-rise typologies in ~~appropriate~~ Strategic Growth Areas including the Aurora Promenade and Major Transit Station Area, and Regional Corridors and low-rise typologies along Local Corridors to meet the Town's intensification target of 45%; ~~and,~~
- c) Development and Intensification will be compatible with the character of the Town and provide a transition of scale and density to existing neighbourhoods; and
- d) Ensure that development results in vibrant and complete communities.

Community Structure

~~Schedule 'A' — Community Structure, establishes a comprehensive framework for guiding growth in Aurora. Specifically, it delineates the principle components of the planned community structure and the key areas that will play a significant role in directing and managing Aurora's growth to the year 2031. These structural elements form the basis of the~~

~~land use designations and the policies of this Plan:~~

- ~~i. Greenlands System — areas consisting of environmental and open space areas that will be protected from the encroachment of urban development. 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;~~
- ~~ii. Rural/Oak Ridges Moraine — consists of the existing rural/agricultural area of the Town. These lands are expected to remain as integral components of the existing rural/agricultural community, and it is not anticipated that these existing uses will be converted to other uses during the 2031 planning horizon;~~
- ~~iii. Stable Neighbourhoods — consists of existing residential neighbourhoods that, through the policies of this Plan, will be largely protected from the impacts of new development. Infill development and other forms of intensification will be restricted within Stable Neighbourhoods;~~
- ~~iv. Existing Commercial Areas — consists of existing commercial development areas that, through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated that these existing uses will be converted to other non-commercial uses during the 2031 planning horizon;~~
- ~~v. 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. Further, it is not anticipated that these existing areas will be converted to other non-employment generating uses during the 2010 to 2031 planning horizon;~~
- ~~vi. Existing Major Institutional Areas — consists of existing institutional uses that, through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated that these existing uses will be converted to other non-institutional uses during the 2031 planning horizon;~~
- ~~vii. The Aurora Promenade — consists of the Yonge Street and Wellington Street Corridors and the GO Rail Station, all of which have been identified as strategic areas planned to accommodate new growth through intensification;~~
- ~~viii. Greenfield Residential Areas — consist of primarily vacant lands~~

~~that will be planned to accommodate new residential growth during the 2031 planning horizon. Some of these lands are subject to existing, approved Secondary Plans;~~

- ~~ix. Greenfield Employment Areas consist of primarily vacant lands that will be planned to accommodate new employment lands employment growth during the 2031 planning horizon. Some of these lands are subject to existing, approved Secondary Plans. Further, it is not anticipated that these lands will be converted to other uses during the 2031 planning horizon; and,~~
- ~~x. Suburban and Estate Residential Areas are low density residential areas.~~

~~Schedule 'A' Community Structure, also identifies several boundary lines that will play significant roles in managing growth within Aurora to the year 2031. They include:~~

- ~~xi. The Built Boundary — this boundary line identifies the primary areas of existing development, or built-up area, as of June 16, 2006. All new rows and apartments within this line is regarded as intensification, while development outside of this line is considered greenfield development; and,~~
- ~~xii. Oak Ridges Moraine Boundary — this boundary line delineates the limits of the Oak Ridges Moraine, a major Provincial landform containing significant ecological and hydrological features and functions. All planning and development decisions for lands within this boundary must conform to the Oak Ridges Moraine Conservation Act, 2001 and the Oak Ridges Moraine Conservation Plan.~~

4.2 Accommodating Growth Projections

- a) Over the next ~~20~~ 30 years, the Town of Aurora is expected to experience a significant amount of population and employment growth. By ~~2031~~ 2051, the Town's population is expected to grow to ~~70,200~~ 84,700 people, with the number of jobs projected to reach ~~34,200~~ 41,300. Table 1 illustrates the projected population and employment growth ~~from 2016~~ from 2021 to 2051 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
Population:	49,700	57,300	63,700	68,100	69,600	70,200
Employment:	20,300	24,200	29,000	32,400	33,500	34,200

	<u>2021</u>	<u>2031</u>	<u>2041</u>	<u>2051</u>
Population:	<u>63,800</u>	<u>72,700</u>	<u>78,400</u>	<u>84,700</u>
Employment:	<u>29,200</u>	<u>33,800</u>	<u>37,600</u>	<u>41,300</u>

- 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 strategic Growth Areas areas, protection of existing stable neighbourhoods, the revitalization of the Aurora Promenade, the introduction of a Major Transit Station Area surrounding the Aurora GO Station, and the efficient use of the Town's remaining Designated Greenfield Area 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 Town 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 and fiscally responsible manner, ~~and the ability of new growth to facilitate the provision of municipal services where they are required~~;
 - iii. The provision of adequate transportation, transit and active 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~~ 2021 population of approximately ~~58,920~~ 64,300 persons ~~which includes existing and planned population (based on designated and draft approved units)~~, there is a need to accommodate approximately ~~13,150~~ 20,400 ~~new~~ additional residents to the year ~~2051~~ 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 within the Built Boundary and new development within the identified Residential Designated Greenfield Residential Areas. It is the intent of this Plan to allocate new population growth, as follows:~~
- i. Approximately ~~45~~ 34 percent of new residential growth, ~~being approximately 4,470 persons~~, is to be accommodated through intensification within the Built Boundary. The majority of residential Intensification growth will be directed to Strategic Growth Areas based on the following areas hierarchy accommodated within the defined Built Boundary as follows:
- The Aurora Promenade as identified on **Schedule 'A'** and **'B'** with sub-designations set out in **Schedule 'D1'** and specifics on permitted heights and densities set out in Schedule 'D2' and Section 9 shall ~~accommodate approximately 4,120 new residents;~~
 - The Aurora GO Major Transit Station Area as identified on Schedules **'A', 'B', 'D1', 'D2' and 'D3'**:
 - Shall accommodate a minimum density of 150 people and jobs per hectare;
 - Regional Corridors as identified on Schedule 'A':
 - shall have a maximum height of 5 storeys / 17 metres
 - Local Corridors as identified on Schedule 'A':
 - shall have a maximum height 4 storeys / 14 metres; and,
- ii. Within the Stable Neighbourhoods, new residential development, ~~of approximately 350 persons~~, is to be accommodated through small scale intensification new Secondary Suite units and minor compatible infill based on the local context;
- iii. Approximately ~~66~~ 55 percent of new residential growth, being approximately ~~8,680~~ 11,220 persons, is to be accommodated within the ~~identified~~ Residential Designated 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 Designated Greenfield Area of the Area 2C Secondary Plan shall achieve a minimum average gross density of ~~50~~ 55 persons and jobs per hectare.~~

- f) Stable Neighbourhoods within Town are made up of generally low-density residential areas. Only gentle infill is anticipated within Stable Neighbourhoods which should be directed to the fringes edges of residential neighbourhoods, which are those lands generally abutting major roads. Secondary residential dwelling units shall also be promoted and encouraged within Stable Neighbourhoods. Development will be compatible with and respect the existing character of stable Neighbourhoods in accordance with the policies in Chapter 7 of this Plan.
- g) Based on the Town's current employment base of ~~21,350~~ 29,900 in ~~2021~~ 2009, there is a need to accommodate approximately ~~42,850~~ 11,400 additional new jobs to the year ~~2051~~ and 2034. 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 Designated Greenfield Area development, and intensification of existing designated employment areas, and intensification in Strategic Growth Areas. New Employment development within Designated Greenfield Areas must be planned to achieve a minimum gross density of ~~55~~ 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 Direct employment growth ~~accommodated~~ through the intensification of Existing Employment Areas, Strategic Growth Areas, as well as the and development of vacant designated lands Employment intensification will be accommodated as follows:
- The Existing Employment Areas adjacent to Industrial Parkway will continue to function as important employment areas. These areas It will be planned to accommodate additional new jobs through the infilling of vacant sites and the redevelopment of existing employment uses;
 - Intensification within Strategic Growth Areas including the Aurora Promenade and Aurora GO Major Transit Station Area will introduce additional new employment growth through achieving the minimum density requirements set out in this plan; and
 - 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 planned to achieve a minimum density of 55 jobs per hectare. for lands adjacent to the Highway 404. 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 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 residential land base.

5.0 ENSURING DESIGN EXCELLENCE

Excellence in community design is essential in creating ~~a vibrant~~ an accessible and attractive complete community for its residents, businesses and visitors. The policies of this section promote compatible development and the creation of vibrant spaces throughout the Town through high quality urban design and architecture in order to enhance the comfort, safety, accessibility and aesthetics of ~~the built and natural environments of Aurora's~~ public and private realms.

Unless specified otherwise, the following policies shall apply to all lands within this Plan.

5.1 Objectives

- a) ~~Encourage attractive and safe public spaces, as well as quality streetscapes, entryways to the community, vistas, and heritage areas.~~
- b) Encourage a high quality and consistent level of urban design for Aurora's public and private realms.
- c) Ensure community design practices are age-friendly and barrier-free.
- d) Encourage human scale design and compact built form that is massed, designed and oriented to create well-defined, comfortable and attractive public spaces and streetscapes.
- e) Enhance the character of existing areas within the Town through redevelopment and infill development that is context-sensitive and compatible, by providing built form transitions in building height, setbacks, orientation and built form.
- f) Encourage the implementation of placemaking features along main streets and within public spaces, entryways to the community, vistas and heritage areas that contribute to a distinct sense of place and encourage social interaction and community gatherings.
- g) Design for a high quality human environment while maintaining the functional quality and ~~enhance~~ enhancing the visual asset of Aurora's Greenlands system.

5.2 General Urban Design and Architectural Policies

- a) To achieve excellence in community design, all new development and redevelopment shall conform to the following General Urban Design and Architectural Policies, as well as the policies of **Section 4.3 5.3** and **Section 4.4 5.4**.
- b) ~~Adopt~~ Urban Design Guidelines shall assist be developed by the Town or through the private development process and used to ensure development, redevelopment and rehabilitation in Aurora to provides for

diversity, amenity, comfort, safety and compatibility with the existing community.

- c) A number of area-specific Urban Design and Architectural Guidelines apply to sites, neighbourhoods and secondary plan areas in the Town. These various guidelines provide direction on public and private realm design components, as well as architectural and built-form guidance as applicable to each area. All applicable Urban Design Guidelines should be considered throughout the development process, in addition to the policies of this Plan.
- d) The Town shall adopt additional Urban Design Guidelines where detailed guidance is required for specific areas or development proposals to further guide implementation of the design policies of this Plan.
- e) All new development and redevelopment, rehabilitation, and subdivision layout shall be is encouraged to complement its surrounding context including natural landscapes and grades, water courses, existing vegetation, cultural heritage environments resources and existing or proposed built form adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.
- f) ~~Ensure that urban design,~~ New development, subdivision lay-out and landscaping shall aim to retain existing topography and vegetation by minimizing alterations to contours and by encouraging landscaping which utilizes native vegetation.
- g) ~~Urban design should relate to the way the environment is experienced:~~
 - i. ~~Environments through which people travel with cars at relatively high speeds allow for simple, large scale, clear visual statements. In these areas, extra care with the design and inclusion of active transportation and transit routes is required.~~
 - ii. ~~Environments in which people move and spend time on foot allow for smaller scale, detailed, interesting and diversified visual design statements.~~
- h) ~~Council shall support urban design which:~~
 - i. ~~Reconciles compatibility with diversity; and,~~
 - ii. ~~Avoids both monotony and harsh contrasts.~~
- i) ~~New development should provide both the appropriate private and social context for healthy human environments. These consist of:~~
 - i. ~~Safety, and audio and visual privacy in subdivision design, layout, amenity spaces as reflected in municipal building, landscaping and maintenance standards; and,~~

- ~~ii. A supportive social fabric through a range of dwelling types, street orientation, and neighbourhood support services.~~
- j) The Town shall encourage high quality site design and architecture for commercial, mixed use and community service uses in order to establish these places as community destinations with a strong sense of place.
- k) Council has designated the planning area for site plan control under Section 41 of the Planning Act. This section allows Council to regulate conceptual design of buildings, the layout, massing, exterior and public access areas to ensure the comfort and safety of users. In most instances, single detached and semi-detached dwellings shall be exempted.
- ~~l) To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following urban design approaches should be implemented:~~
- m) Landscaping and underground wiring may be required to enhance public vistas in visually significant areas.
 - ~~i. Council may require special urban design studies for development proposals to ensure the special requirements are met at Entryway locations.~~
- n) In older sections of the community, Council may undertake tree planting, maintenance and renewal while in new areas developers shall undertake a street tree planting programme in accordance with municipal standards.
- ~~o) All new development applications shall demonstrate that the development meets or exceeds the York Region Transit-Oriented Development Guidelines.~~
- p) Council will promote building and site design that will reduce the incidence of crime through the implementation of Crime Prevention Through Environmental Design (CPTED) principles including natural surveillance, natural access control, territorial reinforcement and space assessment. Council shall have regard for the principles of CPTED in their review of all development applications.
- q) Council is committed to environmentally sensitive building design and construction. Council will require the use of green building technologies as per the policies of this Plan.

5.3 **Public Realm Design**

The public realm comprises of public roads, lanes, open spaces, parks, community services and facilities, natural heritage features and the public activity areas of public and private development sites. Attractive, safe and well-coordinated public spaces and streetscapes help ensure a strong foundation for a walkable and

connected Town, and act as the framework for the orientation of buildings, public or private facilities, open spaces as well as all other elements of the public or private realm. Elements of the public realm should be designed to the highest quality possible and located to provide interest, diversity and focal points within the community.

a) **Development Blocks and Lots**

- i. New development blocks and lots shall create or maintain a modified grid system of public roads and lanes that establishes a highly inter-connected and permeable network and facilitates greater connectivity, walkability and support for active transportation and transit.
- ii. The size and configuration of new development blocks will:
 - Be appropriate for their intended use;
 - Facilitate and promote pedestrian movement and active transportation modes; and,
 - Provide a sufficient number and, where appropriate, a range of building lots to achieve cost effective and efficient development.

b) **Streetscapes**

- i. It is intended that all streetscapes will be designed to:
 - Respect the predominant character and function of the surrounding area;
 - Provide safe access for vehicles, pedestrians and bicycles;
 - Provide and/or maintain opportunities for vistas and view corridors; and,
 - Provide adequate space for pedestrian amenity areas, street furnishings and utilities and services.
- ii. Streetscapes and public spaces along commercial and mixed use streets shall be designed to prioritize the pedestrian. Opportunities shall be provided to accommodate high quality landscaping, street furnishings, patios, public art, lighting, signage or other distinct placemaking elements that are complimentary to and emphasize the existing character of the street.
- iii. Wherever possible and appropriate, the design of new streets and the reconstruction of existing streets should support a

complete streets approach for all modes of movement in a balanced manner, with appropriately scaled sidewalks that can accommodate pedestrian amenities and wherever possible, dedicated bike lanes;

- iv. Council may require utility providers to consider innovative methods of containing utility services on or within streetscape features such as entryway features, light standards, transit shelters, etc. in accordance with York Region's Streetscape Design Standards, ~~when determining appropriate locations for larger utility equipment and/or utility clusters.~~

c) **Pedestrian Environment**

- i. To promote pedestrian comfort, safety and security in public places, including roads, parks and open spaces, schools, public transit routes and public activity areas of buildings, the following measures are necessary:
 - The design and siting of new buildings shall provide visibility and ease of access to adjacent roads, parks and open spaces;
 - Appropriate lighting and visibility shall be provided for all walkways, parking lots, garages and outdoor amenity areas;
 - Public-oriented spaces and activity areas shall be oriented toward public roads; and,
 - A consistent level of landscape design shall be provided, incorporating such elements as appropriate paving, planting, fencing, lighting and signage.

d) **Views and Focal Points**

- i. The preservation, enhancement and creation of significant views and focal points within the Town shall be encouraged towards:
 - Natural heritage features, including woodlands, cultural heritage landscapes, water bodies;
 - Parks and open spaces;
 - Important public buildings and community facilities;
 - Heritage buildings; and,
 - Other landmarks.
- ii. To recognize the importance of public community facilities and

institutional buildings in the community and to enhance their status, these uses are encouraged to be sited at the following locations:

- At the termination of a road or view corridor;
- At road intersections; and,
- On sites that enjoy prominence due to topographic and natural heritage features.

5.4 **Private Realm Design**

The quality of the private realm, comprising of individually owned sites and buildings, helps to define the character of different areas of the Town and has a direct impact on the public realm. Buildings and sites within Aurora shall be of high quality design through varied, yet contextual and compatible, built form, architectural, site layout and landscape elements.

a) **Built Form**

- i. New development shall be compatible with its adjacent context and surrounding character with regard to building scale and site design, respecting the existing physical character of the area. The siting and massing of new buildings shall not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.
- ii. Non-residential uses and buildings shall be screened from abutting existing or planned residential uses, with an appropriate transition provided, where residential uses they exist or are planned. and the non-residential use does not exist or requires an Official Plan Amendment.
- i. Within areas of high pedestrian activity, public open spaces and along commercial and mixed use streets, façade treatment should encourage:
 - Architectural variety and variation between building articulation;
 - Elements of interest such as displays;
 - Well-designed street furniture and landscaping;
 - Adequate fenestration to provide active street elevations;
 - A variety of textures and colours on walls and walkways;
 - Human scale development that ensures people at grade ~~do not feel over-powered by the built~~ feel comfortable

-
- within their environment;
 - Open balconies on upper floors overlooking streets especially in mixed use areas and residential projects; and,
 - Protection for pedestrians shall be protected from inclement weather and the sun with awnings, canopies, front porches or arcades at building entrances, the sidewalk edge of key pedestrian areas and along store fronts.
 - ii. Access from sidewalks and public open space areas to primary pedestrian entrances shall be clearly visible, convenient, direct and accessible with minimum changes in grade.
 - iii. New development, whether a renovation to an existing building, or a completely new building, will be reviewed by the Town taking into consideration matters relating to exterior design, including the character, scale, colour, building materials, appearance and design features of buildings.
 - iv. The upper storeys of tall buildings may require stepbacks to achieve:
 - Human scale buildings;
 - Vistas to heritage sites;
 - Mitigation of potential shadow impacts;
 - Harmony with natural contours; and,
 - Diversity of scales without harsh contrast and monotony.
 - v. In order to mitigate the visual impact of roof top mechanical equipment (other than solar panels, such equipment shall be:
 - Placed in locations that eliminate their visibility; and/or,
 - Screened by raised parapets that complement the building design, material and colour; and/or,
 - Placed in specially designed enclosures that complement the building design, material and colour.
 - vi. Any visible mechanical equipment, including rooftop equipment, shall be appropriately screened by landscaping and/or enclosures that complement the building design and located in a manner that has a minimal physical and visual impact on the public realm.
-

- vii. Permanent structural components of any building (colonnades and balconies) are not permitted to encroach into the defined pedestrian realm. The following encroachments into the public realm and onto or over the public sidewalk may be permitted subject to approval of an appropriate permit by the Town and/or The Regional Municipality of York:
 - Awnings;
 - Outdoor cafes and seating for restaurants; and,
 - Semi-permanent structures, including entry features, arcades and perpendicular signage attached to the building.
- viii. The amount of any permitted encroachment, whether temporary or permanent, shall be established by the Town on a site-by-site basis.

b) Site Design

- i. Site design and development should encourage:
 - Sun penetration on outdoor spaces such as sidewalks, streets, parks and court yards;
 - A micro climate which prevents wind tunnels and shelters against cold northerly winds;
 - Access to historic areas, parks, open spaces and community facilities 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.
- ii. Where feasible, locate Unightly site elements such as loading, parking, refuse storage areas, transformers shall be screened to ensure the amenity of adjacent areas and other above ground utilities within the building, or on private property located away from, and/or screened from public view.
- iii. Visual screens may consist of landscaped buffer areas with grass strips, tree(s), shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility or compromise the sense of safety.

c) Neighbourhood Design

- i. Within residential neighbourhoods, the following measures will be employed to reinforce the established road, lane and block pattern:

- Buildings shall be aligned parallel to a public road, in proximity to the property line;
- Buildings on corner sites will be sited and massed toward the intersection of the adjoining public roads;
- Siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the public roads;
- Siting and massing of buildings will contribute to and reinforce the comfort, safety, and amenity of the public roads;
- Buildings located adjacent to, or at the edge of parks and open spaces will provide opportunities for access and overlook into the open space;
- The massing, siting and scale of buildings located adjacent to, or along the edge of a park or open space will create an edge or definition appropriate to the type of open space they abut; and,
- Buildings of significant public use or architectural merit may be sited to specifically differ from the surrounding urban fabric in order to emphasize their importance as landmarks.

d) **Parking Design**

- i. In order to reinforce streets as primary public spaces, the locations of parking, driveways and service entrances and loading areas need to be carefully considered and coordinated with the locations for pedestrian entrances.
- ii. Parking shall be located in a manner that has a minimal physical impact on sidewalks and accessible open spaces. Shared driveways and service courts at the side and rear of buildings are encouraged to provide for these functions.
- iii. Within mixed use areas and for higher density forms of housing, all new parking shall be located at the rear or side of buildings and is encouraged to be provided in structures, either above or below grade in order to reduce the impact of surface parking and to provide at grade amenity areas.
- iv. All new parking shall be located at the rear of buildings. Where parking is located adjacent to the street, it should be appropriately screened from view of the street. In areas that have already been developed, parking in front shall be encouraged to:
 - Be screened by landscaping;
 - Allow for visibility of store fronts from the street by limiting

the depth of front parking areas;

- Not create large gaps between developments;
- Allow for substantially uniform setbacks from the street;
- Minimize conflict with pedestrian circulation; and,
- Be coordinated with adjacent commercial developments.

v. Where surface parking must be provided, the visual impact of large surface lots shall be mitigated by a combination of setbacks, and landscaping including, pavement treatments, low walls or decorative fencing, landscape, trees and lighting within the parking lots and along its edges.

vi. Where a parking structure is above grade, it shall include a façade with active uses at grade and appropriate architectural articulation above the ground floor. Entrances to below grade or structured parking and service areas should occur within the building.

vii. 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 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.

e) **Drive-Thru Facilities**

i. Drive-through facilities are normally associated with restaurants, financial institutions, convenience stores, car washes and a limited range of retail uses. Proposed drive-through facilities shall be subject to the following:

- The application of urban design guidelines, which will address such issues as built form and streetscape, pedestrian circulation, vehicular traffic/access and

parking, landscaping, and signage, with particular attention given to sites which abut permitted residential uses;

- The Zoning By-law which will set out requirements for drive-through facilities including requiring setbacks from from the nearest lot line of any adjacent residential use; and,
- ~~Such planning applications as required in the normal course of development for the Aurora Promenade planning area, including site plan approval;~~
- As part of any required planning application, proposals for drive-through facilities shall address the location, design, and function of the drive-through facility to demonstrate that the proposed drive-through facility:
 - Conforms with the intent of the Official Plan;
 - Conforms with the function and form of the land-use designation where the drive- through facility is proposed to be located;
 - Maintains the continuity and character of the streetscape as exists at the time of the application in the land-use designation where the drive-through facility is proposed to be located;
 - Conforms with the extent of the pedestrian orientation set out in the policy framework for the land-use designation where the drive- through facility is proposed to be located; and,
 - Addresses pedestrian movement into and through the property containing the drive-through facility, the nature of surrounding uses, and the proximity to heritage resources.

5.5 Accessibility Policies

Ensuring that Aurora's built environment is accessible to all residents and visitors, regardless of ability or age, is a key objective of this Plan.

- a) All new development shall be developed with regard to the Province's Accessible Built Environment Standard, as it evolves for the Aurora Accessibility Plan.

- b) The Town shall comply with the Province's Accessibility for Ontarians with Disabilities Act (AODA) and all associated regulations.
- c) Council shall work with other government agencies and the private sector to promote the achievement of accessibility objectives and standards in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.
- d) All new development will be designed to facilitate accessible and integrated public transit for people with disabilities.
- e) Council shall encourage the inclusion of accessibility features into major renovation and/or redevelopment projects.

5.6 Public Art Policies

Public art is an important component of the public realm and contributes to an overall sense of place and community. Public art may be used to reflect Aurora's cultural heritage and foster an understanding of Aurora's cultural identity to residents and visitors.

In addition, public art may be used to improve and enhance the built environment. In turn, public art promotes tourism and contributes to the economic vitality of the Town.

Public Art creates cultural links through the promotion of opportunities for community development, community engagement and community partnerships.

- a) Council will promote the creation of public art that reflects the Town's cultural diversity and heritage by:
 - i. Encouraging public art initiatives on properties and within buildings under the jurisdiction of the Town;
 - ii. Encouraging the inclusion of public art in all significant public and private sector developments, including areas of high pedestrian traffic and mixed use developments; and,
 - 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,
 - iv. Requiring that 1% of the capital budget for all major Regional and local municipal buildings be dedicated to public art.
- b) The Town will also encourage the implementation of temporary public art, murals and interactive displays, with the potential for these installations to become permanent at key locations within the community.
- ~~c) Council may consider the establishment of a Public Art and Cultural~~

~~Advisory Committee to promote public art, manage the Town's public art reserve fund and develop a Town-wide public art strategy, including, but not limited to, a Public Art Master Plan and public art acquisition policies and/or guidelines.~~

- d) The Town shall work towards development of a Public Art Master Plan, which shall provide the framework needed to develop and maintain public art and contain standards for funding, selecting, acquiring, managing and conserving public art for community benefit.
- e) The Town shall work towards development of a Cultural Master Plan to create a cultural vision for Aurora and develop strategies to support culture and broader economic goals.

6.0 BUILDING A GREENER COMMUNITY

Building a greener community requires the implementation of appropriate measures to prepare for and mitigate the impacts of climate change and contribute to environmental sustainability. This section establishes policies that promote climate sensitive design, green building technologies, renewable and alternative energy options, waste management efforts, and other sustainable design options for development with the aim of supporting the Town's objectives for a healthy, vibrant, and sustainable community.

6.1 Objectives

- a) Prioritize the reduction of greenhouse gas emissions, improve air quality and increase resiliency to climate change by carefully managing the Town's built and natural environment through the development process.
- b) Develop policies and implement programs designed to reduce ~~pre-capita~~ greenhouse gas emissions by ~~two-thirds by 2031~~ 80% from 2018 levels by 2050.
- c) Demonstrate through application of the policies of this Plan, leadership in sustainable forms of development and green technologies design utilizing through implementation of these policies, the Green Development Standards ~~and during~~ the development process.
- d) Encourage development proposals that include energy efficient neighbourhood and/or building design and practices in all new development.
- e) ~~Establish made-in-Aurora green development and design standards~~ Apply the Town of Aurora Green Development Standard that apply to the review of all public and private sector development applications.
- f) Implement the energy and greenhouse gas reduction strategies of the Town's Community Energy Plan as applicable in community and building design and in the transportation network.
- g) Control and, where possible throughout the development approval process, eliminate water, soil, noise, and air pollution to safeguard the natural and human environment.
- h) ~~Reduce~~ Prioritize reducing the per-capita consumption of energy, water, land and other non-renewable resources through the implementation of preservation programs and throughout the development approval process.

- i) Reduce ~~per capita~~ generation of stormwater run-off, sanitary sewage and solid and hazardous waste.
- j) Develop policies and implement programs designed to reduce greenhouse gas emissions in industrial, commercial and institutional sectors.

6.2 Green Development and Design Standards

The Town of Aurora Green Development Standard is a tiered set of performance measures with supporting guidelines for new development. The Standard promotes sustainable site and building designs that address energy efficiency and greenhouse gas emissions, water quality and efficiency, ecological health, connected communities and building and waste objectives for new developments.

- a) ~~Council, through consultation with key stakeholders, shall develop Green Development and Design Standards to ensure that the vision and policies of this Plan are achieved through the development process.~~
- b) The Green Development and Design Standards shall be integrated into the development review process and used to evaluate development applications. ~~and prioritize development approvals.~~
- c) All development shall meet the minimum standards established by the Green Development and Design Standard. ~~upon coming into effect.~~
- d) ~~The Green Development and Design Standards shall be implemented through an Official Plan Amendment.~~
- e) ~~Development applications that have received required approvals prior to the adoption of this Plan or in advance of Council adoption of more specific Green Development and Design Standards are encouraged to demonstrate a commitment to achieving the Town's Building a Greener Community objectives, as per Section 5.1 of this Plan, and must conform with related standards established by the York Region Official Plan.~~
- f) ~~The Green Development and Design Standards shall be comprised of, but not limited to, the following elements and initiatives that contribute to sustainable community design and green development:~~
 - i. ~~minimum standards for energy efficiency in building design;~~
 - ii. ~~standards for community design, including but not limited to, compact forms of Development, transit oriented Development~~

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- ~~and active transportation, in accordance with the vision and policies of this Plan;~~
 - iii. ~~design standards to maximize solar gains and facilitate future on-site solar energy technologies;~~
 - iv. ~~design measures to facilitate future on-site renewable energy and/or energy recovery systems;~~
 - v. ~~minimum standards for water conservation, including rainwater harvesting, in all buildings and landscaping;~~
 - vi. ~~green building material requirements to promote durability, resource reuse and renewable resource use;~~
 - vii. ~~design measures to facilitate the future installation of plug-ins/outlets for electric vehicles;~~
 - viii. ~~requirements for green and/or white roofs into building design;~~
 - ix. ~~requirements for Dark Sky compliant practices for exterior lighting;~~
 - x. ~~minimum standards for waste reduction and diversion in the construction process;~~
 - xi. ~~design standards for permeable surfaces, including permeable driveways and parking areas; and,~~
 - xii. ~~landscape design standards to promote water efficient, drought resistant landscaping and the elimination of pesticide/herbicide use, including the use of native plants and xeriscaping.~~
- g) The Green Development and Design Standards is a flexible document, designed to respond to emerging climate challenges and local priorities. The document and process shall be reviewed and revised periodically to respond to technological advancements local building expectations, design innovations, emerging trends in sustainable development, and current legislative and relevant regulatory changes. An Amendment to this Plan shall not be required to implement the results of the review unless the intent and/or objectives of this Plan are affected.

6.3 Green Development and Climate Sensitive Design

- a) Council shall address, mitigate and adapt to the effects of climate change by:

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- i. Working to understand the impacts of climate change on the health and well-being of residents; ~~and~~
 - ii. Requiring that ~~communities~~ new development is designed to be more resilient ~~to~~ and ~~minimizes~~ and/or ~~mitigates~~ the effects of climate change by applying a climate change lens in the review of development applications and infrastructure; and,
 - iii. Promoting the reduction of energy consumption and the use of renewable and alternative energy systems through the development.
- b) Council will promote and encourage the use of recognized and accredited third-party certification for all new development, including LEED, ~~and~~ EnergyStar, and the Well Building Standard.
 - c) Council shall commit to targeting LEED Silver certification, or equivalent standard, for all new municipal buildings and projects.
 - d) 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.
 - e) Council shall encourage the achievement of greater energy and water efficiency in all new buildings, beyond the above minimum requirements.
 - f) ~~Council Development applications 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 Climate Change Action Plan, which provides actions for community resiliency, infrastructure, low carbon living and supporting an equitable approach to addressing climate change risks and opportunities, as well as the sustainable and resilient community standards set out within the York Region Official Plan.~~

- g) Council will work with York Region and Conservation Authorities on advancing knowledge and research on climate change and the programs, tools and measures to support increased community resiliency.
- h) Council shall require, where feasible ~~the installation of rainwater harvesting and re-circulation/reuse systems~~ on all new residential lots and buildings for outdoor irrigation and outdoor water use:
 - i. Rainwater harvesting for outdoor irrigation;
 - ii. Water re-circulation/reuse systems; and/or,
 - iii. Low impact development techniques.
- i) Council shall encourage plans and building designs that maximize solar gains and that buildings be constructed in a manner that facilitates future solar installations (i.e. solar ready).
- j) ~~Council shall encourage the retrofitting of existing buildings to the standards noted in 5.2.j.~~
- k) Multi-unit residential and commercial developments are encouraged to provide opportunities for electric vehicle charging infrastructure.
- l) Council shall review the green building policies in this Plan as building standards and green building technologies, design approaches, and regulatory standards evolve.
- m) ~~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.~~
- v. ~~To work with the development community to achieve 10% greater water conservation than the Ontario Building Code for all new buildings.~~
- n) Council shall encourage building designs that contribute to improved indoor air quality.

6.4 **Urban Forestry Management**

- a) Council shall develop an Urban Forest Management Plan in consultation with York Region and the Lake Simcoe Region Conservation Authority, which may include a Town-wide tree canopy target to ensure existing trees are protected and the canopy cover within the Town is enhanced.
- b) The planting of urban trees and vegetation is encouraged to help improve air quality, provide shade and reduce the urban heat island effect.
- c) During the review of development applications, Council will prioritize the protection of mature, healthy trees and the overall urban tree canopy.

6.5 **Alternative and Renewable Energy Policies**

- a) Council shall promote best practices and innovation in energy conservation and renewable energy systems, in support of a targeted Regional progression toward net-zero emissions by 2051.
- b) Council shall work with the Region, local utilities and other stakeholders to advance energy conservation, demand management and local generation efforts, as well as the development of renewable energy systems.
- c) Council, in coordination with the Province, York Region and other stakeholders, shall investigate suitable criteria for the construction and

use of renewable energy systems in Aurora.

- d) Council will encourage the use of district energy systems in order to minimize net energy consumption.
- e) Council may permit on-site alternative energy systems for residential, commercial, institutional and industrial buildings and work with the Region to develop associated design requirements.
- f) Council shall review the alternative and renewable energy policies in this Plan as energy standards and technologies for alternative energy systems and renewable energy systems evolve.
- g) ~~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.~~
- h) Council shall implement the strategies within the Town-wide Community Energy Plan and consider the direction for homes, businesses and the Town's transportation network when planning for new development and redevelopment.

6.6 Waste Management Policies

- a) Waste management policies ~~for~~ within the Town of Aurora shall be consistent with the policies of the York Regional Official Plan ~~including:~~ in order to meet or exceed the Region's reduction and diversion targets of construction and demolition waste from landfills.
 - ~~i. encouraging the reduction and diversion of construction and demolition waste from landfill to meet or exceed the Region's diversion targets; and,~~
 - ~~ii. coordinate waste collection and diversion responsibilities with York Region;~~
- b) Council shall coordinate waste collection and diversion responsibilities with York Region.
- c) Council shall co-operate with York Region to manage solid waste disposal to minimize detrimental impact on the environment and adjacent land uses.
- d) Council shall encourage and promote alternative waste management such as source separation and resource recovery at the processing stage, whenever economically and technically feasible.

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- e) Council shall require the implementation of three stream waste facilities and collection in all new multi-unit residential buildings. In partnership with the Region, Council shall plan for additional specialized programs such as the collection of batteries and electronic waste, where opportunities exist.
 - f) ~~To~~ Council shall encourage existing multi-unit residential buildings to participate in, and provide convenient access to, three-stream waste ~~collection~~ diversion programs.
 - g) Council shall assist and encourage residents' efforts to compost, reduce, reuse, repair and recycle.
 - h) Council shall encourage industries to co-operate with the policies in this section, and to trade waste recovery products.
 - i) Areas indicated on **Schedule 'E' 'F1'** as waste disposal sites may permit uses indicated on **Schedule 'A' 'B'**, subject to written approval by the Minister of the Environment. Such approval requires:
 - i. Meeting the provisions of the Environmental Protection Act; and
 - ii. Studies of gas leachate, hydrogeology, structural stability, safety and integrity of proposed structures; these studies must be carried out by a qualified engineer and must show to the satisfaction of the municipality and the Ministry of the Environment that the proposed development is compatible and safe.
 - j) Before approving any development application within or within on lands in close proximity the potential pollution radius of a known waste disposal site, Council shall:
 - i. Consider the need for a waste disposal assessment to evaluate gases leachate and hydrogeology in the site;
 - ii. Consult with and seek approval from the Ministry of the Environment as to the appropriateness of the proposed development, its use(s) and densities; and
 - iii. Require control measures, recommended by the Ministry of the Environment, to be implemented prior to or at the time of construction; and,
 - iv. ~~Ensure that urban design, subdivision lay-out and landscaping shall aim to retain existing topography and vegetation by minimizing alterations to contours and by encouraging~~
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~~landscaping which utilizes native vegetation.~~

- k) ~~Notwithstanding any other policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, and the corresponding policies of the Town.~~

~~Solid And Hazardous Waste Processing~~

- l) Council shall cooperate with regional, provincial and citizens groups to reduce and achieve safe and effective disposal of solid and hazardous waste.

6.7 Soil Pollution and Erosion Mitigation Policies

- a) Council shall strive to prevent soil pollution through:
- i. Prohibition of dumping or outside storage of hazardous wastes;
 - ii. High quality public and private sanitary sewer systems and their maintenance in accordance with requirements of the Ministry of the Environment, Conservation and Parks, Ministry of Natural Resources, the relevant Conservation Authority and, where applicable, York Region ~~Medical Officer of Health~~;
 - iii. ~~Introduction of improved technology in this field;~~
 - iv. Increasing public awareness of the effects and reduction in use of pesticides, insecticides, fertilizers, de-icing agents in private and public open spaces, such as along roadsides, on farms, golf courses and in gardens;
 - v. Regulating or prohibiting the placing or dumping of fill and alternations to the grade of the land in accordance with the Town's Fill Site Alteration By-law; and,
 - 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.
- b) Where contamination has occurred, Council shall, in consultation with the appropriate Ministries, Conservation Authorities and ~~the~~ York Region ~~Medical Officer Health~~:

- i. Determine the exact nature and extent of contamination;
 - ii. Request the use of municipally piped water in and adjacent to contaminated areas; and,
 - iii. Prohibit any new development proposals with private wells.
- c) Council shall strive to prevent soil erosion through such measures as:
- i. Requirement of a permit under the Aurora Topsoil Preservation By-Law before any vegetation or soil may be removed; and,
 - ii. Forest management policies as outlined in **Section 12.4.3**.

6.8 **Excess Fill and Soil Management**

- a) Council shall identify best practices to guide the management of excess fill and soil through the development and site alteration process in order to mitigate potential negative environmental and community impacts.
- b) Council shall support on-site and local reuse of excess soil through the development process to the maximum extent possible.
- c) Sites for excess soil storage and processing shall be permitted close to areas where development is concentrated and areas of potential soil reuse.
- d) Fill quality and placement on site shall not cause any negative environmental effects or impacts to the current or proposed use of the lands.
- e) In accordance with Policy 18.20, Council will enact and enforce the Town's Fill By-law to regulate or prohibit the placing or dumping of fill and alterations to the grade of the land.

6.9 **Noise and Air Pollution Mitigation Policies**

- a) Development, including major facilities and sensitive land uses, shall be planned and developed to avoid and/or minimize and mitigate potential adverse effects from odour, noise and other contaminants, consistent with the policies of Section 1.2.6 of the Provincial Policy Statement.
- b) Proposed developments, redevelopment and subdivision approval adjacent to or near any sources of noxious noise, will require a Noise Attenuation Study. ~~A Noise Attenuation Study may be required at the time of application for development, redevelopment or subdivision approval.~~ New residential development within Regional and Local

Corridors shall also be required to conduct a Noise Attenuation Study to ensure noise from road traffic is mitigated.

- c) Where required, methods of noise abatement measures, according to standards of the Ministry of the Environment and/or the Town of Aurora, shall be part of site plan agreements and subdivision plans. Noise abatement measures shall include:
 - i. Road or building lay-out which increases the distance between noise sources and residential or other proposed uses; and/or,
 - ii. Community design measures that help attenuate noise; and/or,
 - iii. Location and landscaping of open spaces; and/or,
 - iv. Sound attenuating walls, berms, double or triple glazed windows and/or central air conditioning.
- d) A noise and vibration study shall be required for all development where they are located within 300 metres of a rail right-of-way. The noise and vibration study shall ensure appropriate noise and vibration mitigation measures are enforced to ensure Provincial and/or Council regulations are possible and achieved.
- e) Any development application within 300 metres of a rail line shall provide evidence that the requirements of the appropriate rail company have been met.
- f) 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 By-law and/or through subdivision and/or through Site Plan Agreements.
- g) Appropriate mitigation measures to reduce and prevent exposure to air pollutants should be incorporated in community, building and site design near significant known air emissions sources. 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.
- h) 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.

7.0 PROVIDING A RANGE AND MIX OF HOUSING

An appropriate range and mix of housing types and densities are required to meet the needs of current and future residents. In addition to the more conventional housing types such as single detached dwellings and townhouses, the provision of an appropriate range of housing includes buildings geared to seniors, as well as emergency shelters, affordable housing and special needs housing. The concept of “the missing middle” refers to housing options that accommodate multiple units at a low-rise scale and built form that are compatible with lower density housing types such as single and semi-detached dwellings. These housing types are often “missing” from established neighbourhoods. The provision of a range of housing types, including “missing middle” housing types, tenures and forms enables people to live in the community as they progress through the stages of life, and helps to address affordability and access to housing. The policies of this section are intended to identify the range and mix of housing opportunities that will be accommodated in appropriate locations throughout the Town.

7.1 Objectives

- a) Encourage, and take measures to ensure, a broad range of housing sizes, densities, designs, tenures and prices are available, to meet the needs of current and future residents.
- b) Maintain, protect and enhance the quality of existing residential areas.
- c) Encourage innovation in new residential development to address the social, economic, design, environmental and growth management policies of this Plan

7.2 General Housing Policies

- a) Council recognizes that the number of residential dwelling units required to meet the long-term needs of the Town's population could vary over time due to market and demographic factors. Accordingly, this Plan shall not prescribe the mix of housing types to be developed in the Town, providing the other policies of this Plan are attained.
- b) Council shall endeavour to ensure an adequate supply of housing by:
 - i. Maintaining at all times the ability to accommodate residential growth for a minimum 40-year supply of 15 years land designated for residential development through residential intensification and, if necessary, lands which are designated and available for residential development redevelopment and in Designated Greenfield Areas; and,
 - ii. Maintaining at all times where new development is to occur, land with servicing capacity sufficient to provide at least a minimum 3-

~~year supply of registered and draft approved plans of subdivision, condominium plans and/or site plans, subject to the availability of sewage and water capacity and other necessary services/infrastructure~~ residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

- c) ~~That~~ The distribution of new housing units shall be consistent with the growth management provisions set out in **Section 3.4** of this Plan.
- d) The construction of new rental housing units with a full mix and range of unit sizes, including family-sized and smaller units, is encouraged and supported in appropriate locations.
- e) The reduction of rental housing by demolition and/or conversion to condominium or non-residential use is discouraged and shall not be permitted if such demolition or conversion would result in a rental vacancy rate of less than 3 percent in the Town.
- f) ~~That~~ Changes to this Plan or the Zoning By-law that would have the effect of reducing the density of a site in areas that have been approved for medium or high density development, shall be prohibited unless the need has been demonstrated through a municipal comprehensive review.
- g) In the review of development applications, the Town shall prioritize the provision of affordable housing and family-sized residential dwelling units within the Town's Strategic Growth Areas, and in particular within the Aurora Promenade and Major Transit Station Area Secondary Plan Area.

7.3 Affordable Housing

- a) ~~It is the requirement a goal of this Plan that~~ A minimum of 35 percent of all new residential development within the Aurora GO Station Major Transit Station Area and 25 percent of all new residential development in the rest of the Town should meet the definition of affordable housing.
- b) The Town, in partnership with the Region and development community shall promote the following to achieve affordable housing that is affordable for low and moderate income households: may be achieved by:
 - i. ~~promoting~~ higher density and compact housing forms, where housing is more affordable due to reduced per unit land costs;
 - ii. Ground-related multi-unit housing of various forms to provide affordable family sized units where housing is more affordable due to both land costs and construction costs;
 - iii. A range of unit sizes in higher density housing forms and building smaller units where housing is more affordable due to lower development and/or redevelopment costs;

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- iv. Affordable housing units within subdivisions and large scale developments; and,
 - v. ~~applying government grants and/or subsidies, including land dedication, that will reduce overall development costs; and,~~
 - vi. ~~encouraging~~ The development of secondary residential dwelling units, subject to **Section 3.2 7.4.3** of this Plan.
- c) ~~Council will encourage the development of housing that is affordable for low and moderate income households or individuals.~~ In order to facilitate and provide opportunities for affordable housing units, Council may consider:
- i. Relief from municipal permits or development fees for projects that provide affordable housing;
 - ii. Streamlining and prioritizing development approvals that meet the Town's objectives for affordable housing;
 - iii. Maintaining an ongoing inventory of potential and appropriate municipal owned sites for the purposes of developing affordable housing;
 - iv. Giving priority to the development of affordable housing on when disposing of municipally-owned surplus lands;
 - v. Partnering with the Region and other levels of government to make surplus land available to affordable housing providers at little to no cost;
 - vi. Working with and supporting community groups in their efforts to obtain funding allocations for community-based affordable housing initiatives.
 - vii. Reducing parking requirements and/or parkland dedication requirements for projects that provide affordable housing; and,
 - viii. Applying and informing the development community of government grants and/or subsidies, including land dedication, that will reduce overall development costs.
- d) Working with the Region, the private sector and other stakeholders, Council may consider innovative financial arrangements and/or other tools or mechanisms to encourage and support the development and maintenance of non-profit and affordable housing, such as:
- i. ~~Height and/or density bonusing, under Section 37 of the Planning Act;~~
 - ii. Community Improvement Plans; and,
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- iii. Waiving or reducing the local component of development charges.
- e) Council will partner work with other government agencies and the private sector, to promote innovative housing forms and development techniques and incentives that will facilitate the provision of affordable housing, as a means of increasing housing diversity and supply in the Town.
- f) Council shall ensure the provisions of the Zoning By-law shall be sufficiently flexible to permit a range of innovative housing types and sizes.
- g) Affordable housing will be encouraged to locate in proximity to local community facilities, existing or potential public transit routes and active transportation routes, and within the Town's Strategic Growth Areas.
- h) New affordable housing units shall conform with the Town's accessibility policies, as per **Section 4.3-5.5.**
- ~~i) 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.~~
- j) Council shall maintain an up-to-date report and current indicator of the Town's residential market and progress towards the achievement of affordable housing objectives and targets. Council shall keep track of an inventory of vacant residential designated lands, residential construction activity, and the average cost of housing by tenure and type.
- k) ~~The Town shall strive to achieve the construction of~~ A minimum of 1,000 purpose-built rental housing units ~~should be constructed,~~ including family-sized units, within the planning horizon of this Plan, in line with the following targets:
 - i. A minimum of 500 units between 2021 and 2031;
 - ii. A minimum of 250 units between 2031 and 2041; and,
 - iii. A minimum of 250 units between 2041 and 2051.
- l) ~~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.~~

7.4 **General Built Form, Residential Use and Density Policies**

- a) The policies within this section of the Plan are intended to apply to all land use designations in the Town where each of the referenced forms of housing and uses are permitted.
- b) An array of housing and building types is encouraged throughout Aurora. It is the intent of this Plan that built form be the key determining factor for the types of development permitted in each land use designation.
- c) Density can also be used in defining the amount of development permitted on a lot. However, density as a planning tool used in isolation will not ensure that any specific built form will be produced. As such, density will be considered a product of the relationship between built form, height and lot coverage.

7.4.1 **Ground-Related Residential Uses**

- a) Ground-related housing units include housing forms where the door leading directly to a dwelling unit is generally located at ground level. Ground-related housing units include single-detached dwellings, semi-detached dwellings and townhouses, as well as housing units within multi-unit buildings including but not limited to duplex dwellings, triplex dwellings, fourplex dwellings, back-to-back townhouses and stacked townhouses. Multi-unit buildings may include triplexes, fourplexes and other similar buildings that include multiple dwelling units, but that are not considered townhouses or apartment buildings.
- b) Where permitted, ~~single-detached dwellings, semi-detached dwellings and duplex~~ ground-related dwellings that are located adjacent to Highways, Arterial or Collector Roads will be required, wherever possible, to develop in a manner that will not require direct access to such highways or roads.
- c) The appropriate mix of units, lot sizes and specific density ~~within the range set out in Subsection a)~~ of ground-related dwellings for a property or site, shall be determined at the time of the submission and consideration of development applications in order to ensure compatibility and proper integration with surrounding land uses.
- d) Within the Stable Residential Area designation, careful consideration shall be given to ensure that the built form of development and, in particular, the frontage and size of any new lots to be created, shall maintain the character of the existing streetscape and is compatible with the surrounding neighbourhood.
- e) Where permitted, multi-unit buildings may be considered on a Local Road provided sufficient evidence indicates that the road is capable of handling additional dwellings and that the development is deemed acceptable to Council.

- f) All multi-unit building developments shall be compatible with the character of the surrounding community.
- g) All multi-unit building developments shall be subject to Site Plan Control if located in an area within the Town subject to Site Plan Control and may be subject to a Zoning By-law Amendment or Community Planning Permit application.

7.4.2 Apartment Buildings

- a) Apartment buildings are buildings that contain four or more dwelling units where the door leading directly to a dwelling units is accessed from a common internal or external hallway or stairway serving more than one dwelling unit.
- b) Apartment buildings shall not be considered on a Local Road. Apartment buildings may be considered on a Collector Road or an Arterial Road, provided sufficient evidence indicates that the road is capable of handling additional dwellings and that the development is deemed acceptable to Council.
- c) Where permitted, apartment buildings shall be located at highly accessible locations, ideally within 250 metres of an existing or planned public transit route. It is also desirable that apartment buildings be developed in proximity to community facilities and commercial facilities.
- d) All apartment building developments shall be compatible with the character of the surrounding community by providing appropriate setbacks and transitions of height and density adjacent to low rise neighbourhoods.
- e) All apartment building developments shall be subject to Site Plan Control if located in an area within the Town subject to Site Plan Control and may be subject to a Zoning By-law Amendment or Community Planning Permit application.

7.4.3 ~~Secondary Suites~~ Residential Dwelling Units

- a) ~~For the purposes of this Plan, a~~ Up to two ~~One~~ secondary suite residential dwelling units ~~will be defined as a separate dwelling unit, which is contained~~ are permitted on a lot containing within a single-detached, semi-detached or linked townhouse dwelling and one additional secondary residential dwelling units is permitted within an accessory building on the same lot, provided that:
 - i. ~~Not more than one secondary suite be permitted in association with each principal dwelling on the same lot unless otherwise permitted in the Zoning By-law;~~
 - ii. Where there is no secondary residential dwelling unit within an accessory building on the same lot, two secondary residential

dwelling units are permitted within the single-detached, semi-detached or townhouse dwelling;

- iii. Where there is a secondary residential dwelling unit within an accessory building on the lot, one secondary residential dwelling unit is permitted within the single-detached, semi-detached or townhouse dwelling;
 - iv. All the requirements of the Zoning By-law, including the provision of one adequate parking space per unit, the Ontario Building Code and other relevant municipal and Provincial regulations are satisfied; and,
 - v. It has been determined that municipal services and community facilities meet the anticipated demand for secondary suites to the satisfaction of Council.
- b) The development of ground-related housing shall include design options that provide the ability for two secondary dwelling units per property.

7.4.4 Communal Housing

- a) Communal housing offers services which may include shared kitchen and dining facilities, sanitary facilities, laundry facilities and amenity facilities, to residents living in shared and/or private suites. For the purposes of the Zoning By-law or Community Planning Permit By-law, a communal housing suite is not defined as an independent Dwelling Unit, as the occupants rely on the provision of shared facilities and/or amenities.
- b) Communal housing forms may include Retirement Homes, Group Homes, Boarding Houses, Student Residences, Continuum of Care Developments, Seniors' Accommodations and similar forms of service-oriented, communal housing. Communal housing may also be considered as an Institutional Use. Hotels and motels are not forms of communal housing.
- c) All Communal housing developments shall ensure that adequate buffering, parking and amenity areas can be provided. In addition, the proposed site shall be within 250 metres of an existing public transit route. It is also desirable that Communal Housing be developed in proximity to community facilities and commercial facilities.
- d) All communal housing developments shall be compatible with the character of the surrounding community by providing appropriate setbacks and transitions of height and density adjacent to low rise neighbourhoods.
- e) All communal housing developments shall be subject to Site Plan Control if located in an area within the Town subject to Site Plan Control and may be subject to a Zoning By-law Amendment or Community

Planning Permit application.

- f) ~~The implementing Zoning By-law may require a minimum distance separation between Communal Housing developments.~~

7.4.5 Live-Work Units

- a) Live-work units are a townhouse built form that includes the potential to integrate small-scale commercial or retail uses at-grade.
- b) ~~Live-work units may be located in the 'Greenfield Residential Area' designation identified on Schedule 'A' on Arterial or Collector Roads, subject to the policies of the applicable land use designation and the policies of this Secondary Plan.~~
- c) Live-work units shall be subject to Site Plan Control if located in an area within the Town subject to Site Plan Control and may be subject to a Zoning By-law Amendment or Community Planning Permit application.
- d) Live-work units shall provide private amenity areas and appropriate buffering ~~with planting and/or fencing~~ from adjacent residential dwellings.
- e) Adequate parking and drop-off/pick-up facilities shall be provided, and may include on-street parking, where appropriate
- f) Parking should not be located in the front yard of any building.

7.4.6 Housing for Seniors

- a) Council will support private and non-profit housing developments designed to provide a variety of housing options for seniors including small ownership dwellings, dwellings within higher density condominium dwellings multi-unit and apartment buildings and permit "aging in place" and "garden suites" by encouraging the development of a range of housing options in Town while recognizing the Town's inability to establish occupancy restrictions.

7.4.7 Special Needs Housing

- a) Special Needs Housing includes Group Homes, Lodging Houses, Halfway Houses, Homes for Special Care and all other types of residences licensed or funded under a federal or provincial statute for the accommodation of persons living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition, require a group living arrangement for their well being.
- b) Special Needs Housing that is not a Halfway House and accommodates 8 or less occupants (not including staff) shall be permitted in all designations that permit residential uses, subject to the provisions of the Zoning By-law or Community Planning Permit By-law and the

satisfaction of the following criteria:

- i. ~~no Special Needs Housing of this scale shall be permitted within 100 metres of another property containing any other Special Needs Housing;~~
 - ii. The Ontario Building Code, as well as all applicable health and safety requirements, can be satisfied;
 - iii. Any changes to a building resulting from the conversion to Special Needs Housing shall be compatible with the physical form and character of the surrounding neighbourhood;
 - iv. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the Special Needs Housing; and,
 - v. Special Needs Housing operators shall obtain a license in accordance with the requirements of the applicable authority.
- c) Halfway Houses, and forms of Special Needs Housing that accommodate more than 8 occupants (not including staff), shall be permitted in all designations that permit residential uses, subject to the provisions of the Zoning By-law or Community Planning Permit By-law and the satisfaction of the following criteria:
- i. ~~no Special Needs Housing of this scale shall be permitted within 400 metres of another property containing any other Special Needs Housing;~~
 - ii. The site is adjacent to and has direct access to an Arterial or Collector road;
 - iii. The site is located with convenient access to community services and facilities;
 - iv. The lot size and configuration is sufficient to accommodate the building, required parking, green space and amenity areas;
 - v. The Ontario Building Code, as well as all applicable health and safety requirements, can be satisfied;
 - vi. Any changes to a building resulting from the conversion to Special Needs Housing shall be compatible with the physical form and character of the surrounding neighbourhood;
 - vii. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the Special Needs Housing;
 - viii. A minimum of 2 on-site parking spaces or 1 on-site parking space

per staff member on duty, whichever is greater, shall be required for Special Needs Housing Facility; and,

- ix. Special Needs Housing Facility operators shall obtain a license in accordance with the requirements of the applicable authority.
- d) ~~The implementing Zoning By-law may require a minimum distance separation between Special Needs Housing developments.~~

7.4.8 Home Occupations

- a) Home Occupations may be permitted in single detached and semi-detached residences in accordance with the following provisions:
 - i. The use is carried out entirely within the dwelling unit;
 - ii. The use is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization;
 - iii. The property is the principal residence of the person carrying on the Home Occupation use;
 - iv. No outside storage of goods, materials, equipment or service vehicles such as trailers and commercially licensed vehicles related to the Home Occupation use shall be permitted, except where permitted in accordance with the provisions of the Zoning By-law;
 - v. The activities associated with the Home Occupation use, including traffic generated and hours of operation, do not adversely affect the surrounding area;
 - vi. Adequate water supply and sewage disposal facilities are available and the requirements of the Ontario Building Code are satisfied;
 - vii. Solid waste beyond the volume normally generated by a household as defined by regional and provincial data is not permitted;
 - viii. Compliance with on-site parking requirements and other provisions regulating Home Occupations in the Zoning By-law or Community Planning Permit By-law; and,
 - ix. A permit has been obtained from the Town to operate a Home Occupation, if applicable.

7.5 Residential Land Use Designations

7.5.1 Stable Neighbourhoods Designation

7.5.1.1 Intent

- a) It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods', as identified on **Schedule 'A' 'B'**, are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time to permit gentle forms of intensification to help support the provision of additional housing options in Town, including secondary residential dwelling units, a variety of housing types, and the provision of affordable housing. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

7.5.1.2 Permitted Uses

- a) The permitted uses within the Stable Neighbourhoods designation shall be:
- i. Existing Ground-Related Residential ~~Uses~~ Buildings, including existing Multi-Unit Buildings;
 - ii. New single-detached and semi-detached dwellings;
 - iii. ~~Existing New~~ Multiple-Unit Buildings on the edges of Stable Neighbourhoods along Collector and Arterial Roads, including duplex, triplex, fourplex and townhouse dwellings;
 - iv. Secondary Suites Residential Dwelling Units;
 - v. Communal Housing;
 - vi. Special Needs Housing;
 - vii. Home Occupations;
 - viii. Bed And Breakfast Establishments;
 - ix. Elementary Schools;
 - x. Places Of Worship;
 - xi. Child Care Facilities;
 - xii. Local Convenience/Service Retail;
 - xiii. Office uses;
 - xiv. Parks And Recreation Facilities; and,
 - xv. Public Uses And Public And Private Utilities.

7.5.1.3 Development Policies

- a) New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the existing development and shall be compatible with regard to building scale and urban design, having regard to the Infill Design Guidelines for Stable Neighbourhoods.
- b) Through the implementing Zoning By-law or Community Planning Permit By-law, the range and density of permitted uses may be refined or restricted on a particular site or location to ensure that new development or site alteration is appropriate and compatible with adjacent uses and buildings.
- c) Through the implementing Zoning By-law, Community Planning Permit By-law and/or through site plan control, specific measures including, but not limited to, building setbacks, landscaping and fencing, may be required in order to ensure that new development is appropriate in the context of the adjacent uses and the surrounding neighbourhood.
- d) All development within the 'Stable Neighbourhoods' designation may be subject to Site Plan Control. Council may utilize all of the provisions of Site Plan Control permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- e) No new apartment buildings shall be permitted within the 'Stable Neighbourhoods' designation. All existing apartment building development and development applications for apartment buildings approved prior to the adoption of this Plan shall be deemed to be in conformity with this Plan.
- f) All new development within the 'Stable Neighbourhoods' designation shall have a maximum height of 3 storeys, unless located on the edges of Stable Neighbourhoods along Collector and Arterial Roads, where a maximum height of 4 storeys is permitted or 9 metres, whichever is less.

The implementing Zoning By-law or Community Planning Permit By-law may provide more restrictive height limits based on the specific context of a neighbourhood or area within the Town.

- g) Where new denser housing forms, including multi-unit buildings, are proposed on the edges of Stable Neighbourhoods along Arterial and Collector Roads, such development shall provide a transition in heights and densities to lots in the interior of stable neighbourhoods, through appropriate measures such as setbacks, stepbacks, angular planes and visual buffers.
- h) ~~All new townhouses, multiple unit buildings, communal housing and special needs housing may only be permitted within the 'Stable Neighbourhood' designation subject to achieving the following criteria to the satisfaction of Council:~~

-
- i. ~~The development shall respect the existing character of the surrounding neighbourhood through compatible and complementary building siting, massing, height and scale; and,~~
 - ii. ~~The exterior design of the proposed building or buildings, including materials, colours, architectural detail, landscaping, and streetscape elements shall be compatible with the proposal's immediate neighbours.~~
 - i) Home occupations may be permitted within the 'Stable Neighbourhoods' designation subject to the policies of ~~Sections 6.13 and 8.1.4 of this Plan~~ and provided that the use is of an accessory and subordinate nature and does not substantially alter the residential nature of the property.
 - j) Bed and Breakfast establishments may be permitted within the 'Stable Neighbourhoods' designation subject to achieving the following criteria to the satisfaction of Council:
 - i. The use shall not have a negative impact on the privacy of neighbouring properties;
 - ii. Adequate parking facilities are available on the lot for the proposed use and parking should not be located in the front yard of any buildings; and,
 - iii. The building shall be compatible with the character of the surrounding community.
 - k) Elementary Schools may be permitted within the 'Stable Neighbourhoods' designation provided that the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law.
 - l) Places of Worship may be permitted within the 'Stable Neighbourhoods' designation provided that:
 - i. The impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law; and,
 - ii. Traffic and parking studies which demonstrate that the use will not have an adverse impact on the existing or proposed traffic network to the satisfaction of Council.
 - m) Child care facilities may be permitted within the 'Stable Neighbourhood' designation provided that the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law.
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- n) Local convenience/service retail and office uses may be permitted ~~in close proximity to existing commercial areas~~ within the 'Stable Neighbourhoods' designation provided that:
 - i. The impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law; and,
 - ii. Traffic and parking studies which demonstrate that the use will not have an adverse impact on the existing or proposed traffic network to the satisfaction of Council.

7.5.1.4 Design Policies

- a) All new development within the 'Stable Neighbourhoods' designation shall respect and reinforce the existing physical character and uses of the surrounding area, having regard to the Infill Design Guidelines for Stable Neighbourhoods, with particular attention to the following elements:
 - i. The pattern of lots, streets and blocks;
 - ii. The size and configuration of nearby lots;
 - iii. The building type of nearby residential properties;
 - iv. The heights and scale of nearby residential properties;
 - v. The setback of buildings from the street;
 - vi. The pattern of rear and side-yard setbacks; and,
 - vii. Conservation and enhancement of cultural heritage resources.

7.5.2 Suburban and ~~Estate Residential~~ Designation Policies

7.5.2.1 Intent

- a) The intent of the Suburban Residential designation is to recognize the existing residential pockets within Aurora with very low densities when compared to other residential neighbourhoods. The Town shall not establish any new areas under this designation, however it is the intent of the Town to ensure that the character and density of Suburban Residential neighbourhoods are maintained.
- b) The Suburban Residential designation policies within this section apply to all lands designated as such on **Schedule 'B'** of this Plan. Additional policies within applicable Secondary Plans may also apply. Where conflict exists between the policies of this Plan and any applicable Secondary

Plan, the policies of the Secondary Plan shall prevail.

7.5.2.2 Permitted Uses

- a) Permitted uses in ~~sSuburban and estate r~~Residential areas shall be limited to single detached dwellings, an accessory secondary residential dwelling units and compatible home occupations.
- b) Additional uses may be permitted, subject to the policies of an applicable Secondary Plan.

7.5.2.3 Development Policies

- a) To ensure highest standards of development for these extremely low density residential uses, the ~~same following policies~~ shall apply to ~~be the sSuburban and estate rResidential densities with the exception that area:~~
 - i. ~~sSuburban r~~Residential density requires:
 - A minimum lot area of 0.2 net residential hectare (or 0.5 acres) per unit; or,
 - Clusters of at least 10 units may be permitted provided that a minimum of 25% of the overall lot area is designated as common or public open space;
 - Full municipal water and sanitary services;
- b) ~~Suburban and Estate~~ Residential development will be encouraged in clusters of at least 10 units, which allow for:
 - i. More efficient utilization of road, water and waste disposal systems;
 - ii. Potential municipal maintenance or ownership of such systems;
 - iii. More substantial and meaningful open spaces;
 - iv. Reduced environmental impact or maintenance of environmentally important features; and,
 - v. Compliance with the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan.
- c) 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.
- d) Notwithstanding Section ~~d c)~~ (above), all Suburban ~~and Estate~~ Residential development shall conform with the policies of **Section 12** of

this Plan, the Oak Ridges Moraine Conservation Act, ~~and the Oak Ridges Moraine Conservation Plan and the Rural Area policies of the York Region Official Plan where applicable.~~

- e) ~~Proposed Suburban and Estate Residential Density~~ development shall only occur ~~by amendment to this~~ on lands already designated as Suburban Residential within this Plan; shall require a registered Plan of Subdivision under Section 49 of the Planning Act and in compliance with the Oak Ridges Moraine Conservation Act, the Oak Ridges Moraine Conservation Plan; and shall conform to associated policies in this Plan. In considering such ~~amendments~~ applications for development, Council shall require the submission of:
 - i. Mapping at a minimum scale of 1:1000 showing existing grades, vegetation cover, watercourses, soil characteristics and ground water levels;
 - ii. Indication of measures mitigating any negative environmental impacts, including the methods of tree preservation, sediment and erosion control, slope stabilization and a storm water management plan which addresses water quality and quantity affected;
 - iii. An engineering report indicating the locations of sewage disposal or septic tank, tile fields, storm drainage, wells, water quality and quantity facilities, and methods of ensuring their proper functioning;
 - iv. Exact locations of buildings and driveways;
 - v. Detailed landscape analysis of the site and adjacent property, including a topographic survey at minimum 1.0 metre intervals, undertaken by a professionally qualified person;
 - vi. Detailed proposed alterations to grades and vegetation cover; and,
 - vii. A heritage resource assessment of the site.
- f) Council shall consult the Ministry of Natural Resources and Forestry, Ministry of the Environment, Conservation and Parks, the appropriate Conservation Authorities and York Region ~~the Regional Medical Officer of Health~~ when evaluating development proposals.
- g) ~~Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine, as shown on Schedule 'A' shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act and the applicable policies of this Plan.~~

7.5.2.4 Design Policies

- a) Access to individual lots shall be from internal roads and not from existing or unopened concession roads, regional roads or provincial highways, unless topography renders this impossible.
- b) Internal roads:
 - i. Shall be designed to discourage through traffic;
 - ii. Shall be paved and built to municipal standards;
 - iii. May require shoulders, drainage ditches and storm sewers to prevent difficulties with access or drainage during inclement weather or problems with soil erosion; and,
 - iv. Shall provide adequate access to an assumed and maintained town or regional road, or provincial highway to ensure access for school buses, ambulances, fire or other essential service vehicles.

7.5.3 Estate Residential Designation**7.5.3.1 Intent**

- a) The intent of the Estate Residential designation is to recognize the existing residential pockets within Aurora with very low densities when compared to other residential neighbourhoods. The Town shall not establish any new areas under this designation, however it is the intent of the Town to ensure that the character and density of Estate Residential neighbourhoods are maintained.
- b) The Estate Residential designation policies within this section apply to all lands designated as such on **Schedule 'B'** of this Plan. Additional policies and sub-designations within applicable Secondary Plans may also apply. Where conflict exists between the policies of this Plan and any applicable Secondary Plan, the policies of the Secondary Plan shall prevail.

7.5.3.2 Permitted Uses

- a) Permitted uses in Estate Residential areas shall be limited to single detached dwellings, secondary residential dwelling units and compatible home occupations.

7.5.3.3 Development Policies

- ~~a) — To ensure highest standards of development for these very low density residential uses, the following policies shall apply to the Estate Residential area:~~
- ~~b) — Estate Residential density requires:~~

-
- ~~i.~~ A minimum lot area of 0.8 net residential hectare (or 2 acres) per unit; or,
 - ~~ii.~~ Clusters of at least 10 units may be permitted, provided a minimum 40% of the overall lot area is designated as common or public open space;
 - ~~iii.~~ The ultimate density of development proposed on subsurface sewage disposal systems shall be determined through a hydrogeological study;
 - ~~iv.~~ A minimum 75% of the lot area shall be preserve in an open, landscaped or natural condition;
- c) Estate Residential development will be encouraged in clusters of at least 10 units, which allow for:
- i. More efficient utilization of road, water and waste disposal systems,
 - ii. Potential municipal maintenance or ownership of such systems,
 - iii. More substantial and meaningful open spaces, and,
 - iv. Reduced environmental impact or maintenance of environmentally important features.
- 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.
- e) All Estate Residential development shall conform with the policies of **Section 12** of this Plan, the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan where applicable.
- f) Proposed Estate Residential development shall only occur on lands already designated as Estate Residential within this Plan; shall require a registered Plan of Subdivision under Section 49 of the Planning Act; and shall conform to associated policies in this Plan. In considering such applications for development, Council shall require the submission of:
- viii. Mapping at a minimum scale of 1:1000 showing existing grades, vegetation cover, watercourses, soil characteristics and ground water levels;
 - ix. Indication of measures mitigating any negative environmental impacts, including the methods of tree preservation, sediment and erosion control, slope stabilization and a storm water management plan which addresses water quality and quantity affected;
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- x. An engineering report indicating the locations of sewage disposal or septic tank, tile fields, storm drainage, wells, water quality and quantity facilities, and methods of ensuring their proper functioning;
- xi. Exact locations of buildings and driveways;
- xii. Detailed landscape analysis of the site and adjacent property, including a topographic survey at minimum 1.0 metre intervals, undertaken by a professionally qualified person;
- xiii. Detailed proposed alterations to grades and vegetation cover; and,
- xiv. A heritage resource assessment of the site.
- g) Council shall consult the Ministry of Natural Resources and Forestry, Ministry of the Environment, Conservation and Parks, the appropriate Conservation Authorities and ~~York Region the Regional Medical Officer of Health~~ when evaluating development proposals.
- h) Notwithstanding any policies of this Plan to the contrary, this Plan does not envision and will not permit further estate residential development on individual private water and wastewater systems within the Town, but shall continue to recognize all existing and approved designations.

7.5.3.4 **Design Policies**

- a) Estate Residential development shall display high standards of urban design as outlined in **Section 4 5** of this Plan.
- b) Access to individual lots shall be from internal roads and not from existing or unopened concession roads, regional roads or provincial highways, unless topography renders this impossible.
- c) Internal roads:
 - i. Shall be designed to discourage through traffic;
 - ii. Shall be paved and built to municipal standards;
 - iii. May require shoulders, drainage ditches and storm sewers to prevent difficulties with access or drainage during inclement weather or problems with soil erosion; and,
 - iv. Shall provide adequate access to an assumed and maintained town or regional road, or provincial highway to ensure access for school buses, ambulances, fire or other essential service vehicles.

7.5.4 Low-Medium Urban Residential**7.5.4.1 Intent**

- a) The intent of the Low-Medium Urban Residential designation is to recognize Aurora's existing and planned residential neighbourhoods, outside of the Town's Stable Neighbourhoods designation, made up primarily of grade-related housing types.
- b) The Low-Medium Urban Residential designation policies within this section apply to all lands designated as such on **Schedule 'B'** of this Plan. Additional policies and sub-designations within applicable Secondary Plans may also apply. Where conflict exists between the policies of this Plan and any applicable Secondary Plan, the policies of the Secondary Plan shall prevail.

7.5.4.2 Permitted Uses

- a) Permitted uses in Low-Medium Urban Residential areas shall include single detached, semi-detached, duplex, triplex, fourplex and townhouse dwellings. Secondary residential dwelling units and compatible home occupations shall also be permitted.

7.5.4.3 Development Policies

- a) The overall density of development for lands designated Low-Medium Urban Residential shall not exceed 25 units per net residential hectare.
- b) The maximum density for any individual residential lot and/or block on lands designated Low-Medium Urban Residential shall be 60 units per net residential hectare.
- c) Building heights shall not exceed three storeys.

7.5.4.4 Design Policies

- a) All new development within the Low-Medium Urban Residential designation shall respect and reinforce the existing and planned physical character and uses of the surrounding area, with particular attention to the following elements:
 - i. The heights and scale of nearby residential properties;
 - ii. The setback of buildings from the street; and
 - iii. The pattern of rear and side-yard setbacks.

7.5.5 Medium-High Urban Residential

7.5.5.1 Intent

- a) The intent of the Medium-High Urban Residential designation is to recognize Aurora's existing and planned residential neighbourhoods, outside of the Town's Stable Neighbourhoods designation, made up primarily of both multi-unit grade-related housing types and apartment buildings. Generally these lands are adjacent to parts of Bayview Avenue, St Johns Sideroad near Bayview, and Wellington Street East where commercial, recreational, community services and transit facilities are accessible. Lands designated as Medium-High Urban Residential are intended to provide a strong built form presence along these major roads, and ensure an appropriate transition to lower density residential areas.
- b) The Medium-High Urban Residential designation policies within this section apply to all lands designated as such on **Schedule 'B'** of this Plan. Additional policies and sub-designations within applicable Secondary Plans may also apply. Where conflict exists between the policies of this Plan and any applicable Secondary Plan, the policies of the Secondary Plan shall prevail.

7.5.5.2 Permitted Uses

- a) Permitted uses in Medium-High Urban Residential areas shall include all multi-unit housing types and apartment buildings. Secondary residential dwelling units and compatible home occupations shall also be permitted within townhouse dwellings.

7.5.5.3 Development Policies

- a) The overall density of development for lands designated Medium-High Urban Residential shall generally not exceed 100 units per net residential hectare.
- b) Building heights shall generally not exceed four storeys.
- c) At certain locations along Wellington Street East as set out in the Bayview Northeast Area 2B Secondary Plan, building heights may increase provided such an increase is considered appropriate and does not exceed seven storeys.
- d) Appropriate vehicular circulation and parking arrangements shall be provided through individual development applications.

7.5.5.4 Design Policies

- a) All new development within the Medium-High Urban Residential designation shall respect and reinforce the existing and planned physical character and uses of the surrounding area, with particular attention to the following elements:

- i. The heights and scale of nearby residential properties;
- ii. The setback of buildings from the street; and,
- iii. The pattern of rear and side-yard setbacks.

8.0 VIBRANT MIXED USE PLACES

8.1 **Intent**

Lands designated “Mixed Use” are intended to create vibrant, pedestrian-oriented areas which can accommodate a variety of higher density residential uses, retail, community services and facilities and other commercial uses that are well-designed, transit supportive, and contribute to pedestrian activity and amenity.

The Aurora Promenade and Major Transit Station Area, encompassing Downtown Aurora is considered a mixed use area and subject to the policies of this section, but is separately designated on **Schedule ‘A’ and ‘B’** and with separate policies set out in **Section 9** and sub-designations set out on **Schedule ‘D1’**. Additional policies and sub-designations within other applicable Secondary Plans may also apply. Where policies contained within this section conflict with the provisions of the Aurora Promenade and Major Transit Station Area or any other Secondary Plan, the policies of the Aurora Promenade and Major Transit Station Area or other secondary plan shall prevail.

8.2 **Permitted Uses**

a) The following uses shall be permitted within the Mixed Use designation:

- i. Mixed use residential buildings;
- ii. Live/work units;
- iii. Retail uses;
- iv. Personal service uses;
- v. Business and professional offices;
- vi. Institutions, community services, civic and cultural uses;
- vii. Hotels
- viii. Sports, health, fitness and recreation facilities;
- ix. Banks and financial institutions;
- x. Restaurants;
- xi. Special needs housing; and,
- xii. Buildings, structures and uses that are accessory to any permitted uses.

b) The following retail and service commercial uses are specifically prohibited:

- i. Any use that requires the outdoor display or storage of goods; and

- ii. All automobile related uses (sales, service, gas bars, car washes).
- c) Drive-through restaurants and other drive-through facilities shall be restricted and only be permitted through site specific development proposals and rezoning to ensure that the use is compatible with adjacent uses.

8.3 Policies

- a) The maximum height of any building within the Mixed-Use designation shall be 6 storeys, except as specified otherwise in secondary plans.
- b) A mixture of uses is encouraged within individual development sites and buildings.
- c) For properties fronting onto Yonge Street, north of Kennedy Street and south of Centre Street, residential uses are not permitted in a stand-alone condition and shall only be permitted above the first storey.
- d) Permitted uses are encouraged to develop in mixed use buildings, with active at grade uses that animate the streetscape such as retail, service commercial and/or office uses on the ground floor of multi-storey buildings. Residential apartments and/or offices are encouraged to be located on the upper levels of multi-storey buildings but may be permitted on a portion of the ground floor of mixed use buildings outside of the area described in **Section 8.3 c)** (above), or as permitted in secondary plans.
- e) New development and redevelopment shall address the street and enhance pedestrian comfort by locating new buildings close to the street, activating the street frontage and enhancing the public realm in front of buildings.
- f) New development and redevelopment shall provide a transition in heights and densities adjacent to low rise neighbourhoods through such measures as increased setbacks, intervening low-rise built form and the use of a 45-degree angular plane from the property line of lower density designations.

9.0 THE AURORA PROMENADE AND MTSA

~~Downtown Aurora has been incorporated into a broader Secondary Plan area defined as The Aurora Promenade and MTSA incorporates Downtown Aurora and the area around the GO Station, as identified on Schedules 'D1' through 'D3' of this Plan. The Aurora Promenade and MTSA Secondary Plan represents both the foundation of Aurora's rich and proud history, as well as the definition of its potential future. Centered on the historic heart at the intersection of the Town's two main streets, and encompassing the Aurora GO Station Major Transit Station Area, this the Secondary Plan area extends out to encompass a significant and unique part of this community that in many ways represents its very essence.~~

It is expected that The Aurora Promenade and MTSA area will build on its assets to evolve into a vibrant place to live, shop, work, and play. Development within The Aurora Promenade and MTSA will be required to enhance the key characteristics of the area and its surrounding residential neighbourhoods, while balancing appropriate intensification, growth and transit-oriented development. The Secondary Plan area is intended to be the Town's primary focus area for growth and intensified development, accommodating the highest densities within Aurora. This planned intensification and density is in addition to, and planned to be at a greater density than, development along the Yonge Street Regional Corridor and Wellington Street Local Corridor, which both straddle The Promenade.

~~It will be inviting to stroll or pause along its entire length, encouraging people to experience it on foot or bicycle. The Aurora Promenade and MTSA is the place the people of Aurora Aurora's residents should will want to call their 'downtown', 'main street' or 'heart.' This is where the community meets, interacts, celebrates, shops and entertains. This is where guests are taken because it showcases the best that the Town has to offer and where visitors will want to come to experience sophisticated culture, in a small town setting.~~

Where any policies contained within this section conflict with other sections of the Official Plan, in respect to ~~the~~ The Aurora Promenade and MTSA area, those in this section shall prevail.

9.1 Objectives

- a) The following are the objectives that should guide all decision making, leading to the long-term success of The Aurora Promenade:
 - i. **Distinct Heritage and Culture** – ~~This Plan builds~~ To build on the distinct heritage and culture of ~~the~~ The Aurora Promenade. It

~~defines the heritage resources and provides guidance on methods to conserve, protect and reinforce the neighbourhoods, streetscapes and significant buildings;~~

- ii. **Vibrant Places** – ~~This Plan creates~~ To create a highly mixed-use urban environment with the necessary infrastructure and critical mass to ensure the emergence of a distinctly vibrant, creative and exciting economic, cultural and social milieu - one that is supportive of arts, culture and diversity and that encourages pedestrian activity, economic development and a dynamic urban environment;
- iii. **Transit-Oriented Development** – ~~To~~ prioritize intensification and transit-oriented development within the Secondary Plan area as the Town's primary location for growth and density, reinforcing the importance of the Aurora GO Station as a Major Transit Station area. The Aurora GO Station provides an opportunity to further enhance The Promenade as a vibrant, mixed-use, pedestrian oriented community with a range and mix of housing options and densities and access to higher order transit.
- iv. **Beautiful Spaces** – ~~This Plan promotes~~ To promote an Aurora Promenade designed with beautiful civic spaces and parks, great streets and inspiring architecture intended to generate civic pride, create economic value and create a memorable impression for visitors;
- v. **Lifelong and Complete Community** - ~~A key pillar of this Plan is~~ To promote a truly mixed residential community that houses people of different ages, backgrounds, lifestyles and economic status within ~~the~~ The Aurora Promenade. A broad range of housing types, densities and tenures, including affordable rental and ownership housing, will be encouraged to promote socioeconomic equality and a better living environment for all;
- vi. **Livable and Stable Neighbourhoods** – ~~This Plan ensures~~ To ensure balanced growth and development, and the protection and stability of the established stable neighbourhoods within and adjacent to the The Aurora Promenade. ~~This Plan defines and affirms the character of the adjacent stable neighbourhoods and sets out a framework to ensure their protection;~~
- vii. **Balanced Modes of Movement** – ~~This Plan accommodates~~ To accommodate a broad range of choices for travel – all of which are convenient and safe. Yonge Street and Wellington Streets

will accommodate transit, cyclists, pedestrians, as well as cars through a complete streets approach;

- viii. **Great Design and Architecture** – ~~This Plan is focused on ensuring~~ To create a vibrant, inviting and appealing environment that will attract residents and new businesses, enhance the vitality of retail uses, encourage walking and resonate with visitors. To achieve this, new development must “fit” in and enhance the character, quality and appeal of The Aurora Promenade and MTSA; and
- ix. **Towards a Sustainable Town** - ~~This Plan promotes~~ To promote a sustainable development within The Aurora Promenade and MTSA that respects its historic culture and character and embraces diverse cultural development and renewal in harmony with sound environmental management and business development activity.

9.2 General Policies

- a) The policies of this Section ~~of this Plan~~ provide a framework for shaping the future role, function and character of The Aurora Promenade and are based on The Aurora Promenade - Concept Plan - Urban Design Strategy (a separate document). The policies of this Section ~~of this Plan~~ are to be read in concert with the other Sections of this Plan, The Aurora Promenade Concept Plan - Urban Design Strategy, and the following three Schedules:
 - i. **Schedule ‘D1’** The Aurora Promenade Secondary Plan Area: Shows the boundaries of the precinct designations, ~~described in Section 5 of this document, as well as significant open spaces;~~
 - ii. **Schedule ‘D2’** The Aurora Promenade Building Heights: Shows ~~proposed~~ minimum and maximum building heights as well as ~~potential links and service lanes and lands~~ subject to angular planes; and,
 - iii. **Schedule ‘D3’** The Aurora Promenade Streetscapes: Classifies streetscapes and identifies key road/streetscape improvements, potential links and service lanes, and as well as the locations for the Primary and Secondary Entryways.
- b) The Aurora Promenade has significant potential to accommodate new development, both new jobs and new residential units, over the time horizon of this Plan – to the year ~~2034~~ 2051. The MTSA specifically shall

accommodate a minimum density of 150 people and jobs per gross hectare. Notwithstanding this potential, growth within The Aurora Promenade will be limited as follows:

- i. ~~New residential growth shall be capped at 4,120 new residents to the year 2031; and,~~
- ii. ~~It is a policy of this Plan to ensure that existing employment levels are at a minimum maintained through the redevelopment process to the year 2031.~~
- c) ~~The Town shall monitor new development within The Aurora Promenade and MTSA to ensure that this policy remains valid in the long term. This policy may be adjusted from time to time, either through an Official Plan Review, or Official Plan Amendment process.~~
- d) All development within The Aurora Promenade shall be compatible with development on adjacent properties and shall be consistent with The Aurora Promenade - Concept Plan - Urban Design Strategy, and the other applicable policies of this Plan.

9.3

Downtown Designation

- a) The 'Downtown' is the core and symbolic centre of the Town of Aurora and is delineated on **Schedule 'D1'**. The purpose of the 'Downtown' designation is to guide development, while protecting and reinforcing a heritage 'main street' character and identity. Careful regulation of land uses and control over the scale and placement of infill structures is required to enhance the pedestrian experience, while still allowing for and promoting increased density in keeping with the character and scale of the Downtown. Retail, entertainment and cultural venues are encouraged, as well as the introduction of more residential uses. Development should focus on enhancement of the public realm, with a focus on creating an inviting pedestrian environment.

9.3.1

Land Use Policies

- a) Buildings and sites should accommodate an array of compatible development. A mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. High activity uses that animate the streetscape, like such as retail stores and restaurants, are encouraged at-grade, with ~~uses such as~~ offices and residential uses on ~~second~~ the floors and above.
 - b) ~~It is important to be flexible in permitting all of the land uses that are~~
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~~typical of a vibrant downtown, while, at the same time, being equally restrictive on those uses considered to be inappropriate in an evolving urban setting.~~ Permitted uses in the Downtown designation ~~on lands identified as 'Downtown' on Schedule 'B1'~~ include:

- i. Dwelling units located on the second storey, and/or above, of all building types;
 - ii. Commercial uses including financial institutions, offices, retail stores, restaurants, personal services and funeral parlours;
 - iii. Tourist accommodations (e.g., Hotels, Bed and Breakfasts);
 - iv. ~~Small-scale~~ Institutional uses;
 - v. Cultural, recreational and entertainment uses;
 - vi. ~~A variety of~~ Parks and Urban Squares; and,
 - vii. Public uses and public and private utilities.
- c) The following land uses are prohibited within the 'Downtown' designation:
- i. Stand-alone retail facilities and/or individual stand-alone retail stores;
 - ii. ~~Any retail store with a Gross Floor Area in excess of 2,400 square metres;~~
 - iii. Any retail store with a frontage abutting the public realm ~~width~~ that exceeds 15.0 metres;
 - iv. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations; and,
 - v. Residential uses at-grade and/or below grade.
- d) Notwithstanding the prohibition of residential uses at-grade and/or below grade, a limited number of ancillary at-grade and/or below grade residential units may be permitted at the rear of a site, provided the intent of the applicable policies of this Plan and ~~the~~ The Aurora Promenade Concept Plan – Urban Design Strategy are achieved.
- e) The provision of community services, restaurants, cafes, stores and display windows at-grade provides visual interest, encourages active
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transportation, promotes retail continuity and viability and contributes to a safer, more vibrant pedestrian environment:

- i. Buildings shall be designed in a manner that contributes to street level vibrancy and shall provide an active use at-grade in order to promote pedestrian activity; and,
 - ii. At-grade uses will change over time to adapt to a variety of community needs. As a result, the floor-to-ceiling height of ground floors for all buildings should be between 3.5 and 4.5 metres in height to allow a range of typically permitted uses.
- ~~f) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the Downtown Area designation.~~

9.3.2 Development Policies

- a) The following policies apply to height within the 'Downtown' designation:
 - i. The minimum and maximum building height shall be subject to the heights indicated on **Schedule 'D2'**; and,
 - ~~ii. Where the maximum building height is 5 storeys or 18.5 metres, whichever is less, these lands are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.~~
 - i. Buildings taller than three storeys or 10.5 metres, are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.
- ~~b) The maximum lot coverage by a building or buildings on a lot shall be 90 percent. The minimum lot coverage by a building or buildings on a lot shall be 50 percent.~~
- ~~c) The maximum lot coverage by a non-municipal surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.~~
- d) Parking lots/facilities shall only be permitted within the rear yard and/or below grade.
- e) When locating a building on a lot, the following policies shall apply:
 - i. On lots with less than 40.0 metres of frontage, the building envelope is located between 0.0 and 1.0 metres from the front

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- and/or exterior side lot line (Build-Within Zone). A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the ~~building envelope~~ Build-Within Zone as defined above;
- i. On lots with 40.0 metres or greater frontage, the building envelope is located between 1.0 and 3.0 metres from the front and/or exterior side lot line (Build-Within Zone). A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the ~~building envelope~~ Build-Within Zone as defined above;
 - ii. ~~Interior side yard setbacks shall not be permitted, except on lots with over 40.0 metres or greater frontage, where a minimum side setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~
 - iii. ~~The minimum required rear yard setback shall be 7.5 metres to facilitate a potential rear lane emergency access and/or an appropriate interface with abutting development.~~
- b) ~~In the design of development that includes a cultural heritage resource,~~ The Town shall encourage the compatible use of the significant cultural heritage buildings, while not adversely affecting the character of the building or surrounding area. Significant cultural heritage resources, including buildings and associated landscapes shall be developed in conformity with the Heritage Policies of this Plan.
 - c) Within the 'Downtown' designation, specifically south of Wellington Street, the original, distinctive qualities and character of a historic building stock, such as bulkhead details, piers, windows, transoms, entrances, cornices and various façade accessories shall be preserved. The removal or alteration of any historical materials or distinctive features shall be avoided. In instances where removal is required due to damage or deterioration, the materials shall be replaced with the same material or with materials that are compatible and/or complementary to the original design.
 - d) All new development within the 'Downtown' designation, specifically south of Wellington Street, ~~are~~ is subject to consistency with Design Guidelines contained within The Aurora Promenade - Concept Plan - Urban Design Strategy, including the following design policies:
 - i. Treat distinctive stylistic features or examples of skilled craftsmanship with sensitivity;
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- ii. Repair or replace missing architectural features with an accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural design or the availability of different architectural elements for other buildings or structures; and,
 - iii. Respect changes to a historic building or resource which may have taken place over the course of time and may have acquired significance in their own right. The valid contributions of all periods to a historic building or resource should be respected;
 - iv. Respect and enhance horizontal alignments of neighbouring buildings;
 - v. Have decorative details and façade articulation that respects or is consistent with horizontal architectural elements of neighbouring buildings with historic features;
 - vi. Have sign bands, storefront windows, canopies and awnings that respect building scale and complement existing signage examples on neighbouring buildings; and,
 - vii. Where feasible, require significant vertical elements to maintain the traditional vertical pattern of building façade design for development and/or redevelopment sites that exceed 15.0 metre frontages.
- e) ~~All development within the 'Downtown' designation shall be compatible with development on adjacent properties.~~

~~11.4 Upper Downtown Designation~~

- a) ~~The 'Upper Downtown' is contiguous with and integral to the historic 'Downtown'. The purpose of the 'Upper Downtown' designation is to guide development, while extending and reinforcing the heritage 'main street' character and identity associated with the 'Downtown' designation to the south of Wellington Street. Careful regulation of land uses and control over the scale and character of new structures is required in order to enhance the pedestrian experience. Retail, entertainment and cultural venues are encouraged, as well as the introduction of more residential uses.~~

~~11.4.1 Land Use Policies~~

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- a) ~~Buildings and sites should accommodate an array of compatible development. A mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. High activity uses that animate the streetscape, like retail and restaurants, are encouraged at grade, with uses such as offices and residential uses on second floors and above.~~
 - b) ~~It is important to be flexible in permitting all of the land uses that are typical of a vibrant downtown, while, at the same time, being equally restrictive on those uses considered to be inappropriate in an evolving urban setting. Permitted uses on lands identified as 'Upper Downtown' on Schedule 'B1' include:~~
 - i. ~~Dwelling units located on the second storey, and/or above, of all building types;~~
 - ii. ~~Commercial uses including financial institutions, offices, retail stores, restaurants, personal services and funeral parlours;~~
 - iii. ~~Tourist accommodations (e.g., Hotels, Tourist Information Centre);~~
 - iv. ~~Small scale institutional uses;~~
 - v. ~~Cultural, recreational and entertainment uses;~~
 - vi. ~~A variety of parks and Urban Squares; and,~~
 - vii. ~~Public uses and public and private utilities.~~
 - c) ~~The following land uses are prohibited within the 'Upper Downtown' designation:~~
 - i. ~~Stand-alone retail facilities and/or individual stand-alone retail stores;~~
 - ii. ~~Any retail store with a Gross Floor Area in excess of 2,400 square metres, unless located above grade;~~
 - iii. ~~Any retail store with a frontage width that exceeds 15.0 metres, unless located above grade;~~
 - iv. ~~Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations; and,~~
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- ~~v. Residential uses at grade and/or below grade.~~
 - ~~d) Notwithstanding the prohibition of residential uses at grade and/or below grade, a limited number of ancillary at-grade and/or below grade residential units may be permitted at the rear of a site, provided the intent of the applicable policies of this Plan and the Aurora Promenade Concept Plan Urban Design Strategy are achieved.~~
 - ~~e) The provision of community services, restaurants, cafes, stores and display windows at-grade provides visual interest, encourages active transportation, promotes retail continuity and viability and contributes to a safer, more vibrant pedestrian environment:~~
 - ~~i. Buildings shall be designed in a manner that contributes to street level vibrancy and shall provide an active use at-grade in order to promote pedestrian activity; and,~~
 - ~~ii. At-grade uses will change over time to adapt to a variety of community needs. As a result, the floor-to-ceiling height of ground floors for all buildings should generally be sufficient to adapt to all typically permitted uses.~~
 - ~~f) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Upper Downtown' designation.~~

11.4.2 Development Policies

- a) The following policies apply to height within the 'Upper Downtown' designation:
 - ~~i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'B2'; and,~~
 - ~~ii. Buildings taller than three storeys or 10.5 metres, are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.~~
 - ~~iii. The maximum height of new development may be increased by up to 1 storey, to a maximum of 6 storeys or 22 metres, whichever is less, through a Height Bonus, and subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve the Height Bonus, the following additional requirements must be met:~~
 - ~~• the subject lands must have a minimum frontage of~~
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40.0 metres;

- ~~• the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;~~
 - ~~• the development must provide a public benefit which may include, but is not limited to, heritage protection, public amenity space, public art, social housing, affordable artist space, and streetscape improvements; and,~~
 - ~~• the development proposal must be consistent with The Aurora Promenade – Concept Plan – Urban Design Strategy.~~
- b) ~~The maximum Lot coverage by a building or buildings shall be 90 percent. The minimum Lot coverage by a building or buildings shall be 50 percent.~~
- c) ~~The maximum lot coverage by a non-municipal surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.~~
- d) ~~Parking lots/facilities shall only be permitted within the rear yard and/or below grade.~~
- e) ~~When locating a building on a lot, the following policies shall apply:~~
- ~~i. On lots with less than 40.0 metres of frontage, the Build-Within Zone is located between 0.0 and 1.0 metres from the front and/or exterior side lot line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone;~~
 - ~~ii. On lots with 40.0 metres or greater frontage, the Build-Within Zone is located between 1.0 and 3.0 metres from the front and/or exterior side lot line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone;~~
 - ~~iii. Interior side yard setbacks shall not be permitted, except on lots with over 40.0 metres or greater frontage, where a minimum side setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~
 - ~~iv. The minimum required rear yard setback shall be 7.5 metres to facilitate a potential rear lane emergency access and/or an~~

~~appropriate interface with abutting development.~~

- ~~f) In the design of development that includes a cultural heritage resource, the Town shall encourage the compatible use of the significant cultural heritage buildings, while not adversely affecting the character of the building or surrounding area. Significant cultural heritage resources, including buildings and associated landscapes shall be developed in conformity with the Heritage Policies of this Plan.~~
- ~~g) All development within the 'Upper Downtown' designation shall be compatible with development on adjacent properties~~
- ~~h) All development within the 'Upper Downtown' designation shall be consistent with The Aurora Promenade Concept Plan Urban Design Strategy, and the other applicable policies of this Plan.~~

9.4 Downtown Shoulder Designation

- a) The 'Downtown Shoulder' designation as delineated on Schedule 'D1' is predominantly residential in character, although some of the homes have been converted to a mix of uses, including retail and offices. The purpose of the 'Downtown Shoulder' designation is to protect and reinforce the area's heritage 'residential' character and identity. There is potential for infill development, so long as it is sensitive to heritage resources and the built form character of the adjacent neighbourhoods. Careful regulation of land uses and control over the scale and placement of infill structures is required in order to enhance the pedestrian experience. Specialty shops, offices and restaurants are encouraged, as well as the introduction of more residential uses through infill and other forms of gentle intensification.

9.4.1 Land Use Policies

- a) A mixture of uses is encouraged ~~not just~~ within the 'Downtown Shoulder' in general, but as well as on individual development sites, and within individual buildings. Permitted uses in the on lands identified as 'Downtown Shoulder' designation on Schedule 'B1' include:
 - i. Single-detached and semi-detached dwellings;
 - ii. Multiple-unit buildings, townhouses and apartment buildings;
 - iii. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - iv. Communal housing;

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- v. Secondary dwelling units;
 - vi. Live-work units;
 - vii. Home occupations;
 - viii. Converted dwellings;
 - ix. Child care facilities;
 - x. ~~Commercial and government Offices uses;~~
 - xi. Small-scale retail and service commercial uses and restaurants;
 - xii. Small-scale institutional uses;
 - xiii. Places of worship;
 - xiv. Funeral parlours;
 - xv. Cultural uses;
 - xvi. Parking facilities at-grade and/or in structure;
 - xvii. A variety of parks and Urban Squares; and,
 - xviii. Public uses and public and private utilities.
- b) The following land uses are prohibited within the 'Downtown Shoulder' designation:
- i. Service commercial uses, retail stores and restaurants with a Gross Floor Area in excess of 2,400 square metres per premise; and,
 - ii. Automobile-oriented uses of any kind including, but not limited to sales, service, gas stations.
- c) Retail uses are encouraged at grade on lands with frontage along Yonge Street and Wellington Streets within the 'Downtown Shoulder' designation.
- d) ~~The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Downtown Shoulder' designation.~~
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9.4.2 Development Policies

- a) The following policies apply to height within the 'Downtown Shoulder' designation:
 - i. The minimum and maximum building height shall be subject to the heights indicated on **Schedule 'D2'**; and,
 - ii. Buildings taller than three storeys or ~~11.5~~10.5 metres are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.
- ~~b) The maximum lot coverage by a building or buildings on a lot shall be 80 percent. The minimum lot coverage by a building or buildings on a lot shall be 35 percent.~~
- c) The maximum lot coverage by a surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.
- d) The parking lot/facility shall only be permitted within the rear yard and/or below grade.
- e) For house form buildings, interior side yard parking shall be permitted. However, the width of the parking area must not exceed 25 percent of the lot frontage.
- f) When locating a building on a lot, the following policies shall apply:
 - i. ~~The Build-Within-Zone building envelope~~ is located between 3.0 and 6.0 metres from the front and/or exterior side lot line (Build-Within Zone). A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone;
 - ii. If a heritage building is present on the lot or on an adjacent lot, any additions or new structures must be set back 1.0 metre from the main front wall front of the heritage building;
 - ~~iii. The minimum interior side yard set back shall be 0.75 metres and the maximum shall be 3.0 metres; and~~
 - ~~iv. The minimum required rear yard setback for development within the Downtown Shoulder Area designation shall be 7.5 metres.~~

- ~~g) All development within the 'Downtown Shoulder' designation shall be compatible with development on adjacent properties and shall be consistent with The Aurora Promenade Concept Plan Urban Design Strategy, and the other applicable policies of this Plan.~~

9.5 Promenade General Designation

- a) The 'Promenade General' designation, as delineated on **Schedule 'D1'**, is comprised of predominantly automobile-oriented commercial retail plazas with some office uses. As such, it holds the greatest potential for future redevelopment. The purpose of the 'Promenade General' designation is to promote transformation into a vibrant, pedestrian oriented mixed-use area. Change will primarily occur through the introduction of higher densities in high quality mid-rise forms placed close to the street while providing appropriate transitions to adjacent neighborhoods and through the introduction of a finer grain street network that supports walkability. ~~While new development will be mostly residential in use,~~ Mixed use redevelopment is encouraged to accommodate residential and convenience retail as well as additional restaurants, entertainment and cultural venues ~~will continue to be provided to support the future and surrounding population of The Aurora Promenade.~~

9.5.1 Land Use Policies

- a) Buildings and sites within the 'Promenade General' designation are encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. High activity uses that animate the streetscape and encourage foot traffic, like retail uses, are encouraged at-grade, with uses such as offices and residential uses on second floors and above.
- b) The following uses/~~mixture of uses~~ are permitted:
- i. Multiple-unit buildings, townhouses and apartment buildings;
 - ii. Communal housing;
 - iii. Live-work units;
 - iv. Commercial uses including retail stores, restaurants and personal services;

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- v. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - vi. ~~Commercial and/or government~~ Offices, research and data processing facilities;
 - vii. Child care facilities;
 - viii. Institutional uses;
 - ix. Cultural, recreational and entertainment uses;
 - x. Conference centres;
 - xi. Parking facilities at-grade and/or in structure;
 - xii. A variety of parks and Urban Squares; and,
 - xiii. Public uses and public and private utilities.
- c) The following land uses are specifically prohibited within the 'Promenade General' designation:
- i. Single-detached and semi-detached dwelling units; and,
 - ii. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations.
- d) Retail and other active uses are encouraged shall generally be required at grade on lands with frontage along Yonge and Wellington Streets within the 'Promenade General' designation in order to encourage continuous active frontages along the street and promote walkability and transit use.
- e) Development within the 'Promenade General' designation shall provide for a balance of residential, commercial and employment uses to ensure a vibrant and lively community at all times during the day. On larger sites, development shall aim to provide for both employment and residential opportunities.
- f) ~~The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Promenade General' designation.~~

9.5.2 Development Policies

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- a) The following policies apply to height within the 'Promenade General' designation:
- i. The minimum and maximum building height shall be subject to the heights indicated on **Schedule 'D2'**; and,
 - ii. Buildings taller than four storeys or 15 metres, are subject to a front yard step-back at the fourth storey and the angular plane provisions of this Plan.
 - iii. In accordance with the built form policies of this Plan, new development and redevelopment shall provide a transition in heights and densities adjacent to Stable Neighbourhood areas through increased setbacks, intervening low-rise build form and/or the use of a 45-degree angular plane.
 - ~~iv. Within the 'Promenade General' designation, there are lands where the maximum height of new development may be increased by up to 1 storey, to a maximum of 6 storeys or 22 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:~~
 - ~~• the property in question must have a minimum frontage of 40.0 metres;~~
 - ~~• the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;~~
 - ~~• the development must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, affordable housing, affordable artist space, and streetscape improvements; and,~~
 - ~~• the development proposal must be consistent with The Aurora Promenade Concept Plan - Urban Design Strategy.~~
- b) The minimum lot frontage for any new development of any type within the Promenade General Area designation shall be 18 metres.
- ~~c) The maximum lot coverage by a building or buildings on a lot shall be 90 percent. The minimum lot coverage by a building or buildings on a lot~~
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~~shall be 50 percent.~~

- d) The maximum lot coverage by a surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.
- e) The parking lot/facility shall only be permitted within the rear yard and/or below grade.
- f) ~~When locating a building on a lot, the following policies shall apply:~~
 - i. The Build-Within Zone is located between 2.0 and 4.0 metres from the front and/or exterior side lot line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone.
 - ii. ~~Interior side yard setbacks shall not be permitted, with the exception that lots with 40 metres or greater of frontage, a minimum interior side yard setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~
 - iii. ~~The minimum required rear yard setback for development within the Promenade General designation shall be 7.5 metres.~~
- g) ~~All development within the 'Promenade General' designation shall be consistent with The Aurora Promenade Concept Plan Urban Design Strategy, and the other applicable policies of this Plan.~~
- h) No development application should proceed within the "Special Design Areas" Promenade General designation as identified on Schedule 'B1' without a Comprehensive Plan undertaken to coordinate the street and block patterns, open spaces, land uses, built form and other supporting studies that may be deemed necessary, ~~transportation, parking or heritage impacts.~~
- i) No site-specific zoning by-law amendments shall be considered until the Comprehensive Plan has been completed. The Comprehensive Planning process shall be used to form the basis of site-specific rezonings and subsequent site plan agreements.
- j) ~~Where developments are proposed in the absence of a Town-initiated Comprehensive Plan, Applicants in these areas should~~ shall be required to prepare a segment of the Comprehensive Plan that includes surrounding properties to demonstrate how the proposed development will complement and contribute to the orderly transformation of the area.

Specifically, the Plan should:

- i. Be prepared in consultation with affected adjacent landowners, the public and the Town;
- ii. Define a logical study area that is adequately comprehensive to the satisfaction of the Town;
- iii. Demonstrate a street and block, open space and built form plan consistent with ~~these design guidelines~~ the Aurora Promenade - Concept Plan - Urban Design Strategy;
- iv. Provide an implementation plan that considers the phasing of development and identifies the necessary interventions or investment to enable the transformation; and,
- v. Be supported by other applicable studies that may be deemed necessary.

11.6A ~~Promenade General Site Specific Policy Area Designation~~

~~a) The 'Promenade General Site Specific Policy Area' designation is delineated on Schedule 'B1', and is comprised of predominantly general industrial areas that are reasonably close to existing and/or planned transit infrastructure and community amenities. As such, it holds potential for future redevelopment or new development.~~

~~The purpose of the 'Promenade General Site Specific Policy Area' designation is to promote transformation into a vibrant, pedestrian-oriented mixed-use area. Change will primarily occur through the introduction of higher densities in high-quality mid-rise forms placed close to the street, while providing appropriate transitions to adjacent neighbourhoods. While new development or redevelopment will be mostly residential in use, convenience retail as well as restaurants, entertainment and cultural venues may be provided. It is also the purpose of the Aurora Promenade - Concept Plan - Urban Design Strategy to ensure that new development or redevelopment will be appropriately designed and will not create adverse impacts on adjacent areas.~~

11.6A.1 ~~Land Use Policies~~

- ~~a) The Land Use Policies for the buildings and sites within the 'Promenade General Site Specific Policy Area' designation shall~~

~~be the same as in Section 11.6.1.~~

~~A.2 Development Policies~~

- a) ~~The Development Policies for the buildings and sites within the 'Promenade General Site Specific Policy Area' designation shall be the same as in Section 11.6.2."~~

9.6 ~~Promenade Focus Area Designation~~ Aurora GO Station MTSA Designation

- b) ~~'Promenade Focus Areas' share many characteristics with the 'Promenade General' designation but present exceptional opportunities afforded by their entryway locations, existing and/or planned transit infrastructure, and major community amenities/ services. The purpose of the 'Promenade Focus Area' designation is to promote redevelopment by providing enhanced development potential. It is also the purpose of The Aurora Promenade - Concept Plan Urban Design Strategy to ensure that new development will be appropriately designed and will not create adverse impacts on adjacent areas or within 'Downtown'.~~

The 'Aurora GO Station MTSA' designation, as shown on **Schedule 'D1'**, has been delineated by the Region as a **Protected** Major Transit Station Area. Currently, the area is comprised of the Aurora GO Station property, surrounded by predominantly general industrial areas that hold strong potential for future redevelopment or new development. The intent of the MTSA is to serve as the Town's primary focus area for growth and intensification, accommodating the highest densities within Aurora. The Aurora GO Station MTSA designation is also intended to transform into a vibrant, pedestrian-oriented mixed-use area and transit-hub. The MTSA area is well situated to accommodate redevelopment based on its existing transit infrastructure and proximity to existing community amenities and services of the remainder of The Aurora Promenade area. The area is intended to play a key role in offering a range of compact housing forms and tenures. Change will occur through the gradual redevelopment of existing industrial uses and the introduction of higher densities and a mix of uses that will transform the MTSA area into a hub for pedestrian activity, services and amenities. Intensification and redevelopment must ensure that it is appropriately designed and provides an appropriate transition to adjacent neighbourhoods.

9.8.1 Land Use Policies

- a) Buildings and sites within the 'Promenade Focus Area' 'Aurora GO Station MTSA' designation are encouraged to accommodate an array of higher density mixed uses. This mixture of uses is encouraged not just

~~within the designation in general, but also~~ on individual development sites, and within individual buildings. High activity uses that animate the streetscape and encourage foot traffic, like retail uses, are encouraged at-grade, with uses such as offices and residential uses on ~~second~~ the floors and above.

- b) The following uses/~~mixture of uses~~ are permitted:
- ~~i. Multiple unit buildings, townhouses and apartment buildings;~~
 - ~~ii. Communal housing;~~
 - iii. Dwelling units located on the second storey, and/or above, of all building types;
 - iii. Live-work units;
 - iv. Commercial uses including financial institutions, offices, retail stores, restaurants and personal services;
 - v. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - ~~vi. Commercial and/or government offices, research and data processing facilities;~~
 - vii. Child care facilities;
 - viii. Institutional uses;
 - ix. Cultural, recreational and entertainment uses;
 - x. Conference centres;
 - xi. Parking facilities at-grade and/or in structure;
 - xii. ~~A variety of Parks and Urban Squares; and,~~
 - xiii. Public uses and public and private utilities.
- c) The following land uses are specifically prohibited within the 'Promenade Focus Area' 'Aurora GO Station MTSA' designation:
- iv. ~~Single detached and semi-detached dwelling units; and, Residential uses at-grade and/or below grade.~~

- i. New automotive-oriented uses of any kind including, but not limited to sales, service, gas stations.
- d) As the MTSA develops, existing industrial uses will be encouraged to relocate in order to redevelop these lands for higher density mixed uses. Mitigation measures may need to be incorporated in new development while existing industries remain.
- e) Development within the 'Aurora GO Station MTSA' designation shall provide for a balance of residential, commercial and employment uses to ensure a vibrant and lively community at all times during the day. Throughout the designation, development shall aim to provide for both employment and residential opportunities.
- f) Within the Aurora GO Station MTSA designation, compact housing forms are encouraged, with dwellings that are intrinsically affordable for low and moderate income households. A minimum of 35% of new housing within the designation shall be affordable.
- ~~g) Retail uses are encouraged at grade on lands with frontage along Yonge and Wellington Streets within the 'Promenade Focus Area' designation.~~
- ~~h) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Promenade Focus Area' 'Aurora GO Station MTSA' designation.~~

9.8.2 Development Policies

- a) The following policies apply to height within the ~~'Promenade Focus Area'~~ 'Aurora GO Station MTSA' designation:
 - i. The minimum and maximum building height shall be subject to the heights indicated on **Schedule 'D2'**;
 - ii. Buildings taller than four storeys or 15 metres, are subject to a front yard step-back at the fourth storey and the angular plane provisions of this Plan; and,
 - iii. In accordance with the built form policies of this Plan, new development and redevelopment shall provide a transition in heights and densities adjacent to Stable Neighbourhood areas through increased setbacks, intervening low-rise build form and /or the use of a 45-degree angular plane.
 - ~~iv. Within the 'Promenade Focus Area' designation, the maximum~~

~~height of new development may be increased by up to 2 storeys, to a maximum of 7 storeys or 25.5 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:~~

- ~~• the property in question must have a minimum frontage and depth of 40.0 metres;~~
 - ~~• the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;~~
 - ~~• the development must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, affordable housing, affordable artist space, and streetscape improvements; and,~~
 - ~~• the development proposal must be consistent with The Aurora Promenade Concept Plan Urban Design Strategy.~~
- b) ~~The minimum lot frontage for any new development of any type within the 'Promenade Focus Area' designation shall be 18 metres.~~
- c) ~~The maximum lot coverage by a building or buildings on a lot shall be 90 percent. The minimum lot coverage by a building or buildings on a lot shall be 50 percent.~~
- e) The maximum lot coverage by a surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.
- e) The parking lot/facility shall only be permitted within the rear yard and/or below grade.
- f) ~~When locating a building on a lot, the following policies shall apply:~~
- i. The building envelope is located between 2.0 and 4.0 metres from the front and/or exterior side lot line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior side wall of the proposed building shall be located within the building envelope, as defined above.
 - ii. ~~Interior side yard setbacks shall not be permitted, with the exception that lots with 40 metres or greater of frontage, a~~

~~minimum interior side yard setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~

- ~~iii. The minimum required rear yard setback for development within the “Promenade Focus Area” Aurora GO Station MTSA designation shall be 7.5 metres.~~
 - ~~g) All development within the ‘Promenade Focus Area’ designation shall be compatible with development on adjacent properties and shall be consistent with The Aurora Promenade Concept Plan – Urban Design Strategy, and the other applicable policies of this Plan.~~
 - ~~h) No development’ application should proceed within the ‘Promenade Focus Area’ designation and/or their surrounding “Special Design Areas” as identified on Schedule ‘B1’ without a Comprehensive Plan undertaken to coordinate the street and block patterns, open spaces, land uses, built form and other supporting studies that may be deemed necessary, such as transportation, parking or heritage impacts.~~
 - ~~i) No site-specific zoning by-law amendments shall be considered until the Comprehensive Plan has been completed. The Comprehensive Planning process shall be used to form the basis of site-specific rezonings and subsequent site plan agreements.~~
 - ~~j) Where developments are proposed in the absence of a Town-initiated Comprehensive Plan, applicants in these areas should be required to prepare a segment of the Comprehensive Plan that includes surrounding properties to demonstrate how the proposed development will complement and contribute to the orderly transformation of the area. Specifically, the Plan should:~~
 - ~~i. Be prepared in consultation with affected adjacent landowners, the public and the Town;~~
 - ~~ii. Define a logical study area that is adequately comprehensive to the satisfaction of the Town;~~
 - ~~iii. Demonstrate a street and block, open space and built form plan consistent with these design guidelines;~~
 - ~~iv. Provide an implementation plan that considers the phasing of development and identifies the necessary interventions or investment to enable the transformation; and,~~
 - ~~v. Be supported by other applicable studies that may be deemed~~
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necessary-

9.9 **Public and Private Realm Design**

- a) Design of the public and private realm within the Secondary Plan Area shall be developed in accordance with the urban design and architectural policies of **Section 5** of this Plan, except as modified by the following additional sub-sections and policies.

9.9.1 **Policies for the Street Grid/Development Blocks**

- a) A number of new street linkages are recommended in association with redevelopment of larger auto-oriented ~~automotive-oriented~~ commercial areas and sites, as shown on **Schedule 'D3'**. The linkages should serve to extend and complete the existing street grid.
- b) The older part of The Aurora Promenade is organized along a fine-grained and highly interconnected street and block patterns that is ideal for promoting a dissemination of traffic and for walking. As much as possible, this pattern should serve as a template for newly developing areas. Where new development blocks are created, or where significant redevelopment is proposed, development blocks should not exceed 100 metres by 200 metres in size. Smaller development blocks are preferred.
- c) Where possible, existing streets should be extended and linked to provide optional routes for movement. Although measures can be introduced to limit through-traffic into neighbourhoods where streets are extended or connected, pedestrian and cycling movement should continue freely.
- d) Development within and surrounding the MTSA shall prioritize multi-modal access and active transportation connections to the Aurora GO Station, as well as other transit routes.
- ~~e) As much as possible the design of these new links and the reconstruction of existing streets should be subject to the following principles for creating 'complete' streets:~~
- ~~i. All modes of movement shall be supported in a balanced manner with appropriately scaled sidewalks that can accommodate pedestrian amenities and wherever possible dedicated bike lanes;~~
- f) ii. Alternative standards shall be considered for road design to further calm traffic and support a safe and inviting pedestrian environment,

including flex streets, narrower travel lanes and smaller turning radii at intersections.

- g) ~~iii.~~ Block lengths shall not be greater than 150 metres to maximize porosity for pedestrians. Where blocks are greater than 150 metres, a mid-block pedestrian connection should be provided.

~~iv. Streetscapes inviting to pedestrians, transit users and cyclists are vital, including providing trees and landscaping, seating, pedestrian level lighting and well defined and frequent crosswalks; and,~~

- h) ~~v.~~ Road capacity increases are not an objective of this Plan within The Aurora Promenade. The roadway network is to serve connectivity and accessibility needs of all critical modes of transportation in support of the planned uses.

9.9.2 Policies for Streets Streetscapes

- a) The hierarchy of ~~streets~~ streetscapes is identified on **Schedule 'D3'** of this Plan. The design of streetscapes shall be consistent with The Aurora Promenade Concept Plan – Urban Design Strategy, as well as The Aurora Promenade Streetscape Design and Implementation Plan.
- b) Main Streets - Main Street corresponds to the portion of Yonge Street within the 'Downtown' designation. This segment contains a dense mix of uses, including at-grade retail and buildings with minimal to no setback from the street. These characteristics result in a very traditional cross-section. Streetscape characteristics shall include:
- i. Distinctly paved sidewalks and crosswalks;
 - ii. Unique lighting, banners, signage and furnishings to be compatible with the historic downtown;
 - iii. Continuous street trees where possible, otherwise planters in place of street trees for seasonal interest;
 - iv. On-street parking;
 - v. Mixed-uses with at-grade retail and office or residential uses above grade; and,
 - vi. Spill-out activity on the sidewalks such as sidewalk patios can be enabled by modest setbacks.
- c) Village Streets - Village Streets are the segments of streets that have a

small-town, village-like atmosphere and character. Village Streets generally correspond to Yonge Street north and south of the 'Downtown' and Wellington Street east of Yonge Street. These areas are characterized by older house form buildings with a mix of residential, office and/ or retail businesses. The buildings are generously setback from the street, resulting in a more residential cross-section. Streetscape characteristics shall include:

- i. Broad sidewalks with distinctively paved crosswalks;
 - ii. Unique lighting and signage compatible with the heritage character of the area;
 - iii. Continuous street trees;
 - iv. Flower beds and other landscaping features often planted in a sodded boulevard; and,
 - v. On-street parking where possible.
- d) Boulevards - Boulevards correspond to Yonge and Wellington Streets outside of the 'Downtown'. These streets serve a town-wide function as important vehicular, cycling and pedestrian connections into The Aurora Promenade and MTSA. The wider right-of-way enables wider sidewalks and on certain segments, the eventual accommodation of rapid transit in dedicated lanes. Streetscape characteristics shall include:
- i. Broad, distinctively paved sidewalks and crosswalks;
 - ii. Widened sidewalks, where possible;
 - iii. Tree-lined centre boulevard or dedicated rapid transit lanes where possible;
 - iv. Continuous street trees;
 - v. Flower beds and landscaping features often planted in a sodded boulevard;
 - vi. Unique lighting, signage and furnishings; and,
 - vii. Buildings with a mix of uses, placed consistently at or close to the street edge.
- e) Civic/Special Streets - Civic/Special Streetscapes as are identified in

Schedule 'D3'. Special attention to the design and quality of the streetscape and street walls is required to identify and reinforce the civic importance of these streets. Streetscape characteristics shall include:

- i. Distinctive paving along sidewalks, at crosswalks and across the roadway or at strategic civic locations such as the Town Park on Wells Street;
 - ii. Where paving extends across the roadway, it should seamlessly integrate with adjacent public space treatments;
 - iii. Sidewalk bump-outs at intersections;
 - iv. Unique lighting, signage, banners and furnishings;
 - v. Continuous street trees, flower beds and landscaping features; and,
 - vi. On-street parking where possible.
- f) **Focus Area Street** - Focus Area Streets are identified on **Schedule 'B D3'**. Streetscape characteristics include:
- i. 2 travel lanes;
 - ii. On-street parking;
 - iii. Continuous street trees with broad sidewalks;
 - iv. Buildings placed close to the street with consistent setbacks for mixed-uses; and,
 - v. More generous setbacks with privacy measures such as grade shifts and landscaping for residential uses.
- g) **Lanes** - While relatively common in many historic towns throughout Ontario ~~and the eastern provinces~~, there is an absence of lanes within The Aurora Promenade and MTSA. Where possible a network of lanes shall be introduced behind properties fronting onto Yonge Street. Lanes can provide significant benefits for mixed-use areas, including:
- i. Accommodating utilities, storage, loading and parking access away from the primary street;
 - ii. Minimizing curb cuts for driveways off the primary street, enabling continuous tree planting, on-street parking and safer pedestrian

environments; and,

- iii. Providing access for potential accessory units.

Streetscape characteristics of lanes shall include:

- i. Minimum 6.0 metre roadway;
 - ii. Designated areas for snow storage;
 - iii. Adequate lighting; and,
 - iv. Traffic calming measures such as speed bumps.
- h) Parkside Streets - Parkside Streets are potential linkages framing significant parks. The objective is to enhance visual and physical connections to these open spaces and to ensure eyes on the space with fronting uses. For Memorial Peace Park, Machell Park and Fleury Park, these linkages can serve to provide an appealing address on the parks. In addition to residential uses, Parkside ~~links~~ Streets can also be appealing locations for restaurants, cafés and patios that provide views onto the open spaces. While Parkside ~~Links~~ Streets shall provide for continuous pedestrian connections, they can also allow for limited vehicular access. Streetscape characteristics shall include:
- i. Distinctive paving along sidewalks, at crosswalks and, if possible, across the roadway to the edge of the open space;
 - ii. Continuous recreational trail on the park side of the street;
 - iii. Sidewalk bump-outs at intersections;
 - iv. Continuous street trees;
 - v. On-street parking; and,
 - vi. Other landscaping treatments such as flower beds where possible.
- i) Residential Streets - Residential streetscapes primarily serve the residential neighbourhoods within the Aurora Promenade. These streets serve as important vehicular and pedestrian connections for local residents. Defining characteristics of these streets are the green amenity provided through the landscaped front yards resulting from building setbacks and the continuous street trees. Vehicles move at slower speeds and these streets generally experience lighter vehicular traffic.
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There are two types of residential streetscapes – Heritage and Local Streets, each with their own defining characteristics that will be retained. Streetscape characteristics of Heritage Streets shall include:

- i. Residential in character, typically with 2 travel lanes;
- ii. Continuous street trees with landscaped front yards;
- iii. Varying building setbacks from the street;
- iv. On-street parking; and,
- v. Primarily house forms with prominent porches and where garages exist, they are located to the side or rear.

Streetscape characteristics of Local Streets shall include:

- i. Residential in character with typically 2 travel lanes;
 - ii. Continuous street trees with landscaped front yards and consistent building setbacks from the street;
 - iii. On-street parking; and,
 - iv. Primarily house forms with front accessed garages.
- j) Mid Block Pedestrian Connections - Mid-block pedestrian connections offer the unique opportunity for a finer-grained pedestrian network than the typical block pattern. Portions of The Aurora Promenade provide pedestrian-scaled blocks, primarily in the 'Downtown', while others have larger blocks where opportunities exist to improve connections. The Aurora Promenade Concept Plan - Urban Design Strategy identifies existing and potential mid-block connections. These mid-block connections should adhere to the same design quality and design standards as other public spaces. Design characteristics for mid-block connections include:
- i. Ensure mid-block connections are well-lit; and,
 - ii. Where possible, landscaping should be introduced that is consistent with CPTED principles of design.
- k) **Schedule 'D3'** identifies both existing and potential mid-block pedestrian links. It is an objective of Council to secure these pedestrian links for public use through acquisition, easements and/or other appropriate mechanisms.

9.9.3 Policies for Entryways

- a) Entryways highlight the entrances to The Aurora Promenade, and Aurora GO Station MTSA, and are important markers that distinguish the culture and heritage of the area. Primary and Secondary Entryways are identified on **Schedule 'D3'**. Entryways shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy, and ~~the following policies apply:~~ i ~~Entryways~~ shall be either architectural features, stand- alone marker/features, wayfinding signage, public art or landscape treatments that define the main entrances to the Downtown and/or MTSA; and
- b) There shall be a hierarchy of Entryways, both Primary and Secondary.
Primary Entryways:
 - i. Shall be lit to enhance their legibility at night;
 - ii. Shall be large enough to be visible from a car at a distance of at least 100 metres; and,
 - iii. Shall enhance and not compete with surrounding existing historic and/or architectural features.

Secondary Entryways:

- i. Shall not be lit;
- ii. Shall be smaller in scale than the Primary Entryways, but should be visible from a car at a distance of at least 18 metres; and,
- iii. Shall enhance and not compete with surrounding existing historic and/or architectural features.

9.9.4 Built Form Policies

- a) It is crucial that all new development throughout The Aurora Promenade and MTSA be compatible with the character and context of the community. As such, new development, whether a renovation to an existing building, or a completely new building, will be reviewed by the Town taking into consideration matters relating to exterior design, including the character, scale, colour, building materials, appearance and design features of buildings.
- b) Development and redevelopment shall be compatible with its

surroundings and provide a transition in heights and densities adjacent to Stable Neighbourhoods and heritage properties, through increased setbacks, intervening low-rise built form and the use of ~~Where any development site within The Aurora Promenade abuts lands designated 'Stable Neighbourhood', or 'Environmental Protection Area' and/or lands within a Heritage Conservation District,~~ a 45 degree angular plane originating from these lands shall be applied over the interior side and/or rear property line. Further, when considering new building forms, development which results in extensive loss of sunlight to adjacent land uses shall be prohibited.

- c) Architectural variety is crucial in creating a visually stimulating urban environment. Streetscapes composed of buildings of similar style and form can succeed through subtle variations in the façade treatment and building mass in order to improve the overall architectural richness, variety, and building articulation in the community.
- d) ~~New building design shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy. In addition, new building design shall:~~
 - i. ~~Be barrier free;~~
- e) ~~ii. New building design~~ shall have a textured architectural quality that can be achieved by introducing variation in certain elements of the façade treatment. Continuous roads of monotonous and repetitive façades shall be avoided. As such, the siting, massing, and façade design of all new development shall be coordinated on a block-by-block basis and building elevations shall be articulated in a manner that provides variation between units, and reinforces common characteristics that visually unites the block;
- f) ~~iii. New buildings shall~~ employ a stepback at the upper storeys. Stepbacks shall be established as follows:
 - i. Within the 'Downtown', ~~'Upper Downtown'~~ and 'Downtown Shoulder' designations, the main front wall and exterior side wall of all new buildings shall be stepped back a minimum of 3.0 metres above the third storey. Stepbacks are not permitted below the top of the second storey; and,
 - ii. Within the 'Promenade General' and ~~'Aurora GO Station MTSA'~~ ~~'Promenade Focus Area'~~ designations, the main front wall and exterior side wall of all new buildings shall be stepped back a minimum of 1.5 metres above the fourth storey. Stepbacks are

not permitted below the top of the second storey;

- ~~iii. Create a street space that is scaled to the pedestrian and is organized to present an appropriate façade to all adjacent public roads to provide interest and comfort at ground level for pedestrians. As such, primary pedestrian entrances shall provide direct and universal access to the public sidewalk and buildings shall be oriented to front on to the road, with a minimum setback, or build-within zone;~~
- ~~iv. Include pedestrian weather and sun protection systems including awnings, canopies, colonnades, or front porches along the sidewalk edge of key pedestrian areas and adjacent to Urban Squares and at entrances to buildings;~~
- ~~v. Have any visible mechanical equipment, including rooftop equipment, appropriately screened and located in a manner that has a minimal physical and visual impact on public sidewalks and accessible open spaces;~~
- ~~vi. Where feasible, have all transformers and other above ground utilities located within the building, or on private property located away, and/or screened, from public view;~~
- ~~vii. Energy efficient building design including passive solar energy gain, increased insulation, Energy Star appliances, alternative and/ or renewable energy systems, and conformity with LEED certification shall be encouraged in all new buildings, in conformity with the policies of this Plan; and,~~
- ~~viii. Be encouraged to incorporate a 'green roof' into the design of all new buildings.~~

g) Corner development sites are good locations for landmark buildings as they have better visibility, light and view opportunities. As such, in addition to consistency with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy and other applicable policies of this Plan, corner sites will be addressed in the following manner:

- i. Define the intersection at which the building is located by architecturally articulating its presence at each corner;
- ii. Include prominent visual and vertical architectural features such as a wrap-around porch, bay window, turret feature or a clock

tower, and/or an additional storey, greater than abutting buildings on non-corner sites;

- iii. Include primary, articulated façades towards both roads; and,
- iv. Have the highest level of architectural detailing and a distinct architectural appearance.

9.10 ~~Height and Density Bonusing~~

- a) ~~Council may, at its discretion, use density and height incentives under the provisions of the Planning Act, to achieve facilities, services or matters which reflect the principles and objectives of this Plan, but cannot be achieved under any other provisions of the current Planning Act or Development Charges Act. Such objectives include contributions towards:~~
 - i. ~~Socially assisted housing and supportive housing for persons with special needs which meet Aurora's housing goals and objectives. Such contributions to the municipality may be in the form of:~~
 - ~~land for socially assisted housing on the development site or on another site which is satisfactory to Council;~~
 - ~~a cash contribution towards the provision of socially assisted housing; or,~~
 - ~~dwelling units for socially assisted housing within a development.~~
 - ii. ~~Housing with innovative technological, environmental or design components;~~
 - iii. ~~Non-profit community, cultural, social, recreational and institutional facilities which may be in the form of a donation of land, buildings, or space within buildings;~~
 - iv. ~~Preservation of heritage, community identity or natural environments, as outlined in this Plan. Such contributions may consist of natural or built heritage sites, structures, buildings, parts of buildings or space within buildings, conservation easements, artefacts or cash payments to achieve the principles and objectives of this Plan;~~

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- ~~v. Contribution of public open spaces beyond the requirement under the Planning Act. Such contributions may consist of land, structures, buildings, equipment or cash payments which will achieve the principles and objectives of this Plan, especially in built-up or potentially park-deficient areas;~~
 - ~~vi. Providing public access to ravines, valleys and the Aurora Trail Network. Such contributions may consist of land or an easement agreement which will provide a publicly accessible link to ravines, valley lands and the Aurora Trail Network;~~
 - ~~vii. Significant pedestrian or bicycling connections as outlined in Section 1.9 Open Space, or Section 1.11 Streets. Such contributions may consist of land, structures, facilities or cash payments to achieve the goal and objectives of these sections;~~
 - ~~viii. Achievement of off site public landscape, streetscape and urban design objectives as outlined in Section 1.7, 1.9 and 1.11 of this Plan. Such contributions may consist of special aesthetic improvements to public spaces including street furniture, landscaping, fountains or public art, adjacent to or within close proximity to the site;~~
 - ~~ix. Provision of special facilities to enhance the environment or conserve energy, or the elimination of environmentally harmful non-conforming uses;~~
 - ~~x. Special provisions to facilitate and improve transit use such as shelters, pedestrian connections to stations, transfer and amenity areas;~~
 - ~~xi. Land for other municipal purposes;~~
 - ~~xii. Other local improvements as identified through a Community Improvement Plan, Secondary Plan, Streetscape Master Plan, Environment Strategy, Heritage Conservation District Plan, or other implementation plans or studies; and~~
 - ~~xiii Regional community and health facilities, emergency medical services and police stations.”~~
 - ~~b) Before density or height bonuses are granted, Council may require:~~
 - ~~i. Noise, wind, sun, transportation, servicing, environmental and other impact studies of the proposed development;~~
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- ii. ~~Archaeological and historical background studies of a particular site; and,~~
- iii. ~~Design modifications to preclude negative impacts.~~
- c) ~~In determining the extent of the bonus, Council shall ensure that:~~
 - i. ~~The economic, social and environmental costs and benefits of the density increase balance those of the service, facility or matter gained by the community over the period of 10 years;~~
 - ii. ~~The bonus reflects public priorities within the context of this Plan;~~
 - iii. ~~The human scale, attractiveness, compatibility and health of the surrounding urban environment not be compromised; and,~~
 - iv. ~~Transportation, municipal and social services can meet the needs from the increased density.~~
- d) ~~The site, or neighbourhood where a bonus is permitted, shall benefit most from the facility or matter conveyed to the municipality in return for the bonus.~~
- e) ~~Any agreement under this section shall be registered against the land to which it applies and enforced against the present or any subsequent owner.~~

9.8 Policies for Public Open Space

- a) The design and development of parks and public open spaces within the Secondary Plan Area shall be developed in accordance with the parkland policies of **Section 13** of this Plan, except as modified by the following additional policies.
- b) Downtowns typically require smaller park spaces, distributed strategically throughout the entire area to enhance adjacent development. It is the intention of the Town to promote public open space features as key aesthetic and functional components that complement the anticipated redevelopment activity.
- c) The open space system of The Aurora Promenade and MTSA should be focused on the interconnected system of roads, parks and Urban Squares that are safe, inviting and interactive spaces. A high standard of hard and soft landscaping shall be required and shall be maintained

in a healthy condition.

- d) ~~Environmental Protection Areas – A number of significant natural areas abut lands within The Aurora Promenade. These lands are designated Environmental Protection Area by this Plan and correspond to open space systems which encompass significant natural features. Key policies for new development adjacent to Environmental Protection Area designation include:~~
 - i. ~~Significant natural features shall be conserved and enhanced, and the physical and visual connections from The Aurora Promenade should be appropriately strengthened; and,~~
 - ii. ~~New development within The Aurora Promenade shall be respectful of adjacencies to significant natural features, ensuring that any negative impacts are appropriately mitigated.~~
- e) ~~Public Parks – Public parks typically serve the community’s passive and active recreational interests and come in a variety of scales and configurations. Adjacent to The Aurora Promenade, the bulk of these spaces correspond to parkland along the East Holland River Valley, Fleury Park and Machell Park. This Plan aims to encourage retention, enhancement, and full utilization of the existing public parks, including enhancements to improve the visual and physical linkages with the parks and associated trails with, for example, wayfinding signage, improved streetscape links and crosswalks.~~
- f) Squares and Greens – Squares and greens are more formal public spaces that may also include hard surfaces, gardens, pavilions, memorials, fountains and modest concession stands. Squares and greens are more multi-purpose than the public parks surrounding The Aurora Promenade, providing potential spaces for both active and passive activities including farmer’s markets and community fairs. Within The Aurora Promenade and MTSA, the most prominent squares and greens are War Memorial Peace Park and the potential for a new green and a new square in association with new development in proximity to the Aurora GO Train Station. Policies applicable to these areas are:
 - i. The War Memorial Peace Park should be enhanced by improving the visual and physical linkages to the park by potentially introducing a new street that abuts the park with buildings that frame it, rather than turn their backs to it. War Memorial Peace Park should serve as an important, large scale, passive green space for The Aurora Promenade, although it can also accommodate occasional events;

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- ii. A potential linear green should be created along the east side of Berczy Street buffering the rail from the residential neighbourhoods to the west, which can be created through the relocation of parking in new facilities; and,
 - iii. A potential new square associated with new development around the Aurora GO Train Station and Industrial Parkway South should be created.
- g) Urban Squares – An Urban Square is generally a paved open space associated with a civic or commercial function. They vary in shape and size depending on their purpose but are generally smaller and more intimate in scale than parks. The new Aurora Town Square provides for a vibrant outdoor square with a variety of multi-purpose programming spaces that bring life and energy to the Downtown core. Urban Squares generally serve high pedestrian traffic areas and/or where major events need to be planned or accommodated that generate large crowds. Year-round Urban Squares function best when they are framed by highly animated uses such as shops, restaurants and cafés.
- i. All development applications within the ‘Downtown Shoulder’, ~~and~~ ‘Promenade General’ and ‘Aurora GO Station MTSA’ designations, on sites greater than 0.2 ~~of a~~ hectares in size shall include a location for an Urban Square. Land set aside for an Urban Square, developed in conformity with the policies of this Plan, shall constitute all or part of the parkland dedication requirements of the Planning Act. Urban Squares are intended as formal pedestrian spaces, in support of the adjacent higher density, mixed-use development. Lands shall be set aside for an Urban Square as follows:
 - For all non-residential development, the land requirement for an Urban Square shall constitute a minimum of 2 percent of the net developable site area;
 - For all primarily residential development (where more than 80 percent of the gross floor area is residential), the land requirement for an Urban Square shall constitute a minimum of 3 percent of the net developable site area; and,
 - For development that includes a mix of land uses, where the secondary use comprises at least 25 percent of the gross floor area, the land requirement for an Urban Square shall constitute a minimum of 2 percent of the net developable site
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area.

- iii. The following development criteria shall apply to the development of an Urban Square:
 - An Urban Square shall have a minimum frontage on the abutting sidewalk of 5 metres, and a depth of at least 5 metres;
 - Large sites may include a single, large scale Urban Square and/or a series of smaller Urban Square;
 - Urban Squares shall be designed to reinforce a high quality formalized relationship with its adjacent building use and the streetscape;
 - Hard and soft landscape elements and features within the Urban Square shall be designed to define and articulate activity areas, circulation, entry points, seating and gathering areas. Urban Squares shall provide shade, trash receptacles and bicycle racks; and,
 - Urban Squares shall be built and maintained by the landowner, and an easement with the Town shall ensure that the space is open and accessible to the public at all times, or as identified in the easement agreement.

9.9 Policies for Signage and Lighting

- a) Signage is a critical component of building design and can demean the quality of the street if not designed to be complementary to the character of The Aurora Promenade and MTSA. In addition, lighting is an essential consideration to ensure safe pedestrian places. Signage shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy and the following policies shall apply:
 - i. Internally lit signage and/or internally lit canopies are not allowed;
 - ii. Mobile box signage is not allowed;
 - iii. Third party signage is not allowed;
 - iv. Signage will address the amount and type of illumination, size, materials, typography and design;

- v. Signage shall be an integral part of the architecture of a building;
- vi. Signs should be designed to complement the building and enhance the visual appeal of the street;
- vii. Signs shall be designed in consideration of nearby residential uses, in terms of size, materials, and location;
- viii. The ratio of sign band to building mass shall be restricted through a site plan agreement such that the signage does not dominate the façade;
- ix. Exterior lighting shall be designed to promote pedestrian comfort, safety and provide a high quality ambiance. In addition, accent lighting is required to emphasize built form and landscape elements. Pedestrian scale lighting shall be provided adjacent to streets, walkways, squares, pedestrian routes and in parks, squares and courtyards; and,
- x. Pedestrian realm signage and lighting should be coordinated. Pole mounted pedestrian light fixtures with a light source at 3.5 to 4.5 metres high and a spacing of 3.5 to 15 metres is recommended.

9.10.1 ~~Parkland Dedication~~

- a) ~~Parkland dedication requirements shall be applied as follows in all designations within the Aurora Promenade:~~
 - i. ~~The alternative parkland dedication requirement provided in the Planning Act of 1.0 hectare per 300 dwelling units shall not be applied; and,~~
 - ii. ~~The typical Planning Act requirement of 5 percent of the land area for residential and 2 percent of the land area for all non-residential uses shall be applied. The parkland dedication requirement for mixed use developments shall be calculated on the percentage of Gross Floor Area of each use.~~

9.10.2 ~~Cash-in-lieu of Parkland~~

- a) ~~Within the 'Downtown Shoulder' and 'Promenade General' designations, the Town may accept cash-in-lieu in place of the parkland dedication required under the Planning Act, and in locations where an Urban Square is provided. Cash-in-lieu may also be accepted for the land area~~

~~difference between the size of the Urban Square and the park land requirement. The funds raised through this provision shall be utilized by the Town solely for the purchase of property for public park space and/or for the enhancement of existing public parks within the boundaries of The Aurora Promenade, as identified on Schedule 'B1' to this Plan.~~

9.10 Policies for Parking

- a) Parking design and development within the Secondary Plan Area shall be in accordance with the parking design policies of **Section 5.4** of this Plan, except as modified by the following additional policies.
- b) New public parking structures and the provision of on-street parking are both important components of a comprehensive Town parking strategy for The Aurora Promenade and MTSA. ~~The Town needs to become actively involved in the redevelopment process to identify their opportunities to influence and direct redevelopment.~~ As such the Town shall:
 - i. Provide public parking lots, both surface lots and/or structured parking facilities, within The Aurora Promenade and MTSA to augment the supply of parking; and,
 - ii. Promote new on-street parking throughout The Aurora Promenade and MTSA. and
 - 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 this plan. An example of such a standard is new parking standards for child care centres and private schools.~~

~~9.10.1~~ **Parking Requirements**

~~9.10.1.1~~ The following parking requirement standards shall apply within the 'Downtown' and 'Upper Downtown' designations:

~~9.10.1.1.1~~ New non-residential uses or new residential units developed within any existing building are exempt from any additional parking requirements subject to the following:

- ~~a) The lands are located within the 'Downtown' designation and are north of Mosley Street and east of Temperance Street.~~

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- ~~b) New non-residential uses developed within existing buildings that do not meet the criteria of Subsection 11.12.1a)ia shall be subject to policy 11.12.1a)ii.~~
 - ~~c) New residential units developed within existing buildings that do not meet the criteria of Subsection 11.12.1a)ia shall be subject to policy 11.12.1a)iii.~~

 - ~~9.10.1.1.2 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; and,~~

 - ~~9.10.1.1.3 New residential development shall require a minimum of 1.0 and a maximum of 1.25 parking spaces per unit, inclusive of visitor parking.~~

 - ~~b) The following parking requirement standards shall apply within the 'Downtown Shoulder' designation:~~
 - ~~i. New non-residential development shall provide parking on the basis of a minimum of 2.0 spaces and a maximum of 3.0 spaces per 100 square metres of Gross Floor Area; and,~~
 - ~~ii. New residential development shall provide parking on the basis of a minimum of 1.0 and maximum of 1.25 spaces per unit, inclusive of visitor parking.~~

 - ~~c) The following parking requirement standards shall apply within the 'Promenade General' and 'Promenade Focus Area' designation:~~
 - ~~i. All permitted retail uses, with the exception of hotels, shall provide a minimum of 3.5 and a maximum of 4.5 spaces per 100 square metres of Gross Floor Area;~~
 - ~~ii. Hotels shall provide a minimum of 1.25 and a maximum of 4.5 spaces per room;~~
 - ~~iii. All permitted office and institutional uses shall provide a minimum of 2.5 and a maximum of 3.0 spaces per 100 square metres of Gross Floor Area;~~
 - ~~iv. Any new apartment based residential development shall provide parking on the basis of a minimum of 1.0 and maximum of 2.0 spaces per unit, inclusive of visitor parking; and~~
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- ~~v. Any new freehold residential use shall provide a minimum of 1.5 and a maximum of 2.0 spaces per unit.~~
 - d) ~~For developments within the 'Upper Downtown', 'Downtown Shoulder', 'Promenade General' and 'Promenade Focus Area' designations, the following additional policies apply:~~
 - ~~i. Where new development is proposed within 150 metres of an existing public parking facility, the Town may reduce the minimum parking requirement in recognition of the enhanced public parking supply. The Town shall establish the amount of the reduction on a case-by-case basis, following an analysis of the size and utilization rate of the public parking facility, and the development context of the surrounding community. Regardless, the maximum parking requirement reduction permitted under this policy shall be up to 25 percent;~~
 - e) Notwithstanding the parking requirements identified in this Plan, land use specific and/or alternative parking requirements may be provided in the implementing zoning by-law.
 - f) These Parking requirements set out in the zoning by-law may be further reduced within the MTSA or following the introduction of high-order transit facilities along Yonge Street and/or Wellington Street, or in association with the provision of affordable housing.
 - g) Council, at any time, may require or carry out a Comprehensive Parking Management Strategy that reviews the development potential within the Promenade Area, or sub-area within the Promenade Area, for its impacts on the parking patterns both on- site and within the vicinity of the Promenade Area. The Parking Management Strategy will analyze current parking patterns and recommend management strategies to address anticipated future parking impacts.

~~9.10.2~~ Cash-in-lieu of Parking

- h) Where a development is unable to provide all of the required on- site parking spaces, the Town may accept cash-in-lieu of the parking spaces that are not provided. The minimum parking requirement shall be used to calculate any parking space deficiency. The cost of each parking space shall be established by the Town, and may be waived for any specific development, at the discretion of the Town. The funds raised through this provision shall be utilized by the Town solely for the purchase of property for public parking and/or the building of public parking within the boundaries of The Aurora Promenade, as identified on **Schedule 'D1'** to this Plan.
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9.11 Design Policies for Parking Lots/Facilities

- ~~a) In order to reinforce streets as primary public spaces, the locations of parking, driveways and service entrances and loading areas need to be carefully considered and coordinated with the locations for pedestrian entrances. As such, parking facilities, service access points, loading areas and any visible garbage containers and/or mechanical equipment are to be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy, and:~~
- ~~i. Located in a manner that has a minimal physical impact on sidewalks and accessible open spaces. Shared driveways, service courts at the side and rear of buildings are encouraged to provide for these functions;~~
 - ii. Parking shall be prohibited in the front yard of any buildings within The Aurora Promenade and MTSA. Surface parking and/or servicing facilities may be permitted within the rear yard or, in the case of house form buildings within certain designations, within the interior side yard.
 - ~~iii. Appropriately screened from view from the street; surface parking lots shall respect the building envelopes as defined in Section 11 of this Plan. Where surface parking must be provided, the visual impact of large surface lots shall be mitigated by a combination of setbacks, and significant landscaping including, pavement treatments, low walls or decorative fencing, landscape, trees and lighting throughout parking lots and along its edges;~~
 - ~~iv. Encouraged to be provided in structures, either above, or where possible, below grade. Where a parking structure is above grade, it shall include a façade with active uses at grade and appropriate architectural articulation. Entrances to below grade or structured parking and service areas should occur within the building.; and,~~
 - v. Parking should be accessed off side streets or through shared driveways and, preferably, shared rear lanes.

9.12 Drive-Thru Facilities

- ~~a) Drive-through facilities are normally associated with restaurants, financial institutions, convenience stores, automobile service stations, and a limited range of retail uses. Proposed drive-through facilities in the The Aurora Promenade and MTSA Secondary Plan area shall be subject to the following:~~
- ~~i. The application of urban design guidelines, which will address such~~

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- ~~issues as built form and streetscape, pedestrian circulation, vehicular traffic/access and parking, landscaping, and signage, with particular attention given to sites which abut permitted residential uses;~~
- ~~ii. Such planning applications as required in the normal course of development for the Aurora Promenade planning area, including site plan approval;~~
- ~~iii. As part of any required planning application, proposals for drive-through facilities shall address the location, design, and function of the drive-through facility to demonstrate that the proposed drive-through facility:~~
- ~~• Conforms with the intent of the Official Plan;~~
 - ~~• Conforms with the function and form of the land use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located;~~
 - ~~• Maintains the continuity and character of the streetscape as exists at the time of the application in the land use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located;~~
 - ~~• Conforms with the extent of the pedestrian orientation set out in the policy framework for the land use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located; and~~
 - ~~• Addresses pedestrian movement into and through the property containing the drive-through facility, the nature of surrounding uses, and the proximity to heritage resources.~~

9.13 Policies for Encroachments

- ~~a) Permanent structural components of any building (colonnades and balconies) are not permitted to encroach into the defined pedestrian realm. The following encroachments into the public realm and onto or over the public sidewalk may be permitted subject to approval of an appropriate permit by the Town and/or The Regional Municipality of York.~~
- ~~i. Awnings;~~
- ~~ii. Outdoor cafes and seating for restaurants; and,~~
- ~~iii. Semi-permanent structures, including entry features, arcades and perpendicular signage attached to the building.~~
- ~~b) The amount of any permitted encroachment, whether temporary or permanent, shall be established by the Town on a site-by-site basis.~~

9.14 Policies for Implementation

- a) **The Aurora Promenade Concept Plan - Urban Design Strategy** - All development shall be consistent with The Aurora Promenade Concept Plan - Urban Design Strategy.

- b) ~~**Site Plan Approval** – All development and/or redevelopment that creates new buildings, or new Gross Floor Area in excess of 15 percent of existing Gross Floor Area within The Aurora Promenade shall be subject to the Site Plan Control provisions of this Plan. Where Site Plan Control is required, no building permit may be issued by the Town without first reviewing the development application in the context of all the principles and regulations identified within this Plan.~~

~~The Town shall utilize the Site Plan Approval process to the maximum extent permissible by the Planning Act. Specifically, the Town may consider matters related to exterior design, including, and without limitation to the character, scale, materials, colour, appearance and design features of buildings for all development and/or redevelopment in The Aurora Promenade.~~

- c) While the performance standards in the preceding policies pertaining to massing and angular plane provisions are intended to be fixed standards, there may be some site specific lot configurations and key corner and terminus sites that necessitate a variance to these standards. Such variances may be facilitated through rezoning or minor variance and shall not require an Official Plan Amendment, provided the intent of the applicable policies of this Plan and the Aurora Promenade Concept Plan – Urban Design Strategy are achieved. This policy does not apply to development proposals seeking additional building height over and above the permissions set out within this Plan.

With the exception of building height limits, no other number in the Aurora Promenade section of this Plan is intended to be so rigid as to require an official plan amendment whenever a development fails to comply strictly with it. Rather, the development may be approved through a rezoning or minor variance where it has been demonstrated that the objectives, goals and intent of this Plan have been respected.

- d) **Community Improvement Plan** – All development shall be consistent with The Aurora Promenade Community Improvement Plan. All lands within The Aurora Promenade are to be identified as within a Community Improvement Project Area. The Town shall consider the preparation of a Community Improvement Plan or a series of Community Improvement Plans, in order to identify public realm improvement priorities and establish incentive programs to assist the private sector in improving their properties. In addition, the Town may use incentives established

~~through a Community Improvement Plan to influence the location and timing of development throughout the Aurora Promenade. The qualification criteria for any proposed incentive program shall include the requirement that all non-residential properties within The Aurora Promenade be included within an Aurora Promenade Business Improvement Area.~~

- e) ~~The Aurora Promenade Business Improvement Area – All lands within The Aurora Promenade, shall, over time, be considered for inclusion within the boundaries of a Business Improvement Area. Until such time that a BIA is established, the Town shall consider an officer and/or committee specifically assigned to guide and oversee improvements in The Aurora Promenade and to monitor the implementation of The Aurora Promenade Concept Plan – Urban Design Strategy.~~
- f) Heritage Conservation District – The Town shall consider the designation of all properties within the Downtown Area and Downtown Shoulder Area designations as a Heritage Conservation District under the Ontario Heritage Act. Part of the designation process shall include the preparation of detailed urban design and architectural control policies that will further protect the heritage character of the area and will promote new development and/or redevelopment that is compatible with the identified heritage objectives of this Plan.

10.0 PROVIDING ~~APPROPRIATE~~ MEANINGFUL COMMUNITY SERVICES AND FACILITIES

Community services and facilities serve as a community's foundation, providing essential support to its successful operation, ongoing development and vibrancy. Community facilities are an essential component to the achievement of a complete community. The policies of this Plan seek to ensure Aurora's community services and facilities are developed to meet the needs of all residents and are consistent with the Town's objectives for becoming a healthy, ~~strong~~ accessible and complete community.

10.1 Objectives

- a) Ensure that the Town plans for and supports a full range of community services and facilities to meet the needs of its current and future residents.
- b) Ensure that community services and facilities are well located in relation to their service area, encouraging access by ~~walking and cycling~~ active transportation and transit.
- c) Ensure that community services and facilities are compatible with adjacent uses and their surrounding area.
- d) Encourage the co-location of community facilities within community hubs which incorporate multiple community service uses together in one place, providing for a mix of uses and activities for a range of different people and purposes.
- e) Establish a strong sense of place by designing community facilities as community focal points through high quality architectural design, integration with the public realm, incorporation of placemaking elements and connections to parks, open spaces and active transportation.

10.2 ~~Existing Major Institutional~~ Community Services and Facilities Designation

10.2.1 Intent

- a) It is the intent of the 'Community Services and Facilities' designation to permit a broad range of community service uses ~~shall include~~ including social, cultural, educational, public recreational, governmental, health, counseling, welfare, emergency services and utility services.
- b) Lands designated '~~Existing Major Institutional~~' 'Community Services and Facilities' on **Schedule 'A'** '**B'**' include existing major community service uses and facilities such as municipal community services and offices, public and private schools, community and recreation centres, ~~places of worship and homes for the aged~~ adult care facilities. Neighbourhood based community service and facility uses, such as child care centres

and places of worship, may not all be identified on **Schedule 'A' 'B'** as they are permitted within all Residential land use designations.

- c) ~~It is the intent of this the 'Community Services and Facilities' designation to protect the function of these existing uses and to facilitate the development of other institutional uses~~ additional facilities to support the local community and strengthen the role of the Town as a regional service provider.
- d) ~~It is the intention of Council to ensure that lands designated 'Existing Major Institutional' are developed on the basis of a Town approved Comprehensive Development Plan. In addition, all development within the 'Existing Major Institutional' designation shall conform with the 'Design Policies for Employment Lands', and any other applicable policies of this Plan.~~
- e) ~~The minimum density target for 'Institutional' designations within the designated greenfield area is an average minimum density of 50 jobs per hectare in the developable area". It is recognized that the achievement of this density target will be contingent upon the availability of appropriate municipal infrastructure, the overall success of the Town in attracting new major institutions, and the type of major institutional opportunity that is eventually provided.~~

10.2.2 Permitted Uses

- a) ~~Permitted uses on lands identified as 'Existing Major Institutional' on Schedule 'A' include~~ within the 'Community Services and Facilities' designation include:
 - i. ~~Facilities related to federal, provincial or municipal government service delivery and administration;~~
 - ii. Government buildings, offices and facilities;
 - iii. Emergency services including police stations, fire stations and ambulance stations;
 - iv. Recreational facilities and community centres;
 - v. Libraries;
 - vi. Health services;
 - vii. Museums;
 - viii. Cultural facilities;
 - ix. Places of worship;
 - x. ~~Public and private educational facilities schools;~~

- xi. Child care centres;
 - xii. Adult care facilities, such as nursing homes, long-term care facilities, retirement homes, continuum of care developments and independent living units for seniors, developed in conjunction with the on-site provision of retirement related services, facilities and amenities;
 - xiii. Housing for students and/or staff of any institutional use; and
 - ~~xiv. Parks and recreation facilities; and,~~
 - xv. Public uses and public and private utilities.
- b) Neighbourhood based community services, including but not limited to elementary schools, libraries, child care centres, community centres, places of worship and supportive housing or adult care facilities support agencies for seniors or people with disabilities, shall be permitted ~~allowed~~ in all Residential designations without ~~requiring~~ the need for an Amendment to this Plan. ~~Criteria for the establishment of any of these uses within the Stable Neighbourhood designation are provided in Section 8.0 of this Plan.~~
- c) Retail and service commercial uses that are ~~ancillary or~~ accessory to, and specifically serve, the primary institutional use, may also be permitted, subject to a review of their suitability by Council ~~and a limitation on their scale in the context of the required Comprehensive Development Plan.~~

10.2.3 Development Policies

- a) All new development shall be subject to Site Plan Control.
- b) The provision of recreation facilities within the Town shall be planned in accordance with the Town's Parks and Recreation Master Plan.
- ~~c) Development of a site, including enlargements or replacements of existing facilities, with an existing executed Site Plan Agreement shall be subject to Site Plan Control.~~
- ~~d) Enlargements of existing facilities of a site without an executed Site Plan Agreement that would involve an expansion of the floor area by more than 15 percent of the existing Gross Floor Area, shall be subject to Site Plan Control in accordance with the Town of Aurora Site Plan Control By-law.~~
- ~~e) New development within the 'Existing Major Institutional' designation may be required to proceed through the preparation of a Comprehensive Development Plan. Where required by Council, the Comprehensive Development Plan may include the following components:~~

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- i. ~~A detailed road, block and land use plan that identifies the conceptual layout of the area;~~
 - ii. ~~A comprehensive streetscape, open space and trails plan that identifies the function, design and treatment of all the road types/trails and the location of all public sidewalks. This component of the Comprehensive Development Plan will also include a detailed layout and description of the proposed parks, trails, parkettes and storm water management facilities, including preliminary design schemes for each;~~
 - iii. ~~Urban design and architectural control guidelines~~
 - iv. ~~An Environmental Impact Study; and,~~
 - v. ~~Any other study considered appropriate by Council to ensure that the requirements for a complete application have been met.~~
 - f) ~~Council may place a holding provision on any or all of the lands pending the completion of the Comprehensive Development Plan.~~
 - g) Neighbourhood based community services and facilities shall generally locate on Municipal Collector Roads, in proximity to intersections with other Municipal Collector Roads and/or Regional Roads. They are also encouraged to locate near public parks and/or adjacent to Convenience Commercial Centres where these exist.
 - h) Community services and facilities 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 and facilities shall have frontage on a Regional Road, or on a Municipal Collector Road, in proximity to a Regional Road in close proximity to transit.
 - i) Council shall co-operate with other levels of government in the provision of an equitable, efficient and effective community services and facilities network.
 - j) Council shall encourage public community facility sites and community hub locations to incorporate interactive and/or temporary placemaking elements that enhance the public realm experience such as public art, lighting, seating, special landscape treatments, district banners and signage, food vendors and market spaces, performance and event spaces and seasonal tourism activities.
 - k) ~~Within the Greenfield Residential Area and Greenfield Employment area designations, s~~Suitable sites for Municipal community facilities shall be identified through the Secondary Plan and/or Block Planning Process and shall be identified in consultation between the landowners group, relevant agencies and committees and the Town of Aurora.
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10.2.4 **Design**

- a) ~~To ensure that new community facilities do not create a visual, environmental, or traffic nuisance for their surroundings, development agreements may require:~~ In order to promote design excellence that enhances the character of the Town, ensures compatibility with surrounding land uses and emphasizes community facilities as focal points, development shall provide:
 - i. Buffers such as landscaped strips with trees, shrubs and grass and/or decorative screens, walls or fences, as specified by municipal standards;
 - ii. High standards in the conceptual design of buildings, their siting, massing, exterior and public access areas and compatibility in height, density, scale, facade treatment, and landscaping with the surrounding area;
 - iii. Appropriate, adequate and safe parking, loading and lighting, to ensure vehicular and pedestrian safety;
 - iv. Provisions for safe and convenient vehicular, pedestrian, bicycle and, where appropriate, transit access. Traffic studies to ensure optimal solutions may be required where scale or context of the development warrants; and
 - v. ~~Evidence of adequate water, sewer and other utility provisions;~~
 - vi. Buildings designed to be functionally compatible, providing an appropriate scale and transition that blends visually with adjacent uses and the natural environment.
- b) Vehicular access shall be located and designed to discourage vehicular traffic or parking generated by community facilities from intruding into local residential neighbourhoods.
- c) In the design of community facilities and adjacent public spaces, distinctive placemaking features such as special landscape treatments, signage, banners, seating areas, outdoor games, play structures, public art, water features and interactive displays should be implemented wherever possible that contribute to the image of Aurora and the identity of its communities.
- d) Through the development process, Council shall ensure that human service community facilities are designed to be accessible.

10.3 **Community Hubs**

- a) The co-location of community services in community hubs shall be prioritized in order to facilitate multiple community uses within one

building or site, with the intent to provide improved access to a range of services, integrate services and promote cost effectiveness.

- b) Community hubs and the co-location of community services shall be located in high-traffic and accessible areas with strong active transportation and transit linkages.
- c) The re-purposing of public spaces and former community facilities, including schools and places of worship, should be considered in the development of community hubs.
- d) Community hubs may be supported by a mix of complementary uses, such as small-scale retail and service commercial uses, provided the institutional uses continue to make up the significant majority of the gross floor area within each community hub.

10.4 Elementary and Secondary Schools

- a) Existing schools are considered a crucial component of a complete community, and, as such shall be maintained and operated as schools in the long-term, wherever possible.
- b) ~~New elementary and secondary schools may be permitted within all residential designations and shall be subject to Site Plan Control. New Elementary Schools within the Stable Neighbourhood designation shall be subject to the development criteria established in Section 8 of this Plan.~~
- c) ~~New elementary schools within the Greenfield Residential Area designation shall:~~
 - i. ~~Locate central to their service area, on a Municipal Collector Road and near, but not on a Regional Roads;~~
 - ii. ~~Minimize road cross-overs for children;~~
 - iii. ~~Avoid adverse effects on adjacent residents;~~
 - iv. ~~Relate to the Greenlands System and neighbourhood services;~~
 - v. ~~Have adequate parking for staff and loading spaces for buses;~~
 - vi. ~~have well drained sites suitable for development;~~
 - vi. ~~Be free from environmental or safety hazards such as ponds, railroads or noxious fumes; and,~~
 - vii. ~~Be efficiently used, and urban in nature. Multi-storey buildings and campus configurations with other schools shall be considered.~~

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- d) ~~New Secondary Schools may be permitted within the Greenfield Residential Area designation and shall be subject to Site Plan Control. New Secondary Schools shall:~~
- ~~i. Locate central to their service area, on a Municipal Collector Road or a Regional Arterial Road;~~
 - ~~ii. Relate to transit and the Greenlands System, neighbourhood or community services;~~
 - ~~iii. Provide adequate loading spaces for buses and parking;~~
 - ~~iv. Avoid adverse effects on adjacent neighbourhoods;~~
 - ~~v. Have well drained sites which are suitable for development;~~
 - ~~vi. Be free from safety and environmental hazards such as, noxious gases, ponds, or railway lines; and,~~
 - ~~vii. School sites shall be efficiently used, and urban in nature. Multi-storey buildings and campus configurations with other schools shall be considered.~~
- e) School facilities shall be high quality landmark buildings and shall be compatible with the character of the surrounding community.
- f) New elementary schools shall locate central to their service area, on a Collector Road and near, but not on Regional Roads, to be accessible by residents in more than one neighbourhood.
- g) New secondary schools shall locate central to their service area, on a Collector Road or a Regional Arterial Road;
- h) New elementary and secondary schools shall be designed to:
- i. Minimize road cross-overs for children;
 - ii. Provide for safe and convenient pedestrian access routes between schools and the surrounding residential areas;
 - iii. ~~Avoid adverse effects on adjacent residents;~~
 - iv. Provide buffering with planting and/or fencing from adjacent residential dwellings;
 - v. Relate to the Greenlands System and neighbourhood services;
 - vi. Have adequate parking for ~~staff~~ both vehicles and bicycles and loading spaces for buses;
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- vii. Provide efficient transit, school bus and private automobile drop-off functions to allow the unrestricted flow of through traffic;
 - viii. Provide attractive vistas for collector or local streets;
 - ix. Have relatively level, well drained sites suitable for development;
 - x. ~~Be free from environmental or safety hazards such as ponds, railroads or noxious fumes; and~~
 - xi. Be efficiently used, and urban in nature with consideration given to multi-storey buildings and campus configurations ~~with other schools shall be considered.~~
- i) Elementary and secondary schools shall, where feasible, be located adjacent to areas of the Greenlands System, in areas that optimize pedestrian access ~~and generally shall not be located on roads or on highways with four (4) or more lanes of traffic.~~
 - j) Parking and loading areas will be provided and access points designed in a manner that will minimize conflicts between pedestrian and vehicular traffic and will enhance the aesthetic character of the neighbourhood. Parking and loading areas that are visible from a public road shall be appropriately landscaped to enhance the aesthetic appeal and to screen those facilities from public view while not creating overly screened unsafe environments.
 - k) ~~Future school locations may be approximate. No Amendment to this Plan shall be required if the number or location of such sites change on the basis of the final subdivision layout and population forecasts.~~
 - l) The implementing Zoning By-law and/or Site Plan Agreement shall ensure that adequate parking facilities are available on the lot for the proposed use and parking, where possible, shall not be located in the front yard of any buildings.
 - m) Existing school sites represent important community focal points throughout the Town. This Plan recognizes that some of the existing Secondary and/or Elementary school sites may be deemed surplus by their respective School Boards, and may, therefore, offer opportunities for redevelopment.
 - n) Joint use sites and multiple buildings will be encouraged wherever possible. The Town will work with the School Board to achieve appropriate and efficient site designs, and to maximize services and safety.
 - o) Any redevelopment of an existing school site shall be supported by a comprehensive development plan that encompasses the entire landholding and that shall address the following:
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- i. The potential for ongoing public use of existing buildings, or their replacement with appropriate community facilities, and/or other institutional use;
 - ii. The need for, and protection of public parkland;
 - iii. Replacement of the site's employment function;
 - iv. Urban and architectural design guidelines;
 - v. The protection and preservation of cultural heritage resources;
 - vi. Traffic impact assessment; and,
 - vii. An assessment of the impact of the proposed use on the adjacent community.
- p) Should surplus school site lands become available, Council shall consider the acquisition of the lands in order to meet the needs of the Community such as for a Community Hub or affordable or attainable housing.

10.5 Post-Secondary Institutions

- a) Council will encourage the development of a Post-Secondary Institution within the Town of Aurora.
- b) Lands developed for a comprehensive Post-Secondary Institution Campus ~~shall be designated Major Institutional in this Plan and shall be subject to the preparation of a Campus Master Plan, which should include:~~ A Campus Master Plan shall include:
 - i. A detailed road, block and land use plan that identifies the conceptual layout of the area;
 - ii. A comprehensive streetscape, open space and trails plan that identifies the function, design and treatment of all the road types/trails and the location of all public sidewalks. This component of the Campus Master Plan will also include a detailed layout and description of the proposed parks, trails, parkettes and stormwater management facilities, including preliminary design schemes for each;
 - iii. Urban design and architectural control guidelines;
 - iv. Any required Environmental Impact Study; and,
 - v. Any other study considered appropriate by Council to ensure that the requirements for a complete application have been met, and that the facility is designed and developed comprehensively.

10.6 Places of Worship

- a) ~~New places of worship may be subject to Site Plan Control and may be subject to a Zoning By-law Amendment.~~
- b) ~~New places of worship within the Stable Neighbourhood Area Designation shall conform with the policies in Section 8 of this Plan.~~
- c) Places of worship shall provide parking for both vehicles and bicycles, amenity areas and buffering with planting and/or fencing from adjacent residential dwellings. Parking should not be permitted in the front yard of any building.
- d) Places of worship shall be high quality landmark buildings and shall be compatible with the character of the surrounding community.

10.7 Child Care Facilities

- a) Child care facilities may be permitted within any residential designations ~~and shall be subject to Site Plan Control.~~
- b) ~~New child care facilities with the Stable Neighbourhood Area Designation shall conform with the policies in Section 8 of this Plan.~~
- c) Child care facilities shall be limited in size, must include an outdoor play area that includes natural or built shade structures, must be well buffered from adjacent residential uses and shall be compatible with the character of the surrounding community.
- d) Adequate parking and drop-off/pick-up facilities shall be provided and parking should not be located in the front yard of any building.

11.0 ADVANCING THE ECONOMY

At a community level, economic development is a process that influences and shapes the growth of an economy and attempts to improve economic well-being through job creation, job retention, tax base enhancements and overall improvements to the quality of life of residents. Employment lands and activities are a vital component of the City's economic growth and resilience. This Plan seeks to promote economic development efforts to support a diversified economic base and well-defined commercial hierarchy, encourage a competitive business environment and ultimately advance and sustain Aurora's long- term economic prosperity.

11.1 Economic Development Objectives

- a) Promote sustainable economic growth, local employment opportunities and diversification of the employment base.
- b) Promote the continued evolution of full and viable range of commercial centres, at the regional, community and convenience level and service commercial areas to help meet the material, social and employment needs of the people in Aurora.
- c) Promote opportunities for residents and employees to live, work and shop in Aurora.
- d) Ensure that employment lands are protected to accommodate projected employment growth.
- e) Recognize the important relationship between planning, economic development, and environmental preservation in sustainable development and healthy communities.
- f) Ensure that employment lands are used to their fullest and highest potential.
- g) Encourage private/public partnerships as a vehicle for achieving economic goals.
- h) Utilize the Town's Economic Development Strategy as an important tool to implement key policy goals and objectives.

11.2 Economic Development Policies

- a) Council shall support and promote long-term economic growth and diversification. Opportunities may include:
 - i. Providing and protecting lands for a variety of economic and employment functions;
 - ii. Supporting the retention of existing businesses and their local

expansion opportunities.

- iii. Fostering community economic development through partnerships, strategies and economic programs;
 - iv. Attracting and retaining private business investment by ensuring that Aurora continues to evolve as a complete community;
 - v. Attracting prestige small and large scale office development, maximizing the potential for the local labour force to live and work in Aurora;
 - vi. Attracting and supporting the development of the advanced manufacturing, green industry, interactive media sectors, medical research and development and high-tech industries;
 - vii. Attracting appropriate post-secondary educational facilities;
 - viii. Encouraging tourism through the protection and promotion of cultural and natural heritage resources and the Aurora Promenade;
 - ix. Building, enhancing and maintaining high quality municipal services and infrastructure;
 - x. Providing efficient and convenient transportation options for people and goods;
 - xi. Ensuring high quality, efficient and coordinated utilities, services and technological infrastructure;
 - xii. Identifying and implementing opportunities to streamline and expedite development approvals through the pre- consultation process and assigning of dedicated staff to specific projects;
 - xiii. Encouraging Community Energy Plans as a tool to leverage economic development; and,
 - xiv. Monitoring and identifying opportunities for employment land intensification.
- b) Council shall undertake an annual review of the Town's Economic Development Strategy to confirm objectives are being met and to respond to new opportunities as they arise.

11.3 Employment Areas

- a) Employment opportunities are a key component of a complete community. Lands identified as 'Employment Areas' within this Plan are intended to accommodate a full range of employment opportunities including industrial and office uses to meet the long- term needs of the

Town of Aurora. It is also important to note that the Aurora Promenade and Major Transit Station Area will continue to play a key role in the provision of an array of employment opportunities in a mixed-use context.

- b) The following designations address the Town's more specific 'Employment Areas' categories, as identified on **Schedule 'A' 'B'**:
 - i. General Industrial;
 - ii. Light Industrial/Service Designation; and,
 - iii. Business Park. ~~uses within OPA 30 and OPA 73.~~
- c) Existing Employment Areas shall be protected and planned for similar uses to ensure new jobs can be accommodated within the Town as it continues to grow.
- d) The Employment Area designations meet the definition of Employment area in the Growth Plan for the Greater Golden Horseshoe and are subject to the growth management and conversion policies of this Plan, as well as applicable Provincial legislation and policy statements.

11.3.1 Objectives

The following objectives and policies establish the framework for development decisions in the 'Employment Areas.'

- a) To encourage development of employment generating land uses in consideration of service infrastructure allocation.
- b) To identify locations to accommodate an adequate supply of serviced land for employment-related uses, and to establish policies to guide employment-related development.
- 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, such as limiting the amount and size of ancillary uses to a maximum of 20% of total employment in the employment land area.
- d) To minimize and mitigate conflicts with adjacent or nearby sensitive land uses.
- e) To achieve the highest design standards possible for employment-related development.
- f) New development in Employment Areas shall achieve an average minimum density of 40 jobs per hectare in the developable area.

11.4 General Employment Area Policies

a) Conversion Policies

- 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:~~

- ~~• there is a demonstrated need for the conversion, including a detailed review of any significant shortfall in the inventory of land designated for the proposed land use;~~
- ~~• the lands are not required over the long term for the employment purposes for which they are designated and that the municipality will meet the employment forecasts allocated to the municipality pursuant to this Plan;~~
- ~~• the conversion will not jeopardize the ability of the Town to achieve the Town-wide activity rate of 1 job for every 2 residents;~~
- ~~• the conversion will not adversely affect the overall viability of the area designated Employment Area;~~
- ~~• there is existing or planned infrastructure to accommodate the proposed conversion;~~
- ~~• cross-jurisdictional issues have been considered;~~
- ~~• the proposed use is compatible with adjacent land uses; and,~~
- ~~• there is no past on-site contamination that would negatively impact the proposed use or future users of the site.~~

- ii. Notwithstanding 10.4 a) i) (above), until the next Municipal Comprehensive Review, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided:

- There is a need for the conversion;
- The proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets set out in A Place to Grow: Growth plan for the Greater Golden Horseshoe, nor its policies;

- There are existing or planned infrastructure and public service facilities to accommodate the proposed uses;
- The conversion maintains a significant number of jobs on those lands through the establishment of development criteria; and
- The conversion does not include any part of an employment area identified as a provincially significant employment zone unless the part of the employment area is located within a major transit station area as delineated in accordance with A Place to Grow: Growth plan for the Greater Golden Horseshoe.

b) Brownfield Site Re-Use

- i. Where there is evidence or perception that a site may be contaminated due to the previous use of the property, Council shall require that a Soils Study in accordance with provincial guidelines for the decommissioning and clean up of Brownfield sites be submitted along with an application for development.
- ii. Development of any Brownfield site shall not be permitted until the site is decommissioned or cleaned up to the level required for proper use and to the satisfaction of Council and any other applicable approval authority.
- iii. Council may consider the preparation of a Community Improvement Plan to assist in the cost of site remediation, in accordance with the relevant policies of the Planning Act.

c) Urban Design

- i. In the review of development applications, Council shall ensure conformity with the Urban Design Policies of this Plan, and shall ensure that the following general site development criteria are implemented:
 - Buildings shall be street-front oriented and provide direct street access for pedestrians where possible;
 - Parking and loading areas shall be sited to the side or rear of the lot and where they are located in the front, they will include appropriate landscaping to mitigate their visual impact;
 - High quality landscape treatment shall be provided throughout the Employment Area;
 - Building form and siting shall minimize the impacts of noise, wind and shadows and shall enhance views of landmark buildings, parks and open space linkages;

- Refuse collection areas shall be fully enclosed. These areas and loading areas shall be unobtrusive and screened and shall generally be located at the side or the rear of the building;
 - Rooftop equipment shall be unobtrusive, sound attenuated and screened from view in accordance with **Section 5.4.a.vi 4.2.f and 5.7** of this Plan;
 - Where open storage is permitted, it shall be unobtrusive and screened, and shall generally be located at the rear of the building;
 - Common vehicular access and internal circulation including service lanes connecting abutting properties shall be provided wherever possible; and
 - Buildings shall be the properly siteding with and high quality design of buildings and landscaping at prominent or highly visible locations.
- ii. ~~Council will promote building and site design that will reduce the incidence of crime through the implementation of Crime Prevention Through Environmental Design (CPTED) principles including natural surveillance, natural access control, territorial reinforcement and space assessment. Council shall have regard for the principles of CPTED in their review of all development applications.~~
- iii. ~~Council is committed to environmentally sensitive building design and construction. Council will require the use of green building technologies as per the policies of this Plan.~~

11.5 **Greenfield Employment Area Designation**

11.5.1 **Intent**

- a) ~~The Greenfield Employment Area designation shall apply on lands where new greenfield employment generating development is planned to take place. It is the intention of this Plan that areas designated Greenfield Employment Area will be used primarily for prestige employment uses, offices, research and development and/or manufacturing facilities. The Greenfield Employment Area designation is also intended to provide growth areas for future employment generating development.~~
- b) ~~For lands designated Greenfield Employment Area, that are subject to an existing, approved Secondary Plan, the policies of this Plan and the relevant approved Secondary Plan shall apply. Where policies of this Plan conflict with the approved Secondary Plan, the policies of the approved Secondary Plan shall prevail~~
- c) ~~The following existing, approved Secondary Plans are recognized by this~~

~~Plan, and are identified on Schedule 'B':~~

~~i. OPA 30.~~

~~d) Where lands are designated Greenfield Employment area on Schedule 'A' and where no Secondary Plan has been approved, it shall be a requirement of this Plan that no new development shall be permitted until such time as a Secondary Plan has been approved.~~

~~e) Where a Secondary Plans is required, it shall include:~~

~~i. minimum density requirements and targets established by the Region and the Province;~~

~~ii. the establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;~~

~~iii. policies that sequence development in an orderly way, coordinated with the provision of human services, transit and other infrastructure;~~

~~iv. policies to ensure excellence in urban design and sustainable construction methods;~~

~~v. requirements to reduce and/or mitigate urban heat island effects, by considering the use of green and white roofs, shade trees and light coloured surface materials;~~

~~vi. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for landscaping;~~

~~vii. policies to ensure natural and recreational connections and enhancements to and within local and Regional Greenlands Systems;~~

~~viii. other policies to require innovative approaches to urban stormwater management, including low impact development, green roofs, water capture and reuse and alternatives to conventional retention ponds;~~

~~ix. a mobility plan that addresses criteria established by the York Region Official Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities; and,~~

~~x. 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.~~

~~f) The following general requirements should be met:~~

- ~~i. business Park areas shall be highly visible and accessible;~~
- ~~ii. offices shall be developed in low to mid-rise buildings;~~
- ~~iii. accessory uses shall be generally limited to 20% of the total floor area of the principle use. All accessory uses shall be clearly subordinate to and directly related to the functioning of the permitted use;~~
- ~~iv. activities and operations associated with industrial uses shall be primarily within enclosed buildings;~~
- ~~v. all new development shall be subject to Site Plan Control;~~
- ~~vi. permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact adjacent land uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and, potentially, limited accessory outdoor storage; and,~~
- ~~vii. all new development within the Greenfield Employment area designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.~~

11.6 Existing Employment – General Industrial Designation

11.6.1 Intent

- a) The General Industrial designation ~~shall apply~~ applies to the existing, older industrial areas in the Town including areas along the Industrial Parkway North and South. The ~~'Existing Employment – General Industrial'~~ designation is intended to ensure the long-term protection and continued evolution of existing, older industrial areas.

11.6.2 Permitted Uses

- a) Permitted uses on lands identified as General Industrial on **Schedule 'A' 'B'** include:
 - i. Manufacturing, assembly, fabrication, processing, warehousing, storage of goods and materials, transportation, transit and railway related uses, automotive repair facilities and public garages, utilities and wholesaling, printing establishments, and limited accessory office and retail uses which shall not detract from the character of the industrial area;
 - ii. Business and professional offices and accessory uses shall also be permitted, with the exception of medical offices;
 - iii. Industrial uses which require outdoor storage and processing shall be permitted provided the outdoor storage and display

areas are not visible from roadways, park or residential areas. All ~~outdoor storage of goods, materials and equipment will be permitted in accordance with zoning provisions relating to storage, location, buffering, screening and landscaping requirements;~~

- iv. Accessory uses, which are subordinate to and directly related to the functioning of a permitted use may be permitted, provided it occupies less than 20% of the total floor area. Limited accessory retail sales may be permitted in accordance with zoning provisions; and,
- v. Limited institutional and recreational uses may be permitted. Adult entertainment uses may be permitted in accordance with **Section 10.6.3.i** of this Official Plan, zoning and Town licensing bylaws.

11.6.3 Development Policies

- a) Council shall ensure that appropriate sites are provided for a range of general industrial uses and their accessory and support functions and encourage the intensification and redevelopment of existing sites where appropriate.
- b) All new development shall be subject to Site Plan Control.
- c) Development of a site, including enlargements or replacements of existing facilities, with an existing executed Site Plan Agreement shall be subject to Site Plan Control.
- d) Enlargements of existing facilities of a site without an executed Site Plan Agreement that would involve an expansion of the floor area by more than 15 percent of the existing Gross Floor Area, shall be subject to Site Plan Control in accordance with the Town of Aurora Site Plan Control By-law.
- e) Permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact adjacent land uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and limited accessory outdoor storage. These uses may be situated in proximity to commercial and residential uses or other designations provided that suitable buffering measures are undertaken to minimize any undue, adverse impacts.
- f) All new development within the 'Existing Employment – General Industrial' designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.
- g) ~~Accessory uses should be clearly subordinate to and directly related to the functioning of a permitted use. Some limited accessory retail and accessory automobile sales may be considered in association with uses~~

~~with restrictions on the location and size of such uses implemented in the zoning by-law.~~

~~Generally no more than 20% of the total floor area shall be used for accessory retail uses.~~

- h) The redevelopment of contaminated lands within the 'Existing Employment— General Industrial' area shall be undertaken in accordance with the necessary environmental audit requirements of the Ministry of the Environment.
- i) New adult entertainment uses shall be subject to rezoning with adequate separation from residential areas, institutional and recreational facilities. Such new uses must be located a minimum of 800 metres from another adult entertainment use. The Town should further provide for adult entertainment uses through its licensing by-laws to ensure adequate separation and minimal impacts to adjacent uses.

11.7 Existing Employment— Light Industrial/Service Business Park Designation

11.7.1 Intent

- a) The '~~Existing Employment Light Industrial/Service~~' 'Business Park' designation is intended to accommodate a broad range of high quality employment opportunities as well as a variety of supporting service commercial uses and retail uses. of a quasi-industrial nature within The Town's existing Business Park designation employment areas, including areas includes those lands along the Industrial Parkway North and South and in the Aurora East Employment Areas. In addition, new development within the Light Industrial/Service designation shall conform with the General Employment area policies, and all other applicable policies of this Plan.

It is intent of the Business Park designation to ensure that employment lands are used to their fullest and highest potential and ~~As well as To~~ ensure that employment lands are protected to accommodate projected employment growth.

The Business Park designation is also intended to maximize the advantages of the exposure to Highway 404 and promote business and professional offices in higher density and taller buildings abutting the Highway 404 frontage. The interior locations will accommodate lower order prestige industrial uses, with larger building footprints and larger parking lots and loading facilities.

11.7.2 Permitted Uses

- a) The Business Park designation permits an integrated mix of employment activities and businesses that occur within highly visible buildings and on sites, that are designed and landscaped to present a high quality,

~~prestige image.~~ Permitted uses on lands identified as 'Existing Employment' – Light Industrial/Service on **Schedule 'A' 'B'** include:

- i. Business and professional office/research uses of all types;
 - ii. Industrial and manufacturing uses;
 - iii. Warehouse facilities, limited distribution centers and enclosed storage including self-storage units;
 - iv. Industrial supply and service and contractor sales;
 - v. Micro-industries that support non-noxious uses such as beverage brewing, wine-making and commercial baking;
 - vi. Automotive and recreational vehicle related uses including: service and rental, parts sales, gas bars, car washes, service stations and auto body repair;
 - vii. Service commercial uses;
 - viii. Commercial recreational facilities;
 - ix. Hotel and conference uses;
 - x. Public and/or private educational facilities;
 - xi. Ancillary/accessory retail functions directly related to the industrial, manufacturing and/or office uses;
 - xii. Parks and recreation uses;
 - xiii. Public uses and public and private utilities;
 - ~~xiv.~~ Child care facilities; ~~and,~~
 - xv. Wholesale facilities; ~~and,~~
 - xvi. Accessory uses clearly subordinate to and directly related to the functioning of a permitted use.
- b) Lands designated Business Park east of Leslie Street may be approved to also permit the following uses, subject to the review of a specific development proposal and rezoning, pursuant to the provisions of this Plan:
- i. Private and commercial schools;
 - ii. Community facilities;
 - iii. Banks or other financial institutions;

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- iv. Places of worship;
 - v. Sports, health and fitness recreational uses;
 - vi. Banquet halls; and,
 - vii. Entertainment uses and night clubs, where internally integrated as a component of an office building or hotel or other compatible and complementary use.
- c) Industrial uses and other employment activities including such business activities as manufacturing, assembly, fabrication, processing, warehousing and storage of goods and materials are permitted within the Business Park designation provided they occur within buildings and on sites that have a high quality, prestige design standard. Accessory office uses will be permitted provided they are on the same lot and related to the main industrial use. Ancillary retail uses are permitted within this designation, provided that such retail uses are clearly accessory to the main permitted use and that the area from which the retail sale occurs is clearly separate from the area where the industrial use is carried out. Uses likely to cause air pollution, odour, or excessive noise shall be prohibited.
- d) The following uses shall be prohibited in the Business Park designation:
- i. Outdoor storage;
 - ii. Auto commercial uses;
 - iii. Automobile service stations;
 - iv. Car washes;
 - v. Automobile repair uses;
 - vi. Autobody paint and repair; and,
 - vii. Retail uses involving accessory outdoor storage and/or display of merchandise.

11.7.3 Development Policies

- a) Council shall ensure that appropriate sites are provided for a range of light industrial uses and their accessory and support functions and encourage the intensification and redevelopment of existing sites where appropriate.
- b) ~~All new development shall be subject to Site Plan Control.~~
- c) Development of a site, including enlargements or replacements of existing facilities, with an existing executed Site Plan Agreement shall be subject to Site Plan Control.

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- d) Enlargements of existing facilities of a site without an executed Site Plan Agreement that would involve an expansion of the floor area by more than 15 percent of the existing Gross Floor Area, shall be subject to Site Plan Control in accordance with the Town of Aurora Site Plan Control By-law.
 - e) Permitted uses shall be designed to be compatible with their surrounding land uses. Permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact adjacent sensitive land uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and limited accessory outdoor storage. These uses may be situated in proximity to commercial and residential uses or other designations provided that suitable buffering, setbacks and receptor-based mitigation measures are undertaken to minimize any negative impacts. Development proposals impacting adjacent and sensitive land uses may be required to carry out relevant technical studies related to air, noise and/or vibration, to the satisfaction of the Town.
 - f) ~~All new development within the 'Existing Employment – Light Industrial/Service' designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.~~
 - g) ~~Accessory uses should be clearly subordinate to and directly related to the functioning of a permitted use. Some limited Accessory retail and accessory automobile sales permitted by Policy 10.7.2 xi. shall be~~ may be considered in association with permitted uses with subject to restrictions on the location and size of such uses implemented in the zoning by-law and provided ~~Generally~~ no more than 20% of the total floor area ~~shall be~~ is used for accessory retail uses.
 - h) The redevelopment of contaminated lands within the ~~'Existing Employment – Light Industrial/Service'~~ Business Park area shall be undertaken in accordance with the necessary environmental audit requirements of the Ministry of the Environment.
 - i) To ensure a high quality of development, the Town shall have regard for the following: ~~planning considerations, and the Urban Design guidelines to be developed in accordance with Section X 3.1.2 and Section X 3.9 of this Plan;~~
 - i. Site planning of buildings, parking areas, access driveways, loading areas, landscaped areas and walkways, in a manner that enhances the campus-like setting of the Business Park;
 - ii. Building and site design aimed to achieve a harmonious relationship with the surrounding natural environment and topography;
 - iii. On-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading spaces, building entrances,
-

adjacent streets, and possible future transit routes;

- iv. The establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;
- v. Lot grading and drainage; and,
- vi. Design and location of signs and external lighting.
- j) Development in the Business Park designation shall display high design standards and shall include uses such as corporate head office, research and development facilities. The visual attractiveness and consistent image of such areas are of prime importance.
- k) Restaurants, retail and service commercial activities will be strictly controlled by the implementing Zoning By-law. ~~Other industrial uses and employment activities are also permitted within the Business Park designation subject to the more specific policies in Section 3.5.2.~~

11.8 Business Parks Uses

11.8.2 Permitted Uses

~~The Business Park designation permits an integrated mix of employment activities and businesses that occur within highly visible buildings and on sites, that are designed, and landscaped to present a high quality, prestige image.~~

- a) Permitted uses include:
 - i. Business and professional offices;
 - ii. Hotels and conference facilities;
 - iii. Limited retail and service commercial uses;
 - iv. Research, development, training facilities and laboratory uses;
 - v. Scientific, technological or communications establishments;
 - vi. Institutional uses including government services compatible with and complementary to the planned function and policies of the designation;
 - vii. Daycare centres;
 - viii. Conference centres;
 - ix. Manufacturing facilities;
 - x. Accessory uses, which are subordinate to and directly related to the functioning of a permitted use, and less than 20% of the gross

floor area;

- xi. Prestige industrial uses, including enclosed warehouses, and limited distribution services; and
 - xii. Industrial and other employment uses.
- b) Lands designated Business Park may be approved to also permit the following uses, subject to the review of a specific development proposal and rezoning, pursuant to the provisions of this Plan:
- i. Private and commercial schools;
 - ii. Community facilities;
 - iii. Banks or other financial institutions;
 - iv. Places of worship;
 - v. Sports, health and fitness recreational uses;
 - vi. Banquet halls; and
 - vii. Entertainment uses and night clubs, where internally integrated as a component of an office building or hotel or other compatible and complementary use.
- c) Limited retail sales and service commercial uses may be permitted as part of a hotel, a motel or an office building subject to satisfying the following criteria:
- i. The retail sales or service commercial use shall be designed as an integral part of and located internal to the hotel, motel or office building;
 - ii. Primary access shall be provided from the interior lobby of the building
 - iii. Retail sales in an office building shall be limited to convenience goods necessary to serve the occupants;
 - iv. Retail sales in a hotel or motel shall be those normally and customarily provided to cater to the exclusive needs of hotel or motel patrons; and
 - v. Personal services shall be limited to those generally servicing businesses and employees within the business park designation such as barbershops, beauty salons and dry cleaning pick up establishments.
- d) Industrial uses and other employment activities including such business

~~activities as manufacturing, assembly, fabrication, processing, warehousing and storage of goods and materials are permitted within the Business Park designation provided they occur within buildings and on sites that have a high quality, prestige design standard. Accessory office uses will be permitted provided they are on the same lot and related to the main industrial use. Ancillary retail uses are permitted within this designation, provided that such retail uses are clearly accessory to the main permitted use and that the area from which the retail sale occurs is clearly separate from the area where the industrial use is carried out. Uses likely to cause air pollution, odour, or excessive noise shall be prohibited.~~

- e) ~~The following uses shall be prohibited in the Business Park designation:~~
 - i. ~~Commercial "self storage" warehouses;~~
 - ii. ~~Outdoor storage;~~
 - iii. ~~Auto-commercial uses;~~
 - iv. ~~Automobile service stations;~~
 - v. ~~Car washes;~~
 - vi. ~~Automobile repair uses;~~
 - vii. ~~Autobody paint and repair; and~~
 - viii. ~~Retail uses involving accessory outdoor storage and/or display of merchandise.~~
- f) ~~Permitted uses shall not emit noticeable or noxious noise, dust, or air emissions which negatively impact adjacent land uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and, potentially, and limited outdoor storage provided that it is appropriately screened from any roads or properties within other land use designations;~~
- g) ~~Development of lands in the Highway 404 Business Park designation which fall within the Oak Ridges Moraine Planning Area are recognized by this Secondary Plan as occurring within a significant and sensitive area. Planning and development considered in this area shall comply with the Oak Ridges Moraine Legislation and the Oak Ridges Moraine Conservation Plan~~

11.8.3 Development Policies

- a) ~~To ensure a high quality of development, the Town shall have regard for the following planning considerations, and the Urban Design guidelines to be developed in accordance with Section X 3.1.2 and Section X 3.9 of this Plan:~~

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- i. ~~Site planning of buildings, parking areas, access driveways, loading areas, landscaped areas and walkways, in a manner that enhances the campus-like setting of the Business Park;~~
 - ii. ~~Building and site design aimed to achieve a harmonious relationship with the surrounding natural environment and topography;~~
 - iii. ~~On-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading spaces, building entrances, adjacent streets, and possible future transit routes.;~~
 - iv. ~~The establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;~~
 - v. ~~Lot grading and drainage; and~~
 - vi. ~~Design and location of signs and external lighting.~~
- b) ~~It is intended that restaurants be developed within hotel, motel or office buildings. Where free-standing restaurants are proposed, Council shall consider those applications based on the following:~~
- i. ~~The proposal will not result in an undesirable concentration of such uses;~~
 - ii. ~~The proposal will not create problems regarding traffic congestion, site access or on-site traffic circulation; and~~
 - iii. ~~The proposed building and site design of the restaurant is consistent with the character and quality of development in the Business Park.~~
- g) ~~Development in the Business Park designation shall display high design standards and shall include uses such as corporate head office, research and development facilities. The visual attractiveness and consistent image of such areas are of prime importance. Restaurants, retail and service commercial activities will be strictly controlled by the implementing Zoning By-law. Other industrial uses and employment activities are also permitted within the Business Park designation subject to the more specific policies in Section X 3.5.2.~~
- h) ~~Business Park lands shall be planned, designed and built in an integrated campus-like setting to create a striking built presence on Highway 404 and Wellington Street East. Building and landscape design shall facilitate the establishment of distinctive, landmark buildings.~~
- i) ~~All permitted uses shall be carried out entirely within wholly enclosed buildings.~~
- j) ~~The number of access points from individual lots to public roads shall be~~

~~minimized. Shared access and internal connections between multiple lots is encouraged.~~

- ~~k) — Parking requirements shall be accommodated within parking structures, wherever possible. Outdoor, at grade parking lots shall be adequately landscaped to ensure the high quality and prestigious character of development within this Designation is maintained or enhanced.~~
- ~~l) — Where a rear or exterior lot line abuts a public road or Provincial Highway, public open space, special landscaping/building treatments shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view.~~
- ~~m) — Where any development abuts lands designated Environmental Protection Area, landscaping/building treatments shall be required to ensure that the use is appropriately screened and any undue adverse impacts are appropriately mitigated. In these locations, a landscaped buffer strip shall be included.~~
- ~~n) — Where possible and feasible, buildings and/or innovative grading/landscaping rather than retaining walls, shall be utilized to accommodate site slope conditions.~~

11.9 Existing Employment – Brownfield Industrial

11.9.1 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.~~

11.9.2 Permitted Uses

- ~~a) — In accordance with Section 10.6.2.~~

11.9.3 Development Policies

- ~~a) — In accordance with Section 10.6.3.~~

11.9.4 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.~~

11.10 Commercial Areas

11.10.1 General Policies for Commercial Areas

- a) Locate commercial centres at strategic intersections appropriate to the function of the centre and where there is adequate transportation infrastructure to service the centre.
- b) Locate commercial developments along Local Corridors to serve the shopping and service needs of residents, businesses and employees.
- c) ~~Take advantage of unique geographic, social and development conjunctures to meet the goals and objectives of this Plan through site specific policies.~~
- d) Existing motor vehicle service commercial uses including gas bars and service stations, car washes and establishments for repairs shall be permitted to continue in all commercially designated areas. New uses shall be directed to Service Commercial Areas.
- e) Where any commercial use is permitted adjacent to residential uses or as part of a mixed-use development, consideration shall be given to the nature of the commercial use to ensure minimal impacts. Appropriate uses and provisions shall be provided in the implementing zoning by-law in such instances to ensure compatibility and minimize impacts.
- 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.”~~
- h) Ensure that Commercial Centres provide evidence of adequate sanitary and storm sewer, water and transportation capacity ~~and comply with all relevant policies of this Plan.~~
- i) Council may require proponents of commercial development to undertake supporting studies such as transportation, market, social, environmental or design studies.

11.10.2 Objectives

- a) Ensure the economic and functional viability and appropriate design of commercial centres. ~~in accordance with Section 3.0.~~

- b) Enhance the accessibility, diversity, uniqueness and the sense of vitality, safety and community of commercial centres.
- c) Ensure that expansions to Commercial designations do not create an undue, adverse impact on the vitality, viability and planned function of the Aurora Promenade.
- d) Ensure that the location and design of a regional commercial facility strengthens Aurora's economy and sense of community.
- e) Ensure that all commercial developments:
 - i. Are designed to function as effective pedestrian-oriented centres through the coordinated design of pedestrian, transit, cycling and vehicular access and parking components;
 - ii. Meet the highest standards of conceptual building design, siting, massing and public access and off street loading;
 - iii. Do not encroach or negatively impact adjacent neighbourhoods and are adequately separated from residential areas;
 - iv. Are subject to site plan approval; and,
 - v. are developed in accordance with the Urban Design policies of this Plan.

11.11 Major Retail Centre Designation

11.11.1 Intent

- a) The intent of the Major Retail Centre designation is concentrate significant groupings of regional-serving retail and service commercial uses, including large format retail uses, along the north side of Wellington Street East, between Highway 404 and Leslie Street as shown on **Schedule 'C' 'B'**.

11.11.2 Permitted Uses

- a) Permitted Uses within the Major Retail Centre designation shall include:
 - i. A department store as an anchor along with a full range of complementary retail and service commercial uses;
 - ii. Recreational uses;
 - iii. Cultural and entertainment uses;
 - iv. Office uses;
 - v. Institutional uses; and,

- vi. Hospitality service uses.
- b) Commercial uses are anticipated to include a mix of large- floorplate, mid-size and smaller operators.

11.11.3 Development Policies

- a) The Major Retail Centre designation policies should be read in conjunction with the general policies for all Commercial Areas.
- b) There shall be a minimum of two (2) primary (large-floorplate) retail operators having a minimum commercial floor area of 9,300 sq. m. and 7,000 sq. m. respectively; and,
 - i. The maximum aggregate commercial floor area for the Major Retail Centre component shall be approximately 50,200 sq. m.
- ~~c) Development of regional-serving retail commercial uses shall occur on a phased basis. Appropriate phasing details shall be established on a site-specific basis through implementing zoning provisions.~~
- d) The primary uses shall be regional-serving in nature. The number and size of smaller retail uses (under 370 square metres) shall be controlled through the implementing site specific zoning by-law.
- ~~e) It is not the intent of this Plan that the uses replicate or impair the planned functions of other existing commercial areas within the Town. In this regard certain uses such as liquor stores and beer stores are not permitted uses at this time in order to encourage these uses continue to provide anchor functions within the Yonge Street retail area. A beer store or liquor store may be established without an amendment to this Plan, if it is additional to any beer store or liquor store that exists in the Yonge Street retail area or if such use no longer exists in the Yonge Street retail area. Any proposal to permit a beer store or a liquor store may be considered through an application to the Committee of Adjustment.~~
- f) The development of the subject lands shall be consistent with the Wellington Street East Corridor (Area 2B) Urban Design Guidelines prepared by Brook McIlroy Inc. dated November 2002 and more specifically with the Aurora Gateway Business Park Urban Design Guidelines prepared by Turner Fleischer Architects Inc. dated May 2, 2005. The development of the lands shall be subject to a site plan agreement that shall be reviewed in accordance with the Urban Design Guidelines to ensure pre-eminent site, building and landscape design. The master plan included within the Urban Design Guidelines is conceptual and may be revised during the site plan process provided such revisions are in accordance with the objectives of the Guidelines.
- g) The development of the site as implemented through a site plan agreement shall promote efficient on-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading

spaces, building entrances, adjacent streets, and future transit routes, having specific regard for the business park/office component.

- h) Development should be designed to support redevelopment and/or retrofitting.

11.12 Community Commercial Centre Designation

11.12.1 Intent

- a) Commercial Centres shown on **Schedule 'C' 'B'** are intended to provide for a full range of retail and service commercial uses to serve the wider residential community.

11.12.2 Permitted Uses

- a) Permitted use in the Community Commercial Centre designation shall include full range of retail and service commercial uses including:
 - i. Food stores;
 - ii. Convenience stores;
 - iii. Retail stores;
 - iv. Personal service shops;
 - v. Drug stores and pharmacies;
 - vi. Offices;
 - vii. Hotels;
 - viii. Places of entertainment;
 - ix. Studios;
 - x. Recreational and health establishments;
 - xi. Restaurants
 - xii. Personal services
 - xiii. Places of religious assembly;
 - xiv. Public or institutional uses;
 - xv. Specialty stores; and,
 - xvi. Service stations.
- c) Residential uses above or to the rear of commercial uses shall be

permitted in accordance with **Section 11.12.3** ~~40.12.3~~ of this Plan.

- d) Uses prohibited in a Community Commercial Centre designation generally include automobile service stations, car washes, automobile repair uses, and large scale retail warehouses catering to a regional market. However, in the northeast and southeast corners of the Wellington-Leslie intersection automobile service stations and accessory car washes are permitted, subject to the following:
 - i. Development shall be of a very high quality and shall have regard for **Section 5** of this Plan ~~3.9~~;
 - ii. Building and site design of service stations shall be designed to acknowledge the broader context of the Community Commercial and Business Park designations;
 - iii. A limited amount of retail goods and services and fast-food restaurant uses are permitted provided such uses are located within and accessory to the kiosk associated with the automobile service station.

11.12.3 **Development Policies**

- a) The Community Commercial Centre designation policies should be read in accordance with the general policies for all Commercial Areas.
- b) Where there is conflict between the policies of the Community Commercial Centre designation and the Aurora Promenade policies in **Section 9** ~~44~~ of this Plan, the Aurora Promenade policies in **Section 9** ~~44~~ shall prevail.
- c) Community Commercial Centres shall provide for a full range of retail and service commercial uses, containing large single users or clusters of smaller users or a combination of both for up to 150,000 square metres ~~feet~~.
- d) The Community Commercial centres should include a food store component as part of the centre.
- e) The location of community commercial centres shall be at major transportation and transit routes. They shall be focused at nodes and centres which provide a broad range of goods and services and include specialized areas ~~such as the Historic Core, and sub-regional centres such as Bayview and Wellington.~~
- f) Community Commercial Centres should be easily accessible to the population in the community to be served and provide convenient pedestrian, cycling and transit access.
- g) The Community Commercial Centres should be ~~at central locations accessible by~~ located along arterial roads or at or near major

intersections.

- h) Community Commercial Centres should consist of a grouping of retail and service commercial functions occupying a single site or consist of the integration of a number of smaller sites which share common features including access, landscaping, parking and signage.
- i) To strengthen the economic viability of Community Commercial Centres:
 - i. Where a major expansion to an existing community commercial centre or the creation of a new centre is proposed, a market feasibility and impact study shall be required to ensure that there are no negative significant impacts to the planned function of other commercial centres; and,
 - ii. Planning, transportation, design or other impact studies shall be required where the scale or context of the development warrants supporting studies.
- j) In considering the development and redevelopment of Community Commercial Centres, Council shall:
 - i. Encourage infill and intensification including the potential for mixed use with residential above the first storey of retail or to the rear, as well as the consolidation of existing centres;
 - ii. Encourage the co-ordination of pedestrian and vehicular access, parking, setbacks, landscaping, lighting and signage with redevelopment of centres;
 - iii. Ensure high urban design, building and maintenance standards;
 - iv. Ensure high standards of construction and maintenance of public components such as sidewalks, roadways, landscaped median strips, public street furniture and signage; and,
 - v. Consider reduced parking requirements for residential units above or at the rear of commercial uses and/or a cash-in-lieu contribution for parking where conditions such as alternative parking and transit service warrant.
- k) Development Agreements for sites within Community Commercial Centres shall establish comprehensive design schemes that implement:
 - i. A height limitation of 5 storeys, including bonusing;
 - ii. Co-ordinated design of the development within the context of the centre including:
 - Setbacks from the street

-
- Facade treatment;
 - Signage;
 - Street furniture;
 - Lighting;
 - Landscaping; ~~and~~,
 - Off-street parking and loading, and
 - Pedestrian, cycling, transit and vehicular access.
- iii. Minimum display window space along front facades;
 - iv. Burying overhead wiring, where feasible;
 - v. Continuous and convenient pedestrian access throughout the centre, including protection from inclement weather with canopies or arcades at entrances and along storefront facades;
 - vi. Special importance of high urban design standards at arterial intersections from which automotive service stations shall be excluded;
 - vii. Residential and office uses above or at the rear of the first floor which are compatibly designed and subject to site specific zoning;
 - viii. Outside storage or display of goods shall not be permitted;
 - ix. Screening from roads and from residential uses, of unsightly site elements such as loading, parking, refuse storage areas, transformers and roof mechanical equipment or gaps in development; and
 - x. Provision of a landscaped buffer such as grass strips, trees or shrubs and or decorative screens, walls or fences, along arterial and collector road frontages and between adjacent residential uses.
- l) Mixed use developments which permit a substantial residential component shall be implemented through specific zoning by-laws and site plan agreements. Such by-laws and agreements shall prevent conflict between the different uses within and adjacent to the site by requiring:
 - i. Compliance with maximum heights and densities of the designated use;
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- ii. Appropriate location of the uses within buildings;
 - iii. Appropriate location of mixed use projects within the community, to ensure that such projects enhance the amenity, visual and functional aspects of the area they serve;
 - iv. Safe pedestrian, cycling, vehicular and public transit access and parking;
 - v. screening of noise, visual, odour or other nuisances in accordance with **Sections 5.4.b.ii** ~~4.2.f.xi~~ and **6.9** ~~5.7~~ of this Plan;
 - vi. Appropriate setbacks;
 - vii. Interior and exterior amenity spaces;
 - viii. Adequate transportation, water, sewer and other utility capacity;
 - ix. Adequate park, community and neighbourhood facilities; and,
 - x. Compliance with Housing policies of this Plan.
- m) Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, ~~and the applicable policies of Official Plan Amendment No. 48.~~
- n) Drive-through commercial uses, such as restaurants and financial institutions, are allowed provided they are designed as an integral part of the overall development and are situated close to the street in a manner which assists in screening and buffering surface parking and contributing to an enhanced urban design.

11.13 Service Commercial Centre Designation

11.13.1 Intent

- a) The intent of the 'Service Commercial Centre' designation is to serve as a corridor designation recognizing existing service commercial uses along the Town's major corridors. Service Commercial Centres shall be defined as existing service commercial corridors and those areas which service the employment areas. Such areas shall also be designed to serve the traveling public.
- b) Several of the existing service commercial uses have been developed in a linear fashion with very little consideration for integration of uses, access and common features. Many of the areas provide a transition into residential neighbourhoods and as such any redevelopment shall be carefully considered with respect to compatibility and impact.

11.13.2 Permitted Uses

- a) Permitted uses on lands identified as 'Service Commercial Centre' as shown on **Schedule 'C' 'B'** shall include:
 - i. Service commercial uses;
 - ii. Hotels;
 - iii. Restaurants, including drive-thrus;
 - iv. Automotive sales, repair shops and service stations;
 - v. Offices;
 - vi. Garden supply centres;
 - vii. Public and institutional uses;
 - viii. Recreational uses; and,
 - ix. Commercial schools.

11.13.3 Policies

- a) The 'Service Commercial Centre' designation policies should be read in conjunction with the general policies for all Commercial Areas.
- b) Where there is conflict between the policies of the 'Service Commercial Centre' designation and the Aurora Promenade policies in Chapter 11 of this Official Plan, the Aurora Promenade policies in Chapter 11 shall prevail.
- c) Service Commercial Centres shall be located along arterial roads.
- d) Any redevelopment of the Service Commercial Centre shall be carefully considered with respect to design and compatibility with surrounding residential areas.
- e) Redevelopment of the Service Commercial Centre shall ensure adequate separation and buffering to adjacent residential areas.
- f) Restrictions shall be placed on outdoor storage with the redevelopment of the Service Commercial Centre.
- g) Council will require site plan approval for service commercial areas which shall:
 - i. Display a high standard of design of buildings, their massing, siting, exterior access and public areas;
 - ii. Display a high standard of design and incorporate an appropriate

separation from residential areas;

- iii. Have strictly controlled the number of vehicular access points onto Regional and Municipal collector streets;
- iv. Have uniform setbacks to the street;
- v. Demonstrate coordinated design of signage, street furniture, lighting and landscaping;
- vi. Provide appropriate lighting adjacent to residential areas;
- vii. Provide convenient, attractive and safe pedestrian and transit access;
- viii. Provide display areas where such centres orient to pedestrian routes;
- ix. Provide appropriate locations for loading facilities to ensure minimal impact to surrounding residential uses; and,
- x. Strictly control the nature and extent of outdoor storage, and, where permitted, require appropriate screening from all streets and residential uses.

11.14 Convenience Commercial Centre Designation

11.14.1 Intent

- a) The intent of the Convenience Commercial Centre designation is to recognize existing convenience and neighbourhood plazas which cater to the day-to-day shopping needs of the surrounding area.

11.14.2 Permitted Uses

- a) Permitted uses in the Convenience Commercial Centres shall include retail and service commercial uses including:
 - i. Convenience stores;
 - ii. Drug stores and retail stores;
 - iii. Food stores;
 - iv. Variety stores;
 - v. Financial institutions;
 - vi. Restaurants;
 - vii. Personal service shops;

- viii. Places of entertainment;
- ix. Offices and,
- x. Child care centres.

11.14.3 Policies

- a) ~~The Convenience Commercial Centre designation policies should be read in accordance with the general policies for all Commercial Areas.~~
- b) The planned size and function of such centres should be designed to serve the trade area of the surrounding residential neighbourhood.
- c) Convenience Commercial Centres shall generally be defined as small commercial plazas located in or near residential neighbourhoods, ranging in size from 450 to ~~1,900~~ 2,000 square metres.
- d) To ensure that Convenience Commercial Centres are appropriately located and blend harmoniously into surrounding neighbourhoods, they shall:
 - i. Locate:
 - Within walking distance of the neighbourhood they serve,
 - At a corner location,
 - At or near collector or arterial intersections, or at gateways to neighbourhoods,
 - Near other proposed or existing neighbourhood services;
 - ii. Be designed as centres or nodes with coordinated design and safe, pedestrian, cycling and vehicle access and parking;
 - iii. Link, where possible, to the Aurora Trail Network;
 - iv. Serve a radius within reasonable walking distance of approximately 1 kilometre and avoid overlapping the service areas of other Convenience Commercial Centres; and,
 - v. Not exceed ~~2,000 1,800~~ square metres of floor area. This is to ~~minimize any adverse impact on the adjacent neighbourhood and~~ to protect the economic viability of community and major retail centres. Existing centres of more than 2,000 ~~1,800~~ square metres of floor area shall be permitted.
- e) Convenience Commercial Centres shall be incorporated in secondary plans and plans of subdivision and shall be subject to site plan

agreements. Such agreements shall ensure:

- i. Screening of loading, parking and waste containers from adjacent residential uses, as specified by municipal regulations;
 - ii. Conceptual design of buildings, layout, massing, public vehicular, pedestrian and cycling access which consider the safety of employees, residents and customers; and,
 - iii. High standards of maintenance of buildings, landscaping, parking and access areas.
- f) In determining the maximum height of buildings to be permitted in Convenience Commercial Centres Council shall have regard for:
- i. The height of adjoining buildings either existing or proposed;
 - ii. The degree to which the site lends itself to physical separation from adjoining buildings or properties; and,
 - iii. Secondary plans which may further determine the building height of Convenience Commercial Centres based on overall analysis of the site and its surroundings.
- g) Council shall encourage residential units over Convenience Commercial Centres, while complying with the provisions listed in [Section 11.14.3.f 3.14.3.f \(above\) of this Plan.](#)
- h) Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, and the applicable policies of this Plan.

12.0 ~~ESTABLISHING A LINKED~~ PROTECTING THE GREENLANDS SYSTEM

Straddling the Oak Ridges Moraine and three large watersheds, the Town of Aurora is rich in natural features, including extensive wetlands and woodlands. These areas are the habitat of a wide variety of plant and animal species and play an important role in the local and regional ecology and native biodiversity.

This Plan establishes a linked Greenlands System that includes policies and mapping that protects and complements key natural heritage features and key hydrologic features.

12.1 Objectives

- a) Promote a systemic approach to environmental protection, based on the interdependence of the natural environment.
- b) Promote an interconnected Greenlands System through the linkage and integration of Environmental Protection Areas, Lake Simcoe Watershed, Public Parkland and the Oak Ridges Moraine, with an aim to strengthen the natural environment and enrich human enjoyment of it.
- c) To protect and enhance natural areas containing significant natural features and functions.

12.2 The Greenlands System

- a) Council recognizes the important contribution that natural systems and their related ecological and hydrological functions, ~~in conjunction with and the public open space system,~~ make to the creation of a vibrant, livable Town.
- b) ~~As per Schedules 'A' and 'E', Aurora's Greenlands System is comprised of the Environmental Protection Area designation as shown on~~ Schedule 'B'.
 - i. ~~Public Parkland designation;~~
 - ii. ~~Private Parkland designation;~~
 - iii. ~~Environmental Protection Area designation.~~
- c) Environmental Protection Areas include the following features:
 - i. ~~Environmentally Significant Areas (ESAs) designated by the Lake Simcoe Region Conservation Authority (LSRCA) for flora, habitat or wildlife reasons;~~
 - ii. Areas of Natural and Scientific Interest (ANSIs) (life science)

designated by the Ontario Ministry of Natural Resources (OMNR);

- iii. All components of evaluated wetlands, plus any contiguous forest or wetland habitat;
 - iv. Areas supporting regionally, Provincially or nationally significant plant and animal species in York Region as designated by the OMNR;
 - v. Woodlands greater than 4 hectares (10 acres) in size;
 - vi. Significant vegetation communities including mature forests (greater than 100 years of age);
 - vii. Significant wildlife habitat including known deer wintering areas, fisheries habitat and waterfowl staging areas;
 - viii. Natural features that are part of the headwaters of the Holland River; and
 - ix. Landforms that are especially representative of the Oak Ridges Moraine or Schomberg Ponding in their form and/or composition (e.g., kettle depressions).
- d) This Plan also implements the Lake Simcoe Protection Plan within that portion of the Town which lies within the Lake Simcoe Watershed as well as the policies of the Oak Ridges Moraine Conservation Plan and Oak Ridges Moraine Conservation Act.

12.3 Environmental Protection Designation

12.3.1 Intent

This designation and associated policies are designed to identify, protect and enhance the ~~environmental~~ natural features and functions that will form a strong and permanent Greenlands System. It is intended that these areas remain in their natural state, with alterations to these areas permitted only for sensitively designed **passive** recreational facilities, appropriately located stormwater management facilities and environmental enhancement.

12.3.2 Permitted Uses

- a) The permitted uses on lands designated Environmental Protection shall be:
 - i. Forest, fish and wildlife management;
 - ii. Stewardship, conservation, restoration and remediation undertakings;

- iii. Flood or erosion control projects, but only if the projects have been demonstrated to be necessary and in the public interest after all other alternatives have been considered;
- iv. Infrastructure and roads, but 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;
- v. Low intensity, passive recreational uses that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to:
 - Non-motorized trail use;
 - Natural heritage education and appreciation; and,
 - Passive park use on public and institutional land.
- vi. Stormwater water pond outlets, retrofits of existing stormwater management works, and low impact development works. Stormwater water management works may be permitted in the buffers to natural heritage features at the discretion of the Town; (i.e. improving the provision of stormwater services to existing development in the watershed where no feasible alternative exists) but not new stormwater management works;
- vii. An existing dwelling and accessory uses, buildings and structures thereto; and,
- viii. Existing non-conforming uses, buildings and structures.

12.3.3 Policies

- a) Key natural heritage features and key hydrologic features including their associated minimum buffer areas, are designated as Environmental Protection on **Schedule 'E' 'F'**. The boundaries and extent of the Environmental Protection Area designation shown on **Schedule 'E' 'F'** are approximate. Minor adjustments or refinements to these boundaries may occur through an Environmental Impact Study Statement or Natural Heritage Evaluation that demonstrates the appropriateness of the adjustment to the satisfaction of Council, in consultation with relevant agencies. Such minor adjustments or refinements will not require an amendment to this Plan.
- b) In determining if a change in a boundary of a key natural heritage feature or key hydrologic feature is minor, the determination shall be based on an assessment that consideration shall be given as to whether the change will not have a net adverse effect on the key natural heritage feature or key hydrologic feature and its functions.

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- c) Where Council, ~~or any in consultation with other relevant agencies,~~ considers a change to the Environmental Protection boundary to ~~not be exceed their its definition~~ of minor, such adjustment or refinement shall require an amendment to this Plan. Such an amendment shall be supported by an Environmental Impact Study Statement or Natural Heritage Evaluation that demonstrates the appropriateness of the change to the satisfaction of Council, in consultation with relevant agencies.
 - d) Where the boundary to the Environmental Protection designation is adjusted in accordance with Policy 12.5.2 a) or b), the abutting land use designation or designations shall apply, ~~provided the land use change will not result in development or site alteration that will have adverse effects on any key natural heritage features or key hydrologic features and their functions.~~
 - e) Development or site alteration is not permitted within the Environmental Protection designation, except in relation to the permitted uses and policies specified in this section. Notwithstanding the policies above, development or site alteration shall not be permitted within wetlands and habitat of endangered species, threatened species, and species of special concern, except in accordance with provincial and federal requirements.
 - f) Development and/or site alteration shall not be permitted on lands adjacent (generally 120 metres) to the natural heritage features, significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and fish habitat as ~~and areas identified in policies 2.1.3, 2.1.4 and 2.1.5 of the Provincial Policy Statement unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.~~
 - g) The removal or destruction of a key natural heritage feature or key hydrologic feature by unauthorized development or site alteration is prohibited. Such removal or destruction will not provide the rationale for the removal of these lands from the Environmental Protection Area designation. Restoration, to the satisfaction of Council in consultation with the appropriate Conservation Authority, will be required for these lands.
 - h) Notwithstanding, the policies above, one new single detached dwelling and accessory uses, buildings and structures thereto may be permitted on an existing vacant lot of record, subject to obtaining any necessary planning approvals and an Environmental Impact Study Statement that demonstrates to the satisfaction of Council, in consultation with relevant agencies, that the proposed dwelling will not result in an adverse effects on any key natural heritage features or key hydrologic features or their functions. A new single detached dwelling shall not be permitted within wetlands, the habitat of endangered, threatened or special concern
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species or environmentally significant areas, except in accordance with provincial and federal requirements.

- i) Infrastructure and road design and construction shall be sensitive to the features and functions within the Environmental Protection Area designation and include content sensitive design and innovative technologies to minimize impacts and enhance the Greenlands System.
- j) Where lands within the Environmental Protection designation are held in private ownership, nothing in this Plan requires that these lands be free and available for public use. Similarly, Town Council is not obligated to purchase and/or obtain lands identified as part of the Environmental Protection Area designation.
- k) ~~Where lands designated Environmental Protection are considered for permitted recreation activities, appropriate buffers from such elements as streams, wetlands or forests shall be maintained.~~ Where such key natural heritage or key hydrologic features ~~hydrologically sensitive features~~ are located on the Oak Ridges Moraine, appropriate minimum vegetation protection zones shall be established in accordance with the Table of Minimum Areas of Influence and Minimum Vegetation Protection Zones as set out in the Oak Ridges Moraine Conservation Plan, and the relevant policies of this Plan.
- l) 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
- m) Where Environmental Protection Areas and their associated buffers are dedicated to the Town, these lands shall be subtracted from the gross development area for purposes of calculating park land dedication.
- n) Where possible, the boundaries of Environmental Protection Areas shall be staked in the field and surveyed to the satisfaction of the appropriate authorities during the preparation of a Block Plan.
- o) When the policies in this section are in conflict with any other policy of the Official Plan, the more restrictive policy shall apply.
- p) 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.
- q) Council shall make efforts, where possible, to bring Environmental Protection designated areas into public ownership. Where lands are retained in private ownership, they shall not be construed as being open or available to the public unless specific easements or other legal arrangements have been granted to provide public access.

- r) Council shall encourage the protection and conservation of the unique aesthetic and environmental assets such as the Holland River Valley including the watercourse and its fisheries resource potential, the valley and the valley slopes.

12.4 Other Environmental Features

While the Environmental Protection designation and policies will contribute to the protection of an extensive Greenlands System, it is recognized that certain lands outside of the Environmental Protection designation may contain environmental features worthy of protection. It is also recognized that certain lands outside of the Environmental Protection designation are intended for development, and policies are required to ensure that such development provides the necessary separation and buffers or vegetation protection zone from key natural heritage features and key hydrologic features.

Unless specified otherwise, the following policies apply to all lands within the Town of Aurora.

12.4.1 Policies

- a) Development or site alteration on lands outside of the Environmental Protection designation containing key natural features or key hydrologic features identified through subsequent study, will be subject to the Environmental Protection designation permitted uses and policies.
- b) The minimum vegetation protection zone for all key natural heritage features, key hydrologic features and woodlots shall be established by an Environmental Impact Study Statement, subject to the approval of Council, in consultation with any relevant agency.
- c) An application for development or site alteration within 120 metres of the Environmental Protection designation, or a key natural heritage feature or key hydrologic feature identified on **Schedule E 'F'**, shall be accompanied by an Environmental Impact Study Statement meeting the following requirements:
 - i. Demonstrate that the development or site alteration applied for will have no adverse effects on the key natural heritage feature, key hydrologic feature, Lake Simcoe and its associated vegetation protection zone, or on the related ecological functions;
 - ii. Identify planning, design and construction practices that will maintain and, where feasible, improve or restore the health, diversity and size of the key natural heritage feature or key hydrologic feature and its connectivity with other key natural heritage features or key hydrologic features as well as connectivity and linkages to natural heritage systems identified in Provincial Plans or by municipalities, the appropriate Conservation Authority, Ministry of Natural Resources or other jurisdictions having authority;

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- iii. Demonstrate how connectivity within and between key natural heritage features and key hydrologic features will be maintained and, where possible, improved or restored before, during and after construction to allow for the effective dispersal and movement of plants and animals;
 - iv. Determine a sufficient minimum vegetation protection zone is sufficient to protect the ecological functions of the feature and the area being evaluated, in particular where this feature or area is adjacent to a coldwater stream, headwaters, freshwater estuaries, steep slope or is acting as or has been identified as a wildlife corridor to ensure that the area will continue to effectively act and function as a wildlife corridor;
 - v. Determine a sufficient minimum vegetation protection zone is ~~sufficient~~ to protect areas adjacent to existing features including areas that would be appropriate for restoration or renaturalization to enhance the ecological functioning of that feature, such as lands that provide for rounding out or filling of gaps in woodlands; and
 - vi. To protect the function of the feature or protect opportunities for feature enhancement, specify the dimensions of the required vegetation protection zone. ~~and~~
- d) An application for development shall also be required to develop an Edge Management Strategy. Further, the developer may be required to register on title any notices/maintenance requirements that result from the required Edge Management Strategy during development approval process.
 - e) Where an application for development or site alteration is of a minor nature, Council in consultation with any relevant agency, may waive the requirement to conduct an Environmental Impact Study Statement or scope ~~down~~ the study requirements.
 - f) Where, through an application for development or site alteration, a buffer or vegetation protection zone is required to be established as a result of the application of the policies in this Plan, the buffer or vegetation protection zone shall be composed of native, non- cultivar, non-invasive species, and maintained as natural self- sustaining vegetation.
 - g) In the review of development or site alteration applications on adjacent lands to tributaries of Lake Simcoe, Council shall consider, in consultation with the appropriate agencies, the restoration of watercourses and shorelines to their natural state. In this regard, an application for development or site alteration shall, where applicable:
 - i. Increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas;
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- ii. Include landscaping and habitat restoration that increase the ability of native plants and animals to use valley lands or riparian areas as wildlife habitat and movement corridors;
 - iii. Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and,
 - 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.
 - h) Development and site alteration is not permitted within fish habitat except in accordance with federal and provincial requirements and approvals.
 - i) Where development and site alteration is proposed within an area regulated by the a Conservation Authority, the owner or proponent is required to obtain all necessary approvals and/or permits from the Conservation Authority.
 - j) Any development proposal on land which contains trees may be required to undertake a Tree Preservation Plan prepared by a qualified professional, which shall inventory and assess the present conditions of the trees on the site and shall make recommendations on tree preservation with the objective of maximizing the number of trees that can be conserved on site.
 - k) In the case of development applications that result in a net loss of trees, the developer shall compensate this loss on the development site or in another suitable location as determined by Council. In determining appropriate compensation, consideration should be given to the significance and value of the ecological function the trees provided, in accordance with the International Society of Arboriculture Vegetation Evaluation criteria or other nationally recognized standard.
 - l) Council will recognize significant groundwater recharge areas as a vital component of the natural system and uses that negatively impact the quality and quantity of water will be prohibited.
 - ~~i. as a significant groundwater recharge area by any public body for the purposes of implementing the Provincial Policy Statement (PPS);~~
 - ~~ii. as a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006; or~~
 - ~~iii. by the appropriate Conservation Authority in partnership with the Ministry of the Environment and Ministry of Natural Resources as an ecologically significant groundwater recharge area in accordance with the guidelines developed under policies of the Lake Simcoe Protection Plan.~~
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~~Furthermore, Council will incorporate significant groundwater recharge areas into the Official Plan together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas in accordance with guidance from the Ministry of Environment, Ministry of Natural Resources, and appropriate Conservation Authority.~~

- m) An application to establish or expand a permitted recreational use shall be accompanied by a Water Use Plan that demonstrates:
 - i. Water use for maintenance or snow-making or both are kept to a minimum;
 - ii. Grassed, watered and manicured areas will utilize grass mixtures that require minimal watering and upkeep, where possible;
 - iii. Crossings of intermittent and permanent streams are kept to a minimum;
 - iv. Water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;
 - v. Water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;
 - vi. Other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; ~~and~~
 - vii. Stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces; and
 - viii. to—Golf courses shall be required to implement innovative approaches to urban storm water management, including alternatives to conventional retention ponds, low-impact development, green roofs, and water capture and reuse.; and,
- n) 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.
- o) 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.

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- p) That prior to development or site alteration approval, non-evaluated wetlands that may be impacted shall be assessed for their significance.
- q) To encourage local municipalities, public agencies and private landowners to protect wetlands, to create new wetlands and to restore existing wetlands where appropriate.
- r) 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:
 - 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,
 - 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.
- s) Buffers are to be determined through an Environmental Impact Study
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and / or hydrologic evaluation and may include 15 metres from warm watercourse or non-provincially significant wetlands, and 30 metres from Provincially Significant Wetlands or cold watercourses.

- t) Ecological Buffers shall be left in a natural state and, where possible and appropriate, augmented with native species.
- u) ~~In accordance with the Lake Simcoe Protection Plan, once completed, Council shall incorporate the recommendations of the subwatershed evaluations.~~
- v) Where any policy in this Plan is 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.

12.4.2 Hazard Lands

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. These areas are generally included in the Environmental Protection Designation on **Schedule ~~'E'~~ 'F'**.

a) Flooding and Erosion Hazards - River and Stream Systems

Lands prone to erosion, slope instability and riverine flooding are generally included in the Environmental Protection Designation in **Schedule ~~'E'~~ 'F'**. The LSRCA uses the Hurricane Hazel storm as the regulatory flood standard for riverine systems in the Lake Simcoe watershed. The one-zone concept for floodplain management is applied across the Lake Simcoe watershed. The precise location of hazardous areas will be established, to the satisfaction of Council and the appropriate Conservation Authority when considering development applications.

- i. Development shall be directed away from hazardous lands adjacent to rivers and streams.
- ii. New development and site alteration will generally be prohibited in areas that are subject to flooding.
- iii. New development and/or site alternation shall comply with ~~policies 3.1.2 and 3.1.4 of the Provincial Policy Statement (2005),~~ and any other applicable policies of the Provincial Policy Statement ~~(2005)~~.
- iv. For existing lots of record, development may be permitted subject to the following:
 - That the building site be subject to less than one (1) metre of flooding and less than one metre per second of flow velocity in a regulatory storm event;

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- That the building site have safe access to lands located above the regulatory flood elevation; and
 - That development occur in accordance with the Watershed Development Policies of the appropriate Conservation Authority, as amended from time to time.
- v. Erosion areas may be determined by technical evaluation and study through the planning and the development applications, the cost of which will be borne by the developer.
 - vi. The determination of the erosion hazard limit will be based on the combined influence of the:
 - Toe erosion allowance;
 - Stable slope allowance;
 - Erosion access allowance; and
 - Flooding hazard limit or meanderbelt allowance and will be guided by the Natural Hazards Technical Guides prepared by the Ministry of Natural Resources.
 - vii. A topographic survey prepared by an Ontario Land Surveyor (OLS) and a floodplain impact analysis prepared by a Licensed Professional Engineer may be required for any development proposed within the floodplain.
 - 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.
- b) Hazardous Sites
- i. Development shall be generally directed away from hazardous sites such as areas of unstable slopes and unstable soils.
 - ii. A geotechnical/soils report shall be required prior to any development within or adjacent to hazardous sites. This report shall be prepared to the satisfaction of Council and Conservation Authority.
 - iii. A 6-metre erosion access allowance shall be provided beyond the delineated hazard area.
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- iv. Incompatible development and site alteration shall be directed away from hazardous lands that are impacted by flooding and erosion hazards.

12.4.3 Forest Management Policies

- a) Maintain, protect, refurbish and where necessary reforest significant forest areas as outlined in **Schedule 'E' 'F'** of this Plan.
- b) Recognize that Forest Areas provide:
 - i. Natural habitats for wildlife (flora and fauna);
 - ii. Erosion control;
 - iii. Sustenance of the aquifer;
 - iv. Climate control; and,
 - v. Aesthetic and recreational resources.
- c) Ensure the ongoing capacity of forest areas to sustain forest wildlife. To this end, Council may require buffers of up to 10 metres from the dripline of forest resource areas.
- d) Limit human interference to good management practices in forest areas which are to remain urban wilderness parks. Signs shall advise visitors appropriately.
- e) Promote reforestation and tree planting in all private and public forest areas.
- f) Co-operate with the Region of York in the preparation and enforcement of a Tree By-Law under the Trees Act, aimed at regulating the cutting of trees.
- g) Encourage forested areas to be left in their entirety in subdivision and site plan designs and to be supported by the proposed Tree By-Law.
- h) Council shall develop and implement a woodland strategy in co-operation with the Ministry of Natural Resources and the Conservation authorities. Such a strategy will:
 - i. Identify specific goals and objectives for managing forest resource areas;
 - ii. Inventory resources;
 - iii. Identify resources to be protected and appropriate methods of protection;
 - iv. Develop an implementation strategy; and

- v. be in accordance with the relevant watershed plan.

12.4.4 **Endangered, and Threatened and Special Concern Species and Their Habitats**

Habitats of endangered, and threatened and special concern species contain species that have been listed by the Province as occurring in significantly low population numbers, restricted geographic arefas, 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 Designation on **Schedule 'E' 'F'**.

- a) ~~Development and site alteration is not permitted within the habitat of endangered and 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 and , 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 endangered and threatened, endangered and special concern species.~~
- d) Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

12.5 **Oak Ridges Moraine Natural Core Area**

12.5.1 **Policies**

- a) Natural Core Areas have been identified in the Oak Ridges Moraine Conservation Plan as areas with a high concentration of key natural heritage features, hydrologically sensitive features and/or landform conservation areas. These areas are critical to maintaining and improving the ecological integrity of the Oak Ridges Moraine Area. Additional purposes and objectives for Natural Core areas are also found in Section 11(1) and (2) of the Oak Ridges Moraine Conservation Plan
- b) Where the lands are shown as Oak Ridges Moraine Natural Core Area on Schedule "A", the permitted uses shall include fish, wildlife and forest management; conservation projects and flood and erosion control projects; transportation, infrastructure and utilities uses in accordance with the provisions of Subsections 12.5.1 h), 12.5.1 i), and 12.5.1 j) of this Plan, non-motorized trail uses, natural heritage appreciation, legally existing uses as of November 15, 2001 and accessory uses.
- c) The use of lands within the Oak Ridges Moraine Natural Core Area as shown on Schedule "B", shall be in accordance with all applicable

policies of the Oak Ridges Moraine Conservation Plan including Subsections 19 (Protecting Ecological and Hydrological Integrity), and 31(1) (Specific Land Use Policies), and all relevant policies of this Plan.

- d) Every application for development or site alteration for a permitted use shall support connectivity by identifying planning, design and construction practices that ensure no buildings or other site alterations impede the movement of plants and animals among key natural heritage features, hydrologically sensitive features, as shown on Schedule "F1", and adjacent lands within an Oak Ridges Moraine Natural Core Area and an Oak Ridges Moraine Natural Linkage Area.
- e) Notwithstanding policy 12.5.1 b) above, where lands are located within the Oak Ridges Moraine Natural Core Area designation are also located within an Oak Ridges Moraine Wellhead Protection Area, or an Oak Ridges Moraine Area of High Aquifer Vulnerability, then the uses permitted shall not include the following uses:
 - i. Storage, except by an individual for personal or family use, of:
 - petroleum fuels;
 - petroleum solvents and chlorinated solvents;
 - pesticides, herbicides and fungicides;
 - construction equipment;
 - inorganic fertilizers;
 - road salt; and
 - contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990;
 - ii. Generation and/or storage of hazardous waste or liquid industrial waste;
 - iii. Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities;
 - iv. Storage of animal manure;
 - v. Animal agriculture;
 - vi. Storage of agriculture equipment; and
 - vii. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.

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- f) Small-scale structures such as trails, boardwalks, foot bridges, fences, and picnic facilities, are only permitted if it can be demonstrated by the applicant, that the adverse effects on the ecological integrity of the Oak Ridges Moraine Plan Area will be kept to a minimum by:
 - i. keeping disturbed areas to a minimum;
 - ii. avoiding the most sensitive portions of the site, such as steep slopes, organic soils and significant portions of the habitat of endangered, rare or threatened species; and
 - iii. ensuring the use of lands within the Oak Ridges Moraine Natural Core Area is in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan, and this Plan.
 - g) New lots may only be created in the Oak Ridges Moraine Natural Core Area designation for the purposes listed below, and shall be in accordance with all other relevant policies of this Plan and Oak Ridges Moraine Conservation Plan:
 - i. Severance, from a rural lot, of a farm retirement lot or a lot for a residence surplus to a farming operation. The maximum permitted is a cumulative total of one such severance for each rural lot. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total;
 - ii. Severance from each other of two or more rural lots that have merged in title. The severance shall follow the original lot lines or original half lot lines;
 - iii. Allowing land acquisition for transportation, infrastructure, and utilities as described in Section 41 of the Oak Ridges Moraine Conservation Plan, but only if the need for the project has been demonstrated, and there is no reasonable alternative;
 - iv. The addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being or may be used;
 - v. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation;
 - vi. Severance from each other of parts of a lot that are devoted to different uses, but only if the uses are legally established at the time of the application for severance;
 - vii. Clause a above applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage;
 - viii. A lot may be created only if there is enough net developable area
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- on both the severed lot and the remainder lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on key natural heritage features or hydrologically sensitive features;
- ix. When a lot is created, the applicant shall enter into a site plan agreement or other agreement with the Town of Aurora to establish conditions requiring that natural self-sustaining vegetation be maintained or restored in order to ensure the long-term protection of any key natural heritage features and hydrologically sensitive features on the lot; and
 - x. A lot shall not be created if it would extend or promote strip development.
- h) On lands within the Oak Ridges Moraine Natural Core Area designation, transportation, infrastructure or utilities uses, shall not be approved unless:
- i. the need for the project has been demonstrated and that there is no reasonable alternative. Need shall be met through the Environmental Assessment Act, Planning Act, Condominium Act, Local Improvement Act approval processes or other applicable processes;
 - ii. that the following requirements will be satisfied, to the extent possible, while meeting all applicable safety standards:
 - The area of construction disturbance will be kept to a minimum;
 - Right of way widths will be kept to the minimum consistent with meeting other objectives such as stormwater management and with locating as many transportation, infrastructure, and utilities uses within a single corridor as possible;
 - The project will allow for wildlife movement;
 - Lighting will be focused downwards and away; and
 - The planning, design and construction practices adopted will keep any adverse effects on the ecological integrity of the Oak Ridges Moraine to a minimum.
 - iii. the project does not include and will not in the future require a highway interchange or a transit or railway station; and
 - iv. the project is located as close to the edge of the Oak Ridges Moraine Natural Core Area designation as possible.
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- i) Except as permitted in Subsection 12.5.1 j) below, all new transportation, infrastructure and utilities uses including:
 - i. public highways,
 - ii. transit lines, railways and related facilities,
 - iii. gas and oil pipelines,
 - iv. sewage and water service systems and line and stormwater management facilities,
 - v. power transmission lines,
 - vi. telecommunications lines and facilities, including broadcasting towers,
 - vii. bridges, interchanges, stations, and other structures, above and below ground, that are required for the construction, operation or use of the facilities noted above, and
 - viii. rights of way required for the facilities listed above;

and all upgrading or extension of existing transportation, infrastructure and utilities uses, including the opening of a road within an unopened road allowance, are prohibited within a key natural heritage feature or hydrologically sensitive feature.
- j) Notwithstanding the policies of Subsection 12.5.1 i) above, transportation, infrastructure and utilities uses may be permitted to cross a key natural heritage feature and/or hydrologically sensitive feature in accordance with the policies of Oak Ridges Moraine Conservation Plan.

12.6 Oak Ridges Moraine Natural Linkage Area

12.6.1 Policies

- a) Natural Linkage Areas have been identified in the Oak Ridges Moraine Conservation Plan as natural and open space linkages between Natural Core Areas, and along river valleys and streams. These areas form part of a central corridor system that supports or has the potential to support the movement of plants and animals among the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors. Additional purposes and objectives for Natural Linkage Areas are also found in Sections 12(1) and (2) of the Oak Ridges Moraine Conservation Plan.
- b) Where lands are shown as Oak Ridges Moraine Natural Linkage Area on Schedule "B", the uses permitted shall include fish, wildlife and forest management; conservation projects and flood and erosion control projects; agricultural uses; transportation, infrastructure, and utilities uses in accordance with Subsections 12.6.1 h), 12.6.1 i), and 12.6.1 j) of

this Plan, non-motorized trails; natural heritage appreciation; mineral aggregate operations and wayside pits (in accordance with Sections 35 and 36 of the Oak Ridges Moraine Conservation Plan); legally existing uses as of November 15, 2001 and accessory uses.

- c) The use of lands within the Oak Ridges Moraine Natural Linkage Area as shown on Schedule "B", shall be in accordance with all applicable policies of the Oak Ridges Moraine Conservation Plan, including Subsections 19 (Protecting Ecological and Hydrological Integrity), and 31(2) (Specific Land Use Policies) and all relevant policies of this Plan.
- d) Every application for development or site alteration for a permitted use shall support connectivity by identifying planning, design and construction practices that ensure no buildings or other site alterations impede the movement of plants and animals among key natural heritage features, hydrologically sensitive features as shown on Schedule "F1", and adjacent lands within an Oak Ridges Moraine Natural Linkage Area or Oak Ridges Moraine Natural Core Area.
- e) Notwithstanding policy 12.6.1 b) above, where lands are located within the Oak Ridges Moraine Natural Linkage Area designation are also located within an Oak Ridges Moraine Wellhead Protection Area, or an Oak Ridges Moraine Area of High Aquifer Vulnerability, then the uses permitted shall not include the following uses:
 - i. Storage, except by an individual for personal or family use, of:
 - petroleum fuels;
 - petroleum solvents and chlorinated solvents;
 - pesticides, herbicides and fungicides;
 - construction equipment;
 - inorganic fertilizers;
 - road salt; and
 - contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990;
 - ii. Generation and/or storage of hazardous waste or liquid industrial waste;
 - iii. Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities;
 - iv. Storage of animal manure;

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- v. Animal agriculture;
 - vi. Storage of agriculture equipment; and
 - vii. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.
- f) Small-scale structures such as trails, boardwalks, foot bridges, fences, and picnic facilities are only permitted if it can be demonstrated by the applicant, that the adverse effects on the ecological integrity of the Oak Ridges Moraine Plan Area will be kept to a minimum by:
- i. keeping disturbed areas to a minimum;
 - ii. avoiding the most sensitive portions of the site, such as steep slopes, organic soils and significant portions of the habitat of endangered, rare or threatened species; and
 - iii. ensuring the use of lands within the Oak Ridges Moraine Natural Linkage Area is in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan, and this Plan.
- g) New lots may only be created in the Oak Ridges Moraine Natural Linkage Area designation for the purposes listed below, and shall be in accordance with all other relevant policies of this Plan and Oak Ridges Moraine Conservation Plan:
- i. Severance, from a rural lot, of a farm retirement lot or a lot for a residence surplus to a farming operation. The maximum permitted is a cumulative total of one such severance for each rural lot. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total;
 - ii. Severance from each other of two or more rural lots that have merged in title. The severance shall follow the original lot lines or original half lot lines;
 - iii. Allowing land acquisition for transportation, infrastructure, and utilities as described in Section 41, of the Oak Ridges Moraine Conservation Plan, but only if the need for the project has been demonstrated by the applicant, and there is no reasonable alternative;
 - iv. The addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being or may be used;
 - v. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation;
 - vi. Severance from each other of parts of a lot that are devoted to
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- different uses, but only if the uses are legally established at the time of the application for severance;
- vii. Clause a above, applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage;
 - viii. A lot may be created only if there is enough net developable area on both the severed lot and the remainder lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on key natural heritage features or hydrologically sensitive features;
 - ix. When a lot is created, the applicant shall enter into a site plan agreement or other agreement with the Town of Aurora to establish conditions requiring that natural self-sustaining vegetation be maintained or restored in order to ensure the long-term protection of any key natural heritage features and hydrologically sensitive features on the lot; and
 - x. A lot shall not be created if it would extend or promote strip development.
- h) An application for a transportation, infrastructure or utilities use with respect to land in an Oak Ridges Moraine Natural Linkage Area shall not be approved unless,
- i. the need for the project has been demonstrated and there is no reasonable alternative. Need shall be met through the Environmental Assessment Act, Planning Act, Condominium Act, Local Improvement Act approval processes or other applicable processes;
 - ii. the applicant demonstrates that the following requirements will be satisfied, to the extent that is possible while also meeting all applicable safety standards:
 - The area of construction disturbance will be kept to a minimum;
 - Right of way widths will be kept to the minimum that is consistent with meeting other objectives such as stormwater management and with locating as many transportation, infrastructure, and utilities uses within a single corridor as possible;
 - The project will allow for wildlife movement;
 - Lighting will be focused downwards and away from Oak Ridges Moraine Natural Core Areas; and

- The planning, design and construction practices adopted will keep any adverse effects on the ecological integrity of the Plan Area to a minimum.
- i) Except as permitted in Subsection 12.6.1 j), all new transportation, infrastructure and utilities uses including:
- i. public highways,
 - ii. transit lines, railways and related facilities,
 - iii. gas and oil pipelines,
 - iv. sewage and water service systems and line and stormwater management facilities,
 - v. power transmission lines,
 - vi. telecommunications lines and facilities, including broadcasting towers,
 - vii. bridges, interchanges, stations, and other structures, above and below ground, that are required for the construction, operation or use of the facilities noted above, and
 - viii. rights of way required for the facilities listed above;
- and all upgrading or extension of existing transportation, infrastructure and utilities uses, including the opening of a road within an unopened road allowance, are prohibited within a key natural heritage feature or hydrologically sensitive feature.
- j) Notwithstanding the policies of Subsection 12.6.1 i) above, transportation, infrastructure and utilities uses may be permitted to cross a key natural heritage feature and/or hydrologically sensitive feature in accordance with the policies of Oak Ridges Moraine Conservation Plan.

12.7 Oak Ridges Moraine Countryside Area

12.7.1 Policies

- a) Countryside Areas have been identified in the Oak Ridges Moraine Conservation Plan as areas of rural land use such as agriculture, recreation, mineral aggregate operations, parks and open space. The Oak Ridges Moraine Countryside Area shall encourage agricultural and other rural uses, by providing for the continuation of agricultural and other rural lands uses and normal farm practices. Additional purposes and objectives for Countryside areas are also found in Section 13(1) and (2) of the Oak Ridges Moraine Conservation Plan.
- b) Where lands are shown as Oak Ridges Moraine Countryside Area on

Schedule "B", the uses permitted shall include fish, wildlife and forest management; conservation projects and flood and erosion control projects; golf courses and unserviced parks in accordance with the applicable provisions of the Oak Ridges Moraine Conservation Plan; agricultural uses; transportation, infrastructure, and utilities uses in accordance with the policies of this Plan; home businesses; non-motorized trails; natural heritage appreciation; mineral aggregate operations and wayside pits (in accordance with Sections 35 and 36 of the Oak Ridges Moraine Conservation Plan); legally existing uses as of November 15, 2001 and accessory uses.

- c) Notwithstanding policy 12.7.1 b) above, where lands are located within the Oak Ridges Moraine Countryside Area designation are also located within an Oak Ridges Moraine Wellhead Protection Area, or an Oak Ridges Moraine Area of High Aquifer, then the uses permitted shall not include the following uses:
- i. Storage, except by an individual for personal or family use, of:
 - petroleum fuels;
 - petroleum solvents and chlorinated solvents;
 - pesticides, herbicides and fungicides;
 - construction equipment;
 - inorganic fertilizers;
 - road salt; and
 - contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990;
 - ii. Generation and/or storage of hazardous waste or liquid industrial waste;
 - iii. Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities;
 - iv. Storage of animal manure;
 - v. Animal agriculture;
 - vi. Storage of agriculture equipment; and
 - vii. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.
- d) The use of lands within the Oak Ridges Moraine Countryside Area as

shown on Schedule "B", shall be in accordance with all applicable policies of the Oak Ridges Moraine Conservation Plan, including Subsections 19 (Protecting Ecological and Hydrological Integrity), and 31(3) (Specific Land Use Policies) and all relevant policies of this Plan.

- e) Small-scale structures such as trails, boardwalks, foot bridges, fences, and picnic facilities, are only permitted if it can be demonstrated by the applicant, that the adverse effects on the ecological integrity of the Oak Ridges Moraine Plan Area will be kept to a minimum by.
 - i. keeping disturbed areas to a minimum;
 - ii. avoiding the most sensitive portions of the site, such as steep slopes, organic soils and significant portions of the habitat of endangered, rare or threatened species; and
 - iii. ensuring the use of lands within the Oak Ridges Moraine Countryside Area is in accordance with the policies of Oak Ridges Moraine Conservation Plan and this Plan.
- f) Existing golf courses which existed on November 15, 2001, may be permitted to expand or redesign a golf course facility in accordance with the policies of Section 38, of the Oak Ridges Moraine Conservation Plan on that portion of their lands which is designated Oak Ridges Moraine Countryside Area. New golf courses shall only be permitted by amendment to this plan.
- g) New lots may only be created in the Oak Ridges Moraine Countryside Area for the following purposes listed below, and shall be in accordance with all other relevant policies of this Plan and Oak Ridges Moraine Conservation Plan:
 - i. Severance, from a rural lot, of a farm retirement lot or a lot for a residence surplus to a farming operation. The maximum permitted is a cumulative total of one such severance for each rural lot. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total;
 - ii. Severance from each other of two or more rural lots that have merged in title. The severance shall follow the original lot lines or original half lot lines;
 - iii. Allowing land acquisition for transportation, infrastructure, and utilities uses as described in Section 41 of the Oak Ridges Moraine Conservation Plan, but only if the need for the project has been demonstrated by the applicant, and there is no reasonable alternative;
 - iv. The addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being or may be used;

- v. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation;
- vi. Severance from each other of parts of a lot that are devoted to different uses, but only if the uses are legally established at the time of the application for severance;
- vii. Clause a above, applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage;
- viii. A lot may be created only if there is enough net developable area on both the severed lot and the remainder lot to accommodate proposed uses, buildings and structures and accessory uses without encroachment on key natural heritage features or hydrologically sensitive features;
- ix. When a lot is created, the applicant shall enter into a site plan agreement or other agreement with the Town of Aurora to establish conditions requiring that natural self-sustaining vegetation be maintained or restored in order to ensure the long-term protection of any key natural heritage features and hydrologically sensitive features on the lot; and,
- x. A lot shall not be created if it would extend or promote strip development.

13.0 ESTABLISHING A DIVERSE PARKLAND SYSTEM

~~A strong, interconnected diverse Greenland system of parkland provides numerous environmental benefits, opportunities for outdoor recreation and placemaking and contributes to overall health and a high quality of life for residents and visitors, while encouraging community members to lead active and healthy lifestyles. The policies of this Plan promote a system of public and private parks, open spaces, trails and outdoor recreation facilities that are integrated and connected within Aurora's Greenlands System.~~

13.1 Objectives

- a) ~~It is a fundamental principle of this Plan that the Town~~ Promote an active, healthy lifestyle for its residents through the provision of a highly integrated diverse system of environmentally protected lands, parks, trails and outdoor recreation facilities that are well distributed, strategically located and well maintained. ~~and diverse plays an important role in encouraging community members to have active and healthy lifestyles.~~
- b) Create a continuous Public parkland system, which allows for a full range of year round active and passive outdoor and cultural activities for all current and future residents of Aurora
- c) ~~Enhance the Greenlands~~ Aurora's parkland system and connect it to the Greenlands System through a comprehensive network of trails that provide for a continuous greenway in accordance with the Trail Network policies of **Section 15.6, Schedule 'K'** and the Town's Trails Master Plan
- d) ~~These areas will be maintained~~ Maintain parkland as open space with facilities that meet the recreation needs of residents, tourists and visitors, in accordance with the Town's Parks and Recreation Master Plan
- e) Establish parks as placemaking destinations that enhance the public realm experience for a variety of users by providing gathering spaces, opportunities for temporary uses and events, public art, outdoor games, play structures, interactive exhibits, pop-up patios, and food vendors, among other uses.

13.2 **Public Parkland Designation**

13.2.1 **Intent**

- a) Lands designated 'Public Parkland' are identified on **Schedule 'A' 'B'** and include Town parks and other publicly owned lands.
- b) The Town of Aurora includes a complex system of existing public parks, open spaces and trails. ~~The public road network is also considered a key component of the overall trails network. In the future~~ It is anticipated that

this system will be continuously expanded and improved.

- c) Public Parkland may be located within any land use designation. It is the intent of Council that existing and new Community and Neighbourhood Parks shall be designated 'Public Parkland'. These areas will be maintained as open space with facilities that meet the recreation needs of residents, tourists and visitors, in accordance with the Town's Parks and Recreation Master Plan.
- d) It is Council's intention to plan and develop a system of pedestrian and bicycle routes and recreation trails that will link residential areas, parks and other recreational facilities in accordance with the trail network policies of **Section 15.6.2**. ~~Where these facilities are located off-road, they shall be identified as linear park space.~~
- e) Public parks and recreation areas shall provide facilities that are suitable and appropriate for the needs of the surrounding neighbourhood.

13.2.2 Public Parkland Components

a) Community Parks

- i. Parkland identified with a Community Park (CP) symbol on **Schedule 'A' 'B'** ~~will generally have an area specific to the environmental, heritage or recreation demand served by the facility. Community Parks~~ are intended to serve the entire community and visitors to the Town.
- ii. Facilities in a Community Park may include major playgrounds, major athletic fields, ~~multiple~~ tennis and multi-purpose courts, skateboard parks, indoor and outdoor ice facilities, seating areas, walkways, community centres and indoor and/or outdoor swimming facilities, leash-free dog zones, water play facilities, picnic areas, trails and walkways, boardwalks, observation areas, interpretive/educational centres, community gardens, pavilions, museums, horticultural facilities, amphitheatres and visitor service centres.
- iii. Community Parks will have a high level of landscaping, including major entrance features and structured development that is limited to that necessary to serve the particular on-site facilities. This may include parking, washrooms, concessions, picnic areas and equipment storage buildings. With the exception of maintenance and upgrades, development of a Community Park shall require preparation of a detailed Site Community Park Master Plan including storm water management, lot grading, landscaping and lighting. This may include a public pre-consultation process in order to ensure that compatibility with surrounding land uses is considered. The Community Park Master Plan shall identify the park's role and conceptual design components, including a priority list for improvements over time.

- iv. Community Parks shall range in size from 4 hectares to 8 hectares.
- v. Community Parks may be combined with school sites;

b) **Neighbourhood Parks**

- i. Neighbourhood Parks are identified on **Schedule 'A' 'B'** with a Neighbourhood Park (NP) symbol. They are intended to form the central focus of a neighbourhood and serve the recreation and open space needs of the immediate surrounding residential area. (12.3.4.e in part) Generally, they are located to be a neighbourhood focal point, centrally located and/or are integrated, where possible, with an adjacent natural heritage feature or area.
- ii. Neighbourhood Parks will provide opportunities for active and passive recreation for residents generally within a 400-metre radius.
- iii. Facilities in a Neighbourhood Park may ~~also~~ include playgrounds, athletic fields, tennis and multi-purpose courts, outdoor skating rinks, minor level skateboard parks, seating areas, trails and walkways, water play features, interpretive areas, community gardens, hard surface areas and leash-free dog zones. This may include parking, washrooms, concessions, picnic areas and equipment storage buildings.
- iv. In all cases, Neighbourhood Parks will have a high level of landscaping and buildings shall be limited to those necessary to serve the particular on-site facilities. With the exception of maintenance and upgrades, development of a Neighbourhood Park shall require preparation of a detailed Site Master Plan including storm water management, lot grading, landscaping and lighting.
- v. Neighbourhood Parks shall range in size from 1.6 hectares to 4 hectares.

c) **Urban Wildlife Park**

- i. An Urban Wildlife Park is identified on **Schedule 'A' 'B'**, with a Wildlife Park Symbol (WP), having a specific focus on ecological management and conservation. (12.3.4.g in part) The Wildlife Park is a significant natural base which is provided in the general vicinity of the East Aurora Wetland Complex and other environmental protection areas within the Greenlands System.
- ii. The Urban Wildlife Park shall provide interpretative information for park users as well as boardwalks and viewing platforms.
- iii. The Town shall continue to engage with its partners (e.g. Ducks Unlimited, the Ministry of Natural Resources, the Conservation Authority and York Region) to maximize the ecological benefits

associated with the area.

- iv. There are two primary objectives for the Urban Wildlife Park, these are to provide:

- As a main priority, a natural environment capable of sustaining populations of existing native wetland/grassland/woodland plant and animal species that are attracted to the diverse landscapes in the adjacent area; and
- Facilities which allow for passive, natural, resource-based educational and recreational opportunities that are in harmony with the requirements of the local environment.

d) **Parkettes**

- i. Parkettes represent the Town's smallest parks and are intended to provide neighbourhood green space, visual amenity and minor open space areas and/or linkages within the Town in strategic locations throughout the community. They are not identified on **Schedule 'A' 'B'**.
- ii. Parkettes shall be dispersed throughout the community. They are expected to provide key connecting links, provide for chance meetings and enhance the overall open space system.
- iii. ~~Parkettes shall be designed~~ must be of a high quality of design and developed to recognize their unique function and their surrounding context.
- iv. The inclusion of seating, planting areas, public art and other visual amenities are encouraged
- v. Parkettes may be held in public or private ownership. If held in private ownership, and considered part of the parkland dedication requirement, then an easement for public access is required. All Parkettes shall be designed and maintained by the owner, to the satisfaction of Council.
- vi. Parkettes deemed acceptable by the Town shall be accepted toward the parkland dedication requirement.
- vii. Parkettes shall be a minimum of 0.35 hectares in size.

13.2.3 Permitted Uses

- a) Permitted uses on lands identified as 'Public Parkland' on **Schedule 'A' 'B'** include:
 - i. Passive and active recreation uses;

- ii. Parks;
- iii. Trails;
- iv. Nature and wildlife conservation uses;
- v. Golf courses;
- vi. Cemeteries;
- vii. Commercial and/or office uses accessory to uses i. to iii. above; that specifically serve the primary park use; and,
- viii. Public uses and public and private infrastructure;

13.2.4 Policies

- a) Council shall retain, where appropriate, Town-owned lands in public ownership and use these lands for public recreation purposes. ~~It is expected that privately owned lands will also continue to contribute to the visual open space of the Town.~~
- b) It is Council's objective to achieve public parkland on a Town-wide basis in accordance with the following servicing ratios, having regard to the Town's Parks and Recreation Master Plan:
 - i. Community Parks at ~~2.5~~ 1.0 to 1.5 hectares per ~~thousand~~ 1,000 thousand residents;
 - ii. Neighbourhood Parks and Parkettes at ~~5~~ 1.0 to 1.5 hectares per ~~thousand~~ 1,000 residents; and,
 - iii. ~~Linear Parks/Trails at 1.0 hectares per thousand residents.~~
- c) Council shall continue to acquire parkland through the parkland dedication policies of the Planning Act, and by other means at their disposal, including purchase. Council may accept cash-in-lieu of parkland and may use the funds generated to augment the supply of parkland across the Town. Privately Owned Publicly-Accessible Spaces (POPS) and strata parks shall be considered towards meeting parkland dedication requirements.
- d) In order to further expand the Town's publicly-accessible parkland system, Council shall encourage the development of conveniently located and highly-accessible Privately Owned Publicly-Accessible Spaces (POPS).
- e) Changes to the size and configuration of the lands identified as 'Public Parkland' on **Schedule 'A' 'B'** may require an Official Plan Amendment.
- f) The actual locations, sizes, functions and configurations of all components of the parks system that as yet, do not exist, will be confirmed and finalized through subsequent development approvals.

- g) All components of the parks system that meet the minimum size requirements of this Plan shall be accepted by Council as contributing to the parkland dedication requirements of the Planning Act. No component of the parks system shall be accepted as parkland dedication if it incorporates components of an 'Environmental Protection Area' or public utility that encumbers its use for landscaping or building in any way.
- h) Where parkland is dedicated as a result of Planning Act approvals, the boundaries of the parkland will be defined by fencing installed to Council's satisfaction at the developer's expense. Access gates shall be prohibited.
- i) Council may restrict or prohibit cemeteries and active outdoor recreation activities such as golf courses which could harm the natural environment in Environmental Protection Areas and on the Oak Ridges Moraine. Such uses shall only be permitted with the consent of the Ministry of Natural Resources, the Ministry of the Environment, the appropriate Conservation Authority and, where applicable, the York Region Medical Officer of Health. All appropriate environmental management policies contained in this Plan shall apply to the Public Parkland designation.
- j) Where Public Parkland and recreation uses cannot be appropriately accommodated within the Town's Built-Up Area or Designated Greenfield Areas, the Town will consider situating permitted active parks and outdoor recreational uses within the Oak Ridges Moraine.
- k) The Town will encourage the incorporation of tactical urbanism interventions that enhance the public realm and provide new experiences, which may include but are not limited to the implementation of temporary seating areas, pop-up patios, public art, plantings, community gardens, murals. Temporary uses will also be encouraged within parks such as vendors, temporary markets, food retail and trucks, performance and exhibit spaces and other year-round or seasonal tourism activities.
- l) Development within public parks shall be designed to minimize impact on the natural environment. In addition, the following shall apply:
 - i. Woodland in parks and mature trees shall be protected, maintained, or enhanced where possible; and,
 - ii. The placing and removal of fill, and site grading shall be minimized, except for necessary site grading associated with the development of parks, trail systems and erosion/erosion control facilities as approved by the Council.

13.2.5 Design Policies for Public Parkland

Parks are key functional and aesthetic components of a neighbourhood and should be designed to provide a fair distribution of amenity spaces for a range of users, in a linked network.

- a) All parks shall be accessible for all ages and abilities and designed with

universal design principles.

- b) ~~Neighbourhood Parks~~ may are encouraged to include elements such as play structures, informal playgrounds, seating, hard surface areas, public art, shaded areas under tree canopies or open air structures, lighting, distinctive tree, shrub and ground cover planting.
- c) Community and Neighbourhood Parks should have road frontage for visibility to the park. At a minimum, parks should front on at least two public roads.
- d) All components of ~~the lands designated~~ 'Public Parkland' shall be designed using the principles of CPTED (Crime Prevention Through Environmental Design). ~~All 'Public Parkland' Parks~~ shall be well lit, limited visibility areas should be minimized and opportunities to maximize visibility into 'Public Parkland' from surrounding neighbourhoods and streets should be encouraged.
- e) Elements of the Greenlands System and natural heritage features should be incorporated into the design of parks wherever possible.
- f) Pedestrian access to parks should be clearly defined with landscape or architectural elements to ensure an appealing park presence.
- g) Park design shall buffer adjoining residents.
- h) Where fencing is required, consideration shall be given to fencing that is complementary to the park design and the surrounding neighbourhood.
- i) Street trees should be planted along the edge of parks, while not screening the view into parks.
- j) Seating and shade areas should be designed in concert with trails and walkways and play areas.
- k) The design of parks should provide a focal area or feature that gives character and provides for a range of passive and informal uses.
- l) ~~Pathways within Parkettes~~ should connect to pedestrian sidewalks and trails.
- m) View corridors terminating at ~~Parkettes~~ parks should be highlighted through landscape treatment and/or built form elements.
- n) Plant material and development materials should contribute to the distinctive character of ~~Parkettes~~ parks.
- o) Council may, ~~at its discretion~~ consider, a public strata park located on top of a privately owned building or structure which may include parking or utilities below the parkland. The appropriateness of a strata park will be assessed through the development process based on its individual merits.

- p) Community mailboxes and information boards should be considered in Parkettes.
- q) Where buildings and structures are permitted, they shall be designed so that the size, scale, construction materials and signage are compatible with adjacent uses and that rooftop equipment, waste management and loading areas are screened from view from abutting roads and adjacent residential uses.

13.3 Private Parkland Designation

13.3.1 Intent

- a) The Private Parkland designation is intended to augment the Town's existing open space system by providing important physical and/or visual linkages.
- b) Lands designated Private Parkland are intended to serve private outdoor recreation needs and are intended to remain in private ownership.
- c) It is expected that privately owned lands will continue to contribute to the visual open space of the Town.

13.3.2 Permitted Uses

- a) Permitted uses on lands identified as 'Private Parkland' on **Schedule 'A'** **'B'** include:
 - i. Passive and active recreation uses;
 - ii. Golf courses;
 - iii. Conservation uses;
 - iv. Cemeteries;
 - v. Commercial and/or office uses accessory to uses i. to iii. above; and,
 - vi. Public uses and public and private infrastructure.

13.3.3 Policies

- a) Owners shall be responsible for controlling access, activities and maintenance of private open spaces, including cemeteries.
- b) Owners are encouraged to care for and enhance lands within the Private Parkland designation for the benefit of the environment and future generations.
- c) All relevant Environmental Protection Area and Oak Ridges Moraine

policies of this Plan shall apply.

- d) Structures accessory to the ~~open space~~ Private Parkland use, as defined in the Zoning By-Law, shall require Site Plan ~~Agreements~~ approval. The design of such structures or developments shall be sensitive to their environment. The environmental impact shall be evaluated and approved by the applicable agencies, where such lands lie in Environmental Protection Areas as required by this Plan.
- e) Where ~~private open space~~ Private Parkland is publicly accessible, attracts large numbers of people or may cause nuisance, signs, buffers, fences or landscaping shall protect the privacy of adjacent private uses.
- f) In order to facilitate the continuation of Aurora's Trail Network, Council may endeavor to achieve easements or rights of way indicated along the boundaries or through areas of Private Parkland.
- g) When ~~private open space~~ Private Parkland is proposed to be developed for another use, Council may require:
 - i. An evaluation of the environmental impact;
 - ii. Evidence that the proposed use is compatible with the surrounding uses;
 - iii. An Official Plan, Secondary Plan and/or Zoning By-Law amendment; and,
 - iv. A Plan of Subdivision and development agreement, including the approval of the applicable agencies.
- h) Where the appropriate Conservation Authority, the Ministry of the Environment and the Ministry of Natural Resources have approved minor infill and development, limited extension of uses permitted on the property shall be allowed without requiring an Official Plan Amendment.
- i) Council may restrict or prohibit cemeteries and active outdoor recreation activities such as golf courses which could harm the natural environment in Environmental Protection Areas and on the Oak Ridges Moraine. Such uses shall only be permitted with the consent of the applicable agencies. All appropriate environmental management policies contained in this Plan shall apply to the Private Parkland designation.
- j) The provision of private parks or recreation areas which are not intended to be available to the general public shall not constitute park dedication within the meaning of the Planning Act.

14.0 CONSERVING CULTURAL HERITAGE RESOURCES

Preserving heritage enhances the diversity, beauty and richness of the natural and built environments. Rapid social and economic change tend to cause human stress. The presence of heritage helps sustain a sense of perspective and identity and fosters a sense of community. The cultural heritage protection policies of this section are guided by the relevant sections of the Planning Act and the Provincial Policy Statement.

14.1 Objectives

- a) Conserve and enhance recognized cultural heritage resources of the Town for the enjoyment of existing and future generations;
- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- c) Promote public awareness of Aurora's cultural heritage and involve the public in heritage resource decisions affecting the municipality.

14.2 General Cultural Heritage Policies

- a) Heritage planning is the joint responsibility of the Provincial Government, the Region and the Town. An Advisory Committee, known as the Aurora Heritage Advisory Committee has been established to provide advice to the Town Council on all matters pertaining to the designation and preservation of heritage conservation districts in accordance with the Ontario Heritage Act.
- b) The Town may use the power and tools provided by the enabling legislation, policies and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act and the Municipal Act in implementing and enforcing the policies of this section. These may include but not be limited to the following:
 - i. The power to stop demolition and/or alteration of designated heritage properties and resources provided under the Ontario Heritage Act and as set out in **Section 13.3 14.3** of this policy;
 - ii. The power to require a Heritage Impact Assessment and Restoration/Conservation Plan for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District;
 - iii. Using zoning by-law provisions to protect heritage resources by regulating such matters as use, massing, form, design, location

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- and setbacks;
 - iv. Using the site plan control by-law to ensure that new development is compatible with heritage resources;
 - v. Using parkland dedication requirements to conserve significant heritage resources
 - vi. Identifying, documenting and designating cultural heritage resources as appropriate in the secondary and block plans and including measures to protect and enhance any significant heritage resources identified as part of the approval conditions; and,
 - vii. Using fiscal tools and incentives to facilitate heritage conservation including but not limited to the Community Improvement Plan and Façade Improvement Program pursuant to the Planning Act, based on financial assessment of available grants and loans pursuant to the Ontario Heritage Act, and heritage property tax reduction/rebate program pursuant to the Municipal Act, and the municipal budget.
 - viii. Prepare a Term of Reference for both Cultural Heritage Evaluation Report and Heritage Impact Assessment in accordance with Provincial policies.
- c) The Town's by-laws, regulations and standards shall be sensitive to the Town's heritage resources and may permit non-standard solutions in order to support the Town's objectives for heritage preservation. Specific measures may include, but are not limited to reduced lot sizes, reduced setbacks and alternative parking requirements.
 - d) The Town shall implement strategies for the preservation of heritage resources and cultural heritage landscapes including but not limited to acquire heritage easements, community improvement plans, financial incentives, holding provisions within the Zoning By-law, and enter into development agreements, as appropriate, for the preservation of heritage resources and cultural heritage landscapes.
 - e) Landowner cost share agreements should be used wherever possible to spread the cost of heritage preservation over a block plan or a secondary plan area on the basis that such preservation constitutes a community benefit that contributes significantly to the sense of place and recreational and cultural amenities that will be enjoyed by area residents.
 - f) Financial securities from the owner may be required as part of the conditions of site plan or other development approvals to ensure the retention and protection of heritage properties during and after the development process.
 - g) The Town may participate, as feasible, in the development of significant
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heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that shall result in the sensitive conservation, restoration or rehabilitation of those resources.

- h) Council shall consider, in accordance with the Expropriations Act, expropriating a heritage resource for the purpose of preserving it where other protection options are not adequate or available.
- i) Council shall coordinate and implement its various heritage conservation objectives and initiatives in accordance with its Heritage Program.
- j) Council shall cooperate with neighbouring municipalities, other levels of government, conservation authorities, local boards, non-profit organizations, corporations and individuals in the conservation of heritage resources in the municipality.
- k) The relevant public agencies shall be advised of the existing and potential heritage and archaeological resources, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.
- l) Council shall engage with Indigenous communities regarding the identification, conservation, wise use and management of cultural heritage resources and archaeological resources.
- m) The Council of Aurora, as well as Regional and Provincial authorities shall, where adjacent to significant cultural heritage resources possible, carry out public capital and maintenance works and development activities only involving or adjacent to designated where it has been evaluated and demonstrated that the heritage attributes of the protected heritage property will be conserved and other heritage resources and Heritage Conservation Districts in accordance with the policies of this Plan.
- n) Lost historical sites and resources shall be commemorated with the appropriate form of interpretation and may be a requirement of Site Plan approval.
- o) Council shall maintain its signage and plaquing program for cultural heritage resources in the Town.
- p) Impact on the significant heritage elements of designated and other heritage resources shall be avoided through the requirements of the Town's sign permit application system and the heritage permit under the Ontario Heritage Act.
- q) Sufficient funding and resources shall be committed to implement a communication and education program to foster awareness, appreciation and enjoyment of cultural heritage conservation.

- r) The Town may develop implementation strategies to participate in certain cultural heritage initiatives offered by other levels of government, including the Federal government's Historic Places Initiative.
- s) Alterations made to a designated heritage property shall comply with the Ontario Heritage Act and the Town of Aurora Accessibility Technical Standards except where such alterations are deemed to alter the essential nature or substantially affect the viability of the enterprise, as allowed for under the Ontario Human Rights Code, or affect the defining heritage attributes.
- t) The Heritage Resource Area as identified on **Schedule 'D' 'E'** 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.
- u) The Town shall implement the heritage objectives of the Town's Cultural Master Plan in protecting art, cultural and heritage resources.

14.3 Policies for Built Cultural Heritage Resources

- a) The Town will maintain a Register of Cultural Heritage Resources that are considered significant and have been identified by one or more of the following means:
 - i. Designated under the Ontario Heritage Act;
 - ii. Protected by an easement entered into under the Ontario Heritage Act;
 - iii. Designated by the National Historic Sites and Monuments Board as a National Historic Site;
 - iv. Identified by the Province of Ontario;
 - v. Endorsed by the Council as having significant cultural heritage value, including built heritage resources, cultural heritage landscapes, areas with cultural heritage character and heritage cemeteries.
- b) The Register shall contain documentation, including legal description, owner information, statement of cultural heritage value and description of the heritage attributes for designated properties. A sufficient description of listed heritage resources will also be included. To ensure effective protection and to maintain its currency, the Register shall be systematically reviewed and updated regularly and be accessible to the public.
- c) All significant heritage resources registered shall be designated as being

of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

- d) ~~Evaluation Criteria for assessing the cultural heritage value of the cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee.~~ The identification and evaluation of cultural heritage resources must be based on meeting one of the following core values:
- i. The property has design value because it is: ~~asesthetic, design or physical value;~~
 - is a rare, unique, representative or early example of a style, type, expression material or construction method;
 - displays a high degree of craftsmanship or artistic merit, or;
 - demonstrates a high degree of technical or scientific achievement;
 - ii. The property has historical value or associative value because it: ; ~~and/or,~~
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;
 - Demonstrates or reflects that work or ideas of an architect, artist, builder, design or theorist who is significant to a community;
 - iii. The property has contextual value because it:-
 - Is important in defining, maintaining or supporting the character of an area;
 - Is physically, functionally, visually or historically linked to its surroundings, or;
 - Is a landmark in accordance with O.Reg. 9/06, s.1(2).
- e) Priority will be given to designating all Group 1 heritage resources in the Register and heritage cemeteries under the Ontario Heritage Act.
- f) The Town will give immediate consideration to the designation of any

heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

- g) Council may adopt a Demolition Control By-Law to prevent the demolition, destruction or inappropriate alteration of residential heritage buildings.
- h) Designated and significant cultural heritage resources in the Town are shown in the Properties of Cultural Heritage Value or Interest Map.
- i) Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards.
- j) Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.
- k) Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the Town.
- l) Council may require that a heritage impact assessment be prepared by a qualified professional to the satisfaction of the Town, for any proposed alteration, construction, or any development proposal, including Secondary Plans, involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:
 - i. The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
 - ii. The current condition and use of the building or structure and its potential for future adaptive re-use;
 - iii. The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
 - iv. Demonstrations of the community's interest and investment (e.g. past grants);

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- v. Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
 - vi. Planning and other land use considerations.
 - m) A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.
 - n) All options for on-site retention and integration of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:
 - i. On-site retention in the original use and integration with the surrounding or new development;
 - ii. On site retention in an adaptive re-use;
 - iii. Relocation to another site within the same development; and,
 - iv. Relocation to a sympathetic site within the Town.
 - o) In the event that demolition, salvage, dismantling or relocation of a built heritage resource or cultural heritage landscape is found to be necessary as determined by Council, thorough archival documentation of the heritage resources is required to be undertaken by the proponent, at no cost to the Town. The information shall be made available to the Town for archival purposes.
 - p) In the event that demolition, salvage, dismantling or relocation of a built heritage resource or cultural heritage landscape is found to be necessary as determined by Council, salvageable heritage material shall be preserved, acquired or donated to the Town in accordance with the Town's Architectural Salvage Program Guide.
 - q) The above-noted archival documentation must be prepared by a qualified person and include at least the following as appropriate, or additional matters as specified by the Town:
 - i. Architectural measured drawings;
 - ii. Land use history; and
 - iii. Photographs, maps and other available material about the cultural heritage resource in its surrounding context.
 - r) Minimum standards for the maintenance of the heritage attributes of
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designated heritage properties shall be established and enforced.

- s) Every endeavor shall be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the Ontario Heritage Act, the Heritage Property Tax Relief Program under the Municipal Act and municipal sources.
- t) The Town may modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.
- u) Guidelines for Securing Vacant and Neglected Heritage Buildings shall be developed by the Town to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.
- v) Council may delegate to staff the power to approve certain classes of alterations of designated properties to facilitate timely processing of such applications.
- w) There shall be no alteration or demolition of designated Part IV properties except in accordance to the Ontario Heritage Act, unless Council has approved the alteration or demolition.

14.4 Policies for Cultural Heritage Landscapes

- a) The Town shall undertake a Cultural Heritage Landscape Study to identify and maintain an inventory of cultural heritage landscapes as part of the Town's Cultural Heritage Register to ensure that they are accorded with the same attention and protection as the other types of cultural heritage resources.
- b) Significant cultural heritage landscapes shall be designated under the Ontario Heritage Act and added to the Heritage Register, or established as Areas of Cultural Heritage Character as appropriate.
- c) The Town may use parkland dedication provisions to secure a cultural heritage ~~heriage~~ landscape.
- d) Owing to the spatial characteristics of some cultural heritage landscapes that may span across several geographical and political jurisdictions, the Town shall cooperate with neighbouring municipalities, other levels of government, conservation authorities and the private sector in managing and conserving these resources.

14.5 Policies for Heritage Conservation Districts

- a) Existing Designated Heritage Conservation Districts are shown on **Schedule 'D' 'E'**. Within these Districts, all applications and all permits shall be reviewed in accordance with the approved District Plan and in accordance with **Section ~~13.5m~~ 14.5 m)** of this Plan. In addition, new

District Plans shall be shown on **Schedule 'D' 'E'**; such additions to **Schedule 'D' 'E'** will not require an amendment to the Official Plan.

- b) Lands within the Heritage Resource Area may be considered for a Heritage Conservation District Plan.
- c) Prior to designating an area as a Heritage Conservation District under Part V of the Ontario Heritage Act, the Town shall undertake a study to:
 - i. Assess the feasibility of establishing a Heritage Conservation District;
 - ii. Examine the character, appearance and cultural heritage significance of the Study area including natural heritage features, vistas, contextual elements, buildings, structures and other property features to determine if the area should be preserved as a heritage conservation district;
 - iii. Recommend the geographic boundaries of the area to be designated and the objectives of the designation;
 - iv. Recommend the content of the Heritage Conservation District Plan;
 - v. Recommend changes required to be made to the Town's Official Plan, and any by-laws including zoning by-laws; and,
 - vi. Share information with residents, landowners and the public at large, as to the intent and scope of the study.
- d) To control development prior to the designation of a Heritage Conservation District, the Town may enact an Interim control By-law. During the study period, which can last up to one year, alteration works on the properties within the proposed Heritage Conservation District study area including erection, demolition or removal may be prohibited.
- e) Properties already designated under Part IV of the Ontario Heritage Act may be included as part of the Heritage Conservation District to ensure comprehensiveness of the District.
- f) Properties in a Heritage Conservation District may also be designated under Part IV of the Ontario Heritage Act to ensure consistent and effective protection.
- g) A Heritage Conservation District Plan shall be prepared for each designated district and include:
 - i. A statement of the objectives of the Heritage Conservation District;
 - ii. A statement explaining the cultural heritage value or interest of

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- the Heritage Conservation District;
- iii. Description of the heritage attributes of the Heritage Conservation District and of the properties in the district;
 - iv. Policy statements, guidelines and procedures for achieving the stated objectives and for managing change and growth in the Heritage Conservation District; and,
 - v. A description of the types of minor alterations that may be allowed without the need for obtaining a permit from the Town.
- h) Minimum standards for the maintenance of the heritage attributes of property situated in a Heritage Conservation District must be established and enforced.
 - i) Any private and public works proposed within or adjacent to a designated District shall respect and complement the identified heritage character of the District as described in the Plan.
 - j) When a Heritage Conservation District is in effect, public works within the District shall not be contrary to the objectives set out in the District Plan. Further, no by-law shall be passed that is contrary to the objectives as set out in the District Plan. In these respects, the District Plan shall prevail.
 - k) A Permit is required for all alteration works for properties located in the designated Heritage Conservation District. The exceptions are interior works and minor changes that are specified in the Plan.
 - l) A Heritage Impact Assessment may be required as part of a heritage permit application and shall provide information as specified by the Town.
 - m) In reviewing all applications and all permits, the Town shall be guided by the applicable Heritage Conservation District Plan and the following guiding principles:
 - i. Heritage buildings, cultural landscapes and archaeological sites including their environs should be protected from any adverse effects of the proposed alterations, works or development;
 - ii. Original building fabric and architectural features should be retained and repaired;
 - iii. New additions and features should generally be lower than the existing building and be placed to the rear of the building or set-back substantially from the principal façade; and,
 - iv. New construction and/or infilling should fit harmoniously with the immediate physical context and streetscape and be consistent
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with the existing heritage architecture by among other things: being generally of the same height, width, mass, bulk and disposition; of similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape.

- n) Council may delegate to Town staff the power to grant permits for certain classes of alterations to be made to properties in a designated Heritage Conservation District.
- o) Development proposed adjacent to a designated Heritage Conservation District shall be scrutinized to ensure that it is compatible in character, scale and use. A Heritage Impact Assessment may be required for such proposals.

14.6 Policies for Archaeological Resources

- a) The Town shall cooperate with the Provincial Government to designate Archaeological Sites in accordance with the Ontario Heritage Act.
- b) The Town shall adhere to the provisions of the Cemeteries Act as it pertains to archaeological resources.
- c) The Town shall, in consultation with the Provincial Government, keep confidential the existence and location of archaeological sites to protect against vandalism, disturbance and the inappropriate removal of resources.
- d) All archaeological resources found within the Town of Aurora shall be reported to the Province.
- e) An Archaeological Management Master Plan may be prepared to evaluate known archaeological resources, identify and map known archaeological sites, and areas of archaeological potential and establish policies and measures to protect them.

~~Every endeavor shall be made to leave archaeological sites undisturbed.~~

- f) All development or site alteration proposed on an archaeological site or a site identified as having archaeological potential, shall be required to prepare a Stage 1 Archeological Assessment. A Stage 1 Archeological Assessment shall be required as part of the approval condition of a secondary or block plan. The assessment shall be provided by the development proponent and prepared by a licensed archaeologist. Further, where warranted by a Stage 1 Archeological Assessment, Draft Plan of Subdivision/Condominium and/or applications for Site Plan Approval shall be accompanied by a Stage 2 Archeological Assessment or higher stage Archeological Assessment if required, provided by the development proponent and prepared by a licensed archeologist.

- g) All archaeological assessment reports shall be ~~approved~~ reviewed by the Province. A copy of the assessment report shall also be provided to the Town for comment to ensure that the scope is adequate and consistent with the conservation objectives of the municipality. Access to these archaeological assessment reports submitted to the Town shall be restricted in order to protect site locations in accordance with the Ontario Heritage Act.
- h) Archaeological resources identified in the archaeological assessment shall be documented, protected, salvaged, conserved, and integrated into new development as appropriate.
- i) If archaeological resources are identified Indigenous communities shall be consulted in the identification, conservation, wise use and management of the archaeological resources.
- j) If human remains are identified the Town shall adhere to the provisions of the Funeral, Burial and Cremation Services Act, 2002 (S.O. 2002, c.33), the Ontario Heritage Act.
- ~~k) If warranted, the Town shall make regulation for the removal of archaeological resources from an archaeological site in accordance with the Ontario Heritage Act, and the requirements of the Province and the municipality.~~
- l) Proper archaeological methods and techniques shall be used in the survey and excavation of archaeological sites and in the treatment, disposition, maintenance and storage of archaeological resources.
- m) Council shall prepare a contingency plan ~~shall be prepared~~ for emergency situation to protect archaeological resources on accidental discoveries or under imminent threats.

14.7 Policies for Town-owned Cultural Heritage Resources

- a) The Town will designate all Town-owned cultural heritage resources of merit under the Ontario Heritage Act and prepare strategies for their care, management, and stewardship.
- b) The Town will protect and maintain all Town-owned heritage resources to a good standard to set a model for high standard heritage conservation.
- c) Town-owned heritage resources shall be integrated into the community and put to adaptive reuse, where feasible.
- d) In the event that the ownership status is changed, the Town shall enter into an easement agreement with the new owner or lessee to ensure the continuous care of these resources, and, where appropriate, maintenance of public access.

- e) When the potential re-use or a change in function of a Town- owned heritage resource is being contemplated, the potential adverse impacts to the heritage attributes and significance shall be carefully considered and mitigated.
- f) The Town of Aurora Accessibility Standards will be applied to public heritage facilities and will be assessed on a case-by-case basis to determine the most effective and least disruptive means of retrofit, where required, to improve accessibility for persons with disabilities.

14.8 Policies for Heritage Cemeteries

- a) All cemeteries of cultural heritage significance shall be designated under the Ontario Heritage Act including vegetation and landscapes of historic, aesthetic and contextual values to ensure effective protection and preservation.
- b) The heritage integrity of cemeteries shall be ~~giving~~ careful consideration at all times. Impacts and encroachment shall be assessed and mitigated and the relocation of human remains shall be avoided.
- c) Archaeological and Heritage Impact Assessments, prepared by qualified heritage conservation professionals, shall be required for land use planning activities and development proposals on lands adjacent to heritage cemeteries.
- d) Standards and design guidelines for heritage cemeteries conservation shall be developed, including the design of appropriate fencing and commemorative signage.

15.0 CONNECTING THE TRANSPORTATION NETWORK PROVIDING SUSTAINABLE INFRASTRUCTURE

The Town's transportation infrastructure system, including its transportation, transit and active transportation ~~pedestrian networks, transit system, sewer, water and stormwater systems and utilities, serve an~~ have an essential role in ~~supporting the growth of a complete community a community's successful operation and ability to support development.~~ The policies of this Plan seek to ensure ~~Aurora's the growth of a robust, multi-modal transportation system physical infrastructure is developed to that~~ meets the needs of all residents and ~~are is~~ consistent with the Town's objectives for managed growth and sustainable development.

15.1 Objectives

- a) Promote Active Transportation and the use of alternate transportation modes such as transit, walking and bicycling to reduce the dependence on the private motor vehicle.
- b) Support the York Region Transit system ~~a basic, dependable, accessible and integrated transit system,~~ as an essential, environmentally significant public service through appropriate land use and urban design ~~and transit management~~ policies.
- c) Ensure the development and maintenance of a safe, comfortable and enjoyable environment for pedestrians and cyclists, along roads and trails.
- d) Ensure safe and convenient mobility for persons with special needs.
- e) 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.
- f) Promote and facilitate a complete streets design approach to new and existing streets that balance the needs of multiple modes of travel, as well as individuals of varying ages and abilities.

15.2 General Transportation Policies

- a) New facilities or major improvements to the existing transportation system will only occur where such improvements are consistent with the existing character and amenities of the community and comply with the Region's Transportation Master Plan Update and consider York Region's Designing Great Street guidelines (November 2009).
- b) Major capacity improvements to the existing road system will only occur

when the need exists and all reasonable traffic control options have been implemented.

- c) Transportation facilities will be planned, designed and constructed to minimize the effects of noise, fumes and vibration on existing and future residential development.
- d) Notwithstanding any other provisions of this Plan, transportation uses on lands located within the Oak Ridges Moraine Area shall be subject to the policies of the Oak Ridges Moraine Conservation Plan and this Plan.
- e) ~~The Town shall~~ 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) The Towns shall support transportation infrastructure designs that facilitate the creation of healthy, walkable complete communities by promoting the use of active transportation, transit, and carpooling.
- g) 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.

15.3 Policies for Roads

- a) The transportation network, for purposes of right-of-way protection, is shown on Schedules 'I' and 'J'. The transportation network is intended to provide for the efficient and safe passage of pedestrians and cyclists, the operation of an efficient public transit system and provide for the balanced usage of motor vehicles. Schedules 'I' and 'J', together with the following policies, forms the basis for the provision of roads, trails, right-of-way widths and access controls. ~~Provincial Highways and Regional Roads are subject to Provincial and Regional requirements and permits in addition to the other policies of this Plan.~~
- b) ~~All road improvements and new road projects shall be undertaken, in accordance with the provisions of the Municipal Engineers Association's Municipal Class Environmental Assessment (Municipal Class EA).~~
- c) All road improvements and new road projects shall incorporate universal design policies for designing accessible and safe streets.
- d) All road improvements and new roads projects shall consider integrating complete streets design approaches and York Region's Designing Great Street guidelines.
- e) All proposed development located adjacent to, and in the vicinity of a Provincial highway within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act will

also be subject to the approval of the Ministry of Transportation. Early consultation with the Ministry of Transportation is encouraged to ensure the integration of municipal planning initiatives with Provincial transportation planning.

- f) The functional road classification and associated guidelines of this Plan pertain to Highway 404, Arterial Roads, Collector Roads, Local Roads and Lanes. Highways and the Arterial and Collector Road network are as shown on Schedule 'I'. This Plan reflects the Town's proposed road improvements for the next 20 years. Roads are intended to function in accordance with the following policies:
 - i. Highway 404 is a controlled access freeway with little access to adjacent land. Its function is to carry traffic at higher speeds and provide for longer trips in and outside the community of Aurora. Highway 404 is controlled and managed by the Province of Ontario. The design and location of access will be strictly controlled so that any service to adjacent land does not detract from the primary function of moving traffic. It is anticipated that improvements to Highway 404 will be implemented over time, including a potential interchange at St. John's Sideroad.
 - ii. Regional Roads accommodate a wide range of transportation modes including walking, cycling, transit, automobile use and goods movement. Regional Roads are controlled and managed by the Region of York, and relevant policies are found in the York Region Official Plan. 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.
 - iii. Regional Roads will generally limit private land access to existing lots, and commercial and industrial uses, with new residential access permitted only where traffic movement, volume, speed and safety are not compromised, no alternative local or collector road access is available and the entrance criteria of the Region are met.
 - iv. 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.
 - v. Sidewalks, with shade trees are required, where possible, on both sides of all Regional Roads. Bicycle lanes are to be considered on Arterial Roads where they are generally identified as bicycle routes on Schedule 'K' and in accordance with the

Region's Pedestrian and Cycling Master Plan.

- vi. Yonge Street, between Vandorf Sideroad and just south of St. John's Sideroad, as shown Schedule 'I' is a municipal arterial road, and shall be subject to the detailed policies of ~~the~~ **Section 44.0 9** of this Plan, as they relate to the Aurora Promenade.
- vii. Municipal Collector Roads are identified on Schedule 'I'. They are intended to carry traffic between Regional Roads and the Municipal Local Roads. Through traffic will be discouraged from using these roadways. Limited access to properties abutting these roadways will be permitted. Municipal Collector Roads will generally have a right-of- way width of between 20.0 and 24.0 metres.

Sidewalks, with shade trees where possible, are required on both sides of all Municipal Collector Roads in accordance with the Town's policies for sidewalk installation. Bicycle routes are to be considered on Collector Roads where they are generally identified on Schedule 'I'.

- viii. Municipal Local Roads, which are not formally identified on Schedule 'I', are designed to accommodate only low volumes of traffic at low speeds and generally only serve local area trips. Local Roads will generally have a minimum right-of-way width of between 18.0 and 22.0 metres, however this may be further reduced in accordance with policy 14.2.1 g) ~~circumstances where adequate snow storage capacity can be provided within the right-of-way and/or alternative development standards have been approved by the Town.~~

Sidewalks are not required for cul-de-sacs with 30 units or less, unless the paths or walkways are within the cul-de- sac. Sidewalks on both sides of the street shall be required where adjacent to high pedestrian generators like schools, institutional uses or commercial uses. All public walkways will be required to connect to the sidewalk. The municipality may require further enhancements to this policy in consideration of principles for a pedestrian- friendly and walkable community.

- g) Notwithstanding the provisions of Section d) above, alternative road development standards may be permitted where such standards complement the policies of this Plan, and are acceptable to Council. Further, such standards may only be employed provided it can be demonstrated that adequate on-street parking and snow storage can be provided without impeding normal traffic flows. These measures shall be implemented through the subdivision approval process.
- h) In the design of all roads except Provincial Highways, particular regard will be given to adequate space and safety provisions for the movement of pedestrians and cyclists, with a clear system of through routes and for

safe transfers on and off of transit vehicles.

- i) The coordinated installation of utilities, sidewalks, trails, bicycle routes, lighting and tree planting will be part of the planning, design, and development of all roads.
- j) Specific lane requirements and road cross sections shall be determined at the detailed design stage and will, in addition to traffic demand, be based upon planning considerations such as preservation of mature trees and the overall effect upon the streetscape. Pedestrian and cyclist needs will be given equal consideration as that of vehicular operational efficiency.
- k) Development and redevelopment proposals that require an Amendment to this Plan or the Zoning By-law may be required to carry out and implement a Traffic Impact Study. Developments adjacent to Highway 404 are subject to the safety requirements and permit control of the Province.
- l) Development and redevelopment proposals within 300 metres of a railway line shall be required to submit a noise and vibration study to the satisfaction of the Town.
- m) Development and redevelopment proposals adjacent to arterial roads or collector roads may be required to carry out a noise and vibration study to the satisfaction of the Town.
- n) Road Widenings and Intersection Improvements and Alignments:
 - i. In the policies identifying road function, this Plan has identified road allowance width parameters. These are the basic widths required to provide for traffic surfaces, boulevards, sidewalks, multi-use trails, utility locations and ditches. The identified road allowance widths are based on the existing situation, expected future development and the intended road function. ~~For the purposes of the Planning Act, Each road identified described or shown on Schedule 'J' shall be~~ subject to road widenings and lands may be required to be dedicated land to Town for the road's planned ultimate right-of-way during development. considered a "highway to be widened" and the identified road allowance width plus the widths specified in this Plan shall determine the extent of the required widening;
 - ii. The Region and/or the Town may require, at intersections, road widenings for daylighting triangles in order to provide sufficient sight distances, turning lanes and locations for traffic control measures;
 - iii. The Region and/or the Town may require turning lanes at any other locations along roads to provide safe and appropriate access to major generators or attractors of traffic. Dimensions of

- such widenings shall be in accordance with the applicable standards of the Region and/or the Town;
- iv. Where a road allowance is identified as including, or comprising part of a bicycle route or trail system, the Region and/or Town may require additional road widenings for a cycling lane or trail. The minimum width for such a dedicated widening shall be 1.5 metres per side;
 - v. The Region and/or the Town may, under certain topographic conditions, require a greater road allowance width in order to address appropriate design or traffic safety measures. Where such circumstances are encountered, a further 10 metres may be added to the road allowance widths that are established through the policies of this Plan;
 - vi. In addition, where topographic conditions make it impractical or prohibitive to expand a road allowance to an equal extent on both sides then the Town may acquire a greater portion, or the entire extent, of the required widening on only one side of the existing allowance.
 - vii. Where a dedication of land is being required as a condition of a development approval, the land owner shall only be required to dedicate a widening equivalent to 50 percent of the total required width to bring the road width up to the width specified for the applicable road classification; and,
 - viii. Implementation of any ~~arterial~~ signalized intersection improvements on Regional Arterial Roads is subject to approval by the Region and should adhere to the Region's Traffic Signal Warrant Policy.
- o) Where a road allowance is less than the prescribed width, and additional widenings are required in accordance with the transportation policies of this Plan, or to achieve an appropriate geometric alignment, the Town may require that such widenings or realignments be obtained through the development approval process through dedication in accordance with the Planning Act.
 - p) In areas where the majority of the existing land uses along a road, or a significant portion of a road, is developed at the time that this Plan is adopted, then the standards for the right-of-way of the road, as specified by this Plan, shall act only as a guide. Further evaluations may be undertaken to determine a practical right-of-way width that can serve both vehicular and non-vehicular traffic requirements along the road while minimizing the negative impacts on existing development.
 - q) Notwithstanding any other policy of this Plan, in the case of the construction or reconstruction of Yonge Street or Wellington Street where they are located, respectively, within the Aurora Promenade,

particular regard shall be had to the preservation or enhancement of the character of the historic commercial “mainstreet” sections. For these roads, no right-of-way widenings beyond the existing right-of-way shall be considered, and further, the preparation of a detailed Streetscape Plan shall be required and implemented by the Town. Such plans shall include opportunities for enhanced pedestrian sidewalk zones, street tree planting and provision for on-street parking in accordance with the relevant policies of this Plan.

15.4 Design Policies for Roads

- a) The Region and/or the Town shall consider the following as general design policies for roads and the road network:
 - i. Provide a grid of Regional Arterial Roads, and Municipal Collector Roads and Municipal Local Roads ~~and associated public open spaces~~ that organizes development, is pedestrian and bicycle friendly, is highly connected and supports transit;
 - ii. Provide for multiple mid-block connections to the Arterial Roads that contribute to the interconnects of the Town’s transportation network.
 - iii. ~~ensure that the road and road pattern~~ Establishes a fine grain grid pattern of local roads and small ~~development blocks that enhance walkability that achieve an orderly pattern of development and visual diversity;~~
 - iv. Design all roads to accommodate provide access for pedestrians and bicycles and as well as vehicles and ensure pedestrian linkages to , opportunities for vistas, view corridors and pedestrian amenity areas and space for utilities and services;
 - v. Design all streetscape elements including plantings, trees, sidewalks, utility poles, paving patterns, bicycle racks, seating, natural or built shade structures, signage and waste/recycling receptacles to be consistent and complementary to the character of the community;
 - vi. Design street lighting with regard for vehicular, cyclist and pedestrian requirements so that the size, height, and style of lighting reflect the hierarchy of the road and complement the character of the community;
 - vii. Locate all utilities underground where feasible. Where components of utilities must be located above ground, they should be located within the public right-of-way or on private property, such as a rear lane or in locations where there is no conflict with the street tree planting line; and,
 - viii. Utility providers will be encouraged to consider innovative

methods of containing utility services on or within streetscape features including, but not limited to, entryways, lamp posts and transit shelters when determining appropriate locations for larger equipment and cluster sites.

15.5 Policies for Commercial Traffic

- a) ~~It is the policy of Council, in recognition of~~ recognizes the importance of an efficient goods movement system to the health of the Town's economy, ~~to and shall give appropriate weight to the consideration of the~~ need to move goods, products and other materials in the resolution of transportation issues.
- b) ~~The following policies will ensure protection of residential neighbourhoods with regard to commercial traffic:~~
- c) Through-movement of large commercial vehicles will generally be restricted on Municipal Local and Municipal Collector Roads within residential neighbourhoods and roads identified as historic mainstreets wherever possible; and,
- d) Activities generating substantial commercial traffic will be located near or adjacent to Highways 404 and/or Regional Roads.
- e) Traffic calming design features shall be implemented to mitigate potential issues arising from higher commercial vehicle traffic on residential streets.
- f) The Town shall maintain and protect efficient goods movement corridors as identified in the Region of York's Transportation Plan.

15.6 Sustainable Active Transportation Policies

Sustainable modes of travel such as active transportation and transit have a vital role in supporting the creation of a healthy, safe, complete community. The reduction in automobile dependence, and promotion of physical activity can reduce motor vehicle injuries, lower emissions, and support a healthy lifestyle for residents.

15.6.1 Active Transportation and Aurora Trail Network Objectives

- a) ~~The Town of Aurora includes an evolving transportation system that moves people and goods via roads, public transit, trails, pedestrian linkages and bicycle routes. In recognition of the health and environmental benefits associated with active transportation, it~~ It is a priority of this Plan to facilitate an active and integrated multi-modal transportation system that is safe, efficient, economical, convenient and comfortable while respecting the heritage features and character of the community. The Town's Active Transportation Network is shown on Schedule 'K'. In addition to the general objectives for providing sustainable infrastructure, the objectives of the Town with respect to

Active Transportation are:

- i. ~~To promote multi-modal access throughout the community; and~~
- ii. To encourage an active, healthy lifestyle for the citizens of Aurora;
- iii. To create a multi-modal transportation system that has regard for the environmental, social and aesthetic character and amenities of the community;
- iv. To develop a multi-modal transportation system that is
Compatible with existing and future land use patterns;
- v. To provide a multi-modal transportation system which encourages convenient movement within the community as well as providing linkages to external transportation systems outside within the Town, the Region and throughout the Province;
- vi. To provide a highly interconnected, efficient and safe system of routes for pedestrians and cyclists that accommodates functional as well as recreational facilities and that includes features such as wide sidewalks, benches, waste receptacles, bicycle racks, crosswalks, lighting and shade;
- vii. To achieve a pattern and density; ~~and,~~
- viii. To improve accessibility to transit ~~and transportation~~ facilities for special user groups;
- ix. 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,~~
- x. To provide sidewalks and street lighting on both sides of all streets with transit services; and
- xi. To promote and facilitate active transportation programs such as “bike-to-work”, walking to school programs, and active recreational community events.

15.6.2 **Aurora Trail Network Policies**

- a) The Aurora Trail Network shall serve non-motorized movement such as walking, jogging, cycling, cross country skiing or snowshoeing as outlined in the Town of Aurora Trails Master Plan. It will link the Greenlands System, including the existing and proposed off-road trails, with destinations such as schools, recreation centres, service commercial facilities, employment areas, shopping areas, and the Aurora Promenade. The trail network shall be conducive to an urban

form and structure which is friendly to non-motorized users, and the environment. Schedule 'K' of this Plan shows the Aurora Trail Network conceptually as recommended in the Town of Aurora Trails Master Plan.

- b) Implementation of the proposed Auroral 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.
- c) Trail lands shall be provided at a ratio of 1 hectare per 1000 residents.
- d) Council shall consult with and obtain approval from the appropriate Conservation Authority where trails are proposed within flood prone and/or regulated areas or where they cross areas of natural and scientific interest (ESA and ANSI's.) or are in proximity to wetlands.
- e) The Aurora Trail Network shall, where possible, link with the Regional/Provincial trail networks and the systems of adjacent municipalities, both in the north-south and east-west direction.
- f) The Aurora Trail Network shall also serve to support the interrelationships of the ecosystems in Environmental Protection Areas as per the relevant policies of this Plan. Allowance for the needs of wildlife shall be incorporated wherever possible.
- g) Council will strive to take advantage of the Oak Ridges Moraine, creek valleys and flood prone areas, especially along the Holland River, the Tannery Creek and their tributaries to complete the Open Space System.
- h) The location and creation of ~~Recreational uses or trails~~ shall not interfere with the primary ecological function of ~~valley systems~~ Environmental Protection Areas. Where possible, trails shall be placed on level shoulders of the valley, in buffers to natural features and / or in already disturbed areas to avoid destruction of vegetation, erosion of valley slopes and other ecological damage.
- i) Council shall place priority on developing the Aurora Trail Network and Greenlands System along the Holland River and in the Oak Ridges Moraine area.
- j) To acquire trail lands which complement and link the Greenland System, Council may obtain easements:
 - i. Under the Ontario Hydro Power Commission right of way where this coincides with the proposed linear open space system;
 - ii. To link the trail system to plateaus which allow exceptional vistas;

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- iii. To ensure access and egress at key focal points and destinations in the community; and,
 - iv. To eliminate missing links in the network.
 - k) Council will encourage community involvement and support in implementing, maintaining and improving the trail network.
 - l) Council will take measures to increase public awareness of the Linear Open Space System/Aurora Trail Network.
 - m) ~~Should the Trails Master Plan be amended and approved by Council, the policies of this Plan shall be updated without the necessity of an Official Plan Amendment.~~
 - n) The Town shall prepare an Active Transportation Master Plan that identifies opportunities to expand sidewalks, cycling facilities, transit facilities, and active transportation programs for all ages and abilities.
 - o) In facilitating a robust multi-modal transportation system, the Town will support the realization of new Active Transportation Routes consistent with Schedule K and new active transportation connections to the Aurora GO Station Major Transit Station.
 - p) Layout, design, construction and operation of trails shall be consistent with the Trails Master Plan and where possible:
 - i. Aim to provide an east-west and north-south non- motorized circulation grid:
 - As an alternative to the arterial road system;
 - Linking and integrating the components of the Greenlands system;
 - Utilizing:
 - Natural features such as valleys, ridges and woodlots,
 - Parks and other public and semi-public open spaces,
 - Easements, and
 - Roads;
 - ii. Make reasonable efforts to keep these trails vital, safe, comfortable and in operational condition;
 - iii. Minimize conflicts with other modes of transportation through signage, appropriate grades, surfacing width and delineation of rights-of-way, and well-designed transitions where trails merge
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- with roads;
 - iv. Allow for provision of support facilities such as bicycle stands, public phones, and rest spaces;
 - v. Provide signs to enable users to find their way and to ensure appropriate and enjoyable use of the facilities;
 - vi. Use permeable surfacing where possible;
 - vii. Encourage naturalization and refurbishing of native vegetation;
 - viii. Use native vegetation to screen conflicting uses or structures;
 - 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;
 - xi. At grade crossing of trails at Regional Roads should only be made at controlled intersections to the satisfaction of York Region;
 - xii. Aim to comply with the Town's standards of design, construction and ~~maintenance and that Regional Road crossings shall be controlled to the satisfaction of the York Region; and,~~
 - xiii. Provide a vegetative buffer to all watercourses to the satisfaction of the Conservation Authority.
- q) Sections of the trail network which follow along public roads shall, where resources permit:
- i. Feature special signage to help orient trail users and alert vehicular traffic;
 - ii. Be separated and/or screened from vehicular traffic;
 - iii. Be sufficiently wide to accommodate different types of non-motorized movement;
 - iv. Receive priority in tree planting, landscaping and street furniture such as lighting, benches, waste bins, public phones and other features to enhance the safety and amenity of the trail; and
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- v. Comply with the Town's regulations for sidewalks.
- r) Council shall support increased opportunities for cycling along Regional Roads, including Wellington and Yonge Streets, while having regard for the Active Transportation policies of this Plan.
- s) When railway, public works, hydro electric or other public and semi-public agencies undertake improvements to their facilities or properties, they shall be urged to comply with the policies this section of the Plan. Efforts shall be made to legalize existing trespass crossings. Any proposed rail crossing or portion of the trail system which abuts the railway right-of-way, shall comply with National Transportation Agency regulations, Transport Canada and Canadian National Railway safety and security standards; where trails cross or follow electric transmission lines, requirements of Ontario Hydro One shall be met.

15.6.3 Policies for Public Transit

- a) It is the intent of this Plan to promote the use of public transit as an alternative to the use of private motor vehicles. As such, public transit is considered to be a priority in the interest of reducing traffic, reducing greenhouse gas emissions, promoting Active Transportation and the avoidance of road expansions through established neighbourhoods.
- b) The public transit system shall be an integral part of the transportation network, provided in accordance with York Region Transit's Transit Service Guidelines.
- c) The Aurora GO Station Major Transit Station shall be recognized a transit hub within the Town with a focus of providing new transit connection.
- d) The Town shall explore and implement a Smart Commute program, High Occupancy Vehicle Lanes, Transit Priority Lanes, a Commuter Parking Management Strategy, and other strategies set out in the Region's Transportation Mater Plan.
- e) In the planning and design of public transit routes, stations, bus stops and transfer points, the following criteria will be applied:
 - i. Stations, stops and bus routes will be located so as to allow safe pedestrian access to as many residences, employment locations, secondary and post-secondary schools, major shopping centres and public facilities in the urban area that are beyond the maximum walking distance as possible;
 - ii. In areas to be developed or redeveloped, ~~land use development~~ will be designed to incorporate land use, densities and road patterns that facilitate use of public transit and permit convenient access to ~~major~~ transit routes;

- 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,
 - iv. Where new developments ~~are~~ is located adjacent to existing or planned transit routes, ~~they~~ it shall be required to dedicate land for transit routes and transit stops and may be requested to provide bus shelters and sidewalk connections to transit facilities.
- f) Development of new roads with transit route designations shall have street lighting and sidewalks on both sides.

15.6.4 Design Policies for Public Transit

- a) Transit routes should be located primarily on Regional Roads and Municipal Collector Roads and provide connections to the Aurora GO Station Major Transit Station;
- b) Transit stops should be located as close to intersections as possible, and their location coordinated with pedestrian walkway connections, trail heads and building entrances in conformity with York Region Stop Placement Standards.
- c) Transit shelters should be designed with transparent sides for maximum visibility to and from the interior, so that transit users can see approaching buses and to maximize pedestrian safety.
- d) Shelters should be located on the boulevard adjacent to the pavement to maximize passenger convenience.
- e) Curbside transit stop loading areas should be a clear, hard surface area 1.5 to 2.0 metres wide in front of a shelter and should be provided to permit safe exit by passengers, including wheelchair users. In all cases, shelters should be set back 0.5 metres from curbs and sidewalks to protect them from damage by snowplows.
- f) Surface texture changes should be provided at transit stops to assist the visually challenged in locating the stop and/or shelter location.
- g) Where four-sided transit shelters are not possible, overhead canopies should be provided to protect transit users from sun, rain and snow.
- h) Transit stops shall be designed to offer amenities such as seating areas, lighting and climate protection where it is possible and appropriate.
- 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.

16.0 PROVIDING SUSTAINABLE INFRASTRUCTURE

The Town's infrastructure system, including its ~~transportation and pedestrian networks, transit system,~~ sewer, water and stormwater systems and utilities, serve an essential role in a community's successful operation and ability to support development. The policies of this Plan seek to ensure Aurora's physical infrastructure is developed to meet the needs of all residents and are consistent with the Town's objectives for managed growth and sustainable development.

16.1 Objectives

- a) ~~Ensure stormwater management facilities are technically appropriate and are integrated as key amenity spaces within the Town's overall Greenlands System.~~
- b) Ensure stormwater management facilities are designed, built and/or retrofitted to meet the requirements of the Lake Simcoe Protection Plan.
- c) Strive towards elimination of excess water and energy consumption, and waste production.
- d) Support high environmental standards in water and sewage processing.
- e) Support opportunities for increased energy generation, supply and conservation, including alternative energy systems and renewable energy systems.
- f) Phase development to ensure cost-effective and efficient use of infrastructure and utilities.

16.2 Sanitary Sewage and Water Supply Services

The policies of this section are intended to ensure that new growth and development takes place on full municipal sewer and water services in an orderly and cost efficient manner. In extending sewer and/or water servicing infrastructure, it is the intent of this Plan to provide the opportunity, wherever possible, for existing unserved development to be connected to the municipal systems.

16.3 General Policies

- a) The Town supports the improvement and extension of municipal sanitary sewage and water supply services, in accordance with the provisions of this Plan and other relevant municipal, Regional and Provincial policies and regulations, and within the financial capabilities of the Town and/or Region and on the basis of approved capital budget program.
- b) The cost of providing full municipal services to facilitate the development of lands within the ~~Greenfield Residential~~ Designated Greenfield Area and ~~Greenfield Employment~~ designations, as shown on Schedule 'A,'

shall not impose a financial burden on existing taxpayers. Accordingly, such costs shall be the responsibility of the developer(s), with appropriate Development Charges and, if necessary, cost-sharing with future benefiting land parties, by agreement with the Town.

- c) All new development shall be serviced with municipal sanitary sewage and water supply services.
- d) In areas within the Town where municipal sewage and/or water services are not available, existing uses, buildings and structures may be serviced by private sewage disposals and/or private well water supply. Further, where municipal services are not available within the Town, the development of a single detached dwelling on an existing vacant lot of record may be permitted, subject to any planning approvals and other policies of this Plan and the Lake Simcoe Protection Plan.
- e) Development shall be designed and constructed in accordance with a Functional Servicing Plan or Plans dealing with sewage and water systems. A Functional Servicing Plan shall be prepared in accordance with criteria established by the Town and shall be submitted prior to, or concurrently with development applications. ~~These~~ The Functional Servicing Plan(s) shall be prepared to provide for the continuous, orderly extension of services in a cost effective manner, to the satisfaction of the Town in consultation with York Region.
- ~~f) Capacity allocation in the Sewage Treatment and Water Treatment Plants and the size of trunk sewers shall be calculated on the basis of the factors assigned by the Town in consultation with York Region.~~
- g) It is expected that landowners within the ~~areas designated Greenfield Residential Designated Greenfield Area or Greenfield Employment as identified on Schedule 'A'~~ will co-operate with each other in order to facilitate the development of lands on the basis of full urban services and, to that end, permit access to services installed within their land by way of easements or in such other way as shall be satisfactory to the Town of Aurora.
- h) Notwithstanding d) and g), a new on-site sewage system or ~~a new on-site sewage system~~ or subsurface sewage works shall not be permitted within 100 metres of any permanent stream or water body except in the following circumstances:
 - i. A proposal for an on-site sewage system or subsurface sewage works that would serve an agricultural use, an agricultural-related use or a public open space;
 - ii. A proposal for an on-site sewage system or subsurface sewage works that would replace or expand the capacity of an existing on-site sewage system or subsurface sewage works that will serve a use that would have been permitted by the applicable zoning by-law, as of the effective date of the Plan; or

- iii. A proposal for an on-site sewage system or subsurface sewage works that relates to a development proposal for only one dwelling, where the proposal would have been permitted by the applicable zoning by-law, as of the effective date of the Plan.
- i) Notwithstanding any other provisions of the Plan to the contrary, the provision of sanitary sewer and water service uses on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and this Plan.
- 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.
- k) ~~The Town shall work with monitor and report to the Region of York Region to reduce the extent and amount of on inflow and infiltration in both local and Regional wastewater systems in accordance with York Region programs and standards. reduction measures within the wastewater system.~~
- l) The number of infrastructure crossings of the East Holland River will be minimized and the detailed location of such crossings will have regard for the Environmental Management Plan and any updates to it, and be designed to the satisfaction of the Town in consultation with the Lake Simcoe Region Conservation Authority.

16.4 Sewage and Water Allocation Policies

- a) ~~The Town shall only approve development that can be allocated municipal sewage and water capacity or servicing allocation, in conformity with Town and Region policies, procedures and by-laws. York Region assigns servicing capacity to the Town based on the Town's growth needs and capacity available in the Region's water and wastewater systems. The allocation of capacity to individual The assignment of servicing allocation to developments~~ is at the sole discretion of Town Council and, furthermore, depending on the amount of servicing allocation and infrastructure available, not all development proposals may be able to proceed and/or be approved.
- b) No dwelling or dwelling unit or other forms of development requiring servicing allocation, shall be constructed unless such land has been assigned sewage and water allocation, by Town Council.
- c) It is the policy of this Plan, that all proposed development assigned allocation obtain the necessary planning approvals in a timely manner, and in accordance with the requirements of the Planning Act. In assigning allocation, Council may impose certain timelines and/or deadlines with respect to the submission of planning applications or other related matters.

- d) The Town shall further assign preliminary municipal water and sewer servicing allocation for draft plans of subdivision or condominium at the time of draft plan approval by the Town. If a draft plan of subdivision or condominium is not registered within three years from the date of draft plan approval, or the draft plan has not proceeded to the satisfaction of the Town within the term of draft plan approval, the Town, at the time of considering extension of the draft plan approval, may revoke the preliminary assignment of municipal servicing allocation, in whole or in part. Prior to revoking allocation, the Town shall afford the developer an opportunity to address the Town on the matter. Servicing allocation shall be formally assigned at the time of the execution of the subdivision agreement and/or condominium agreement.
- e) The Town shall further assign municipal sewage and water servicing allocation for development requiring site plan approval according to the following procedures:
 - i. Confirmation by the applicant, in consultation with Town and York Region Staff, that servicing capacity is available to serve the proposed development;
 - ii. If allocation is available, the applicant shall submit a completed site plan application. Servicing allocation shall be preliminarily assigned for a ~~one~~ **two**-year period ~~from the date of the receipt of following the approval of the application~~ to allow the applicant to execute a Site Plan agreement with the Town;
 - iii. If an agreement is not executed with the ~~one-year~~ **two-year** time frame, a report will be brought to the Town to either extend or revoke preliminary assignment of servicing allocation. The Town, at that time, may revoke the municipal servicing allocation in whole or in part; and/or,
 - iv. If an agreement is executed within the ~~one-year~~ **two-year** time frame, the agreement shall stipulate that a building permit shall be obtained within six months, or other time period as determined by the Town, of said execution date, otherwise the agreement is deemed to be null and void, unless further extension is given by the Town.
- f) York Region shall be notified of any assignment of sewage and water allocation at the draft plan of subdivision or condominium approval or site plan approval stage.

16.5 Wellhead Protection Areas

It is the intent of this section of the Plan to ensure that 'Wellhead Protection Areas' are comprehensively planned to protect the quality and quantity of the water supply. 'Wellhead Protection Areas' are schematically delineated in **Schedule 'L'**. However, the areas identified as 'Wellhead Protection Areas', and their associated policies, may be refined over time as the Town's and the

Region's understanding of the groundwater flow regime evolves.

16.5.1 General Policies for Wellhead Protection Areas

- a) Wellhead Protection Areas are zones around wells where land uses must be planned to protect the quality and quantity of the water supply. In these areas, it may be necessary to restrict or even prohibit certain land uses due to their potential to impact drinking water quality and quantity. The policies of the Plan support the South Georgian Bay Lake Simcoe Source Protection Plan in order to address threats to drinking water quality and quantity.
- b) The Town shall implement the Source Protection Plans as required by the Clean Water Act, 2006 and source water protection policies identified in the York Region Official Plan, in coordination with the Province, York Region, and source protection authorities to protect the quality and quantity of the municipal water supplies from overuse and sources of contamination.
- c) Wellhead Protection Areas, as identified on ~~Schedule 'L'~~ **Appendix 'A'**, are based on time of travel zones as follows:
 - i. A 100-metre ~~pathogen~~ zone around each wellhead (WHPA-A);
 - ii. 0 to 2 year time of travel (WHPA-B);
 - iii. 2 to 5 year time of travel (WHPA-C);
 - iv. 5 to 10 year time of travel (WHPA-C1); and,
 - v. 10 to 25 year time of travel (WHPA-D).
- d) In Wellhead Protection Areas outside of the Oak Ridges Moraine, a Risk Assessment and a Risk Management Plan, as defined by the York Region Official Plan, shall be prepared and approved prior to the establishment of new land uses that involve the storage or manufacture of:
 - i. Petroleum-based fuels and or solvents;
 - ii. Pesticides, herbicides, fungicides or fertilizers;
 - iii. Construction equipment;
 - iv. Inorganic chemicals;
 - v. Road salt and contaminants as identified by the Province;
 - vi. The generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
 - vii. Organic soil conditioning sites and the storage and application of

- agricultural and non-agricultural source organic materials; and,
- viii. Snow storage and disposal facilities.
- e) Where existing land uses in Wellhead Protection Areas and areas with high potential for groundwater contamination, involve the storage, manufacture or use of materials detailed in **Section b) 44.4.1 above**, a ~~Risk Assessment and a Risk Management Plan~~ Source Water Impact and Assessment Mitigation Plan (SWIAMP) may be required.
- f) The storage or use of pathogen threats by new land uses, including the siting and development of stormwater management ponds and rapid infiltration basins or columns, except for the storage of manure for personal or family use, is prohibited within the 100-metre pathogen zone around each municipal well shown on ~~Schedule 'L'~~ Appendix 'A' and may be restricted within the 100-metre to 2- year time of travel.
- g) Expansion of existing incompatible land uses within the 100-metre pathogen zone is prohibited and expansion of existing incompatible land uses within the 100-metre to 5-year time of travel zone will be discouraged, unless a ~~Risk Assessment and Risk Management Plan~~ Source Water Impact and Assessment Mitigation Plan (SWIAMP) has been undertaken to the satisfaction of the Region. Redevelopment of these uses to more compatible uses is encouraged, subject to an appropriate ~~Risk Assessment and a Risk Management Plan~~ Source Water Impact and Assessment Mitigation Plan (SWIAMP).
- h) Notwithstanding any other provisions of this Plan to the contrary, Wellhead Protection Areas located within the Oak Ridges Moraine Area shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Official Plan Amendment No. 48.

16.5.2 Geothermal Systems

Proposed geothermal systems are subject to the following:

- a) Geothermal systems are prohibited within Wellhead Protection Areas (WHPA) A and B with a vulnerability score of 8 or higher;
- b) Only horizontal closed-loop geothermal systems are permitted within the WHPA-B where the vulnerability score is 6 or less, subject to Town approval;
- c) Notwithstanding policies a and b, within Wellhead Protection Areas, the entirety of the geothermal systems shall be above the municipal aquifer;
- d) Notwithstanding policies a and b, geothermal systems are permitted in WHPAs, and future planned municipal water systems where potable drinking water site condition standards can be demonstrated to the satisfaction of the Town; and

- e) Notwithstanding policies a and b, within WHPAs and where future planned municipal water systems have been identified, proposed geothermal systems as part of a Planning Act, Condominium Act, and Building Code Act application, shall only be permitted if approved by the Town.

16.6 Stormwater Management

It is the intent of this section of the Plan to manage development impacts from storm water on Lake Simcoe and other streams within the watershed in order to maintain and enhance water quality, protect fish and wildlife habitat and prevent erosion.

16.6.1 General Policies for Stormwater Management Facilities

- a) Stormwater management facilities shall be permitted on lands in any land use designation. Where any of these facilities are to be located within the Environmental Protection Designation, an Environmental Impact Statement shall be prepared to the satisfaction of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction.
- b) Stormwater management facilities will be key features within the community contributing to the appearance and ambience, while achieving functional objectives related to flow moderation and water quality. The Town will seek to reduce stormwater run-off volumes and pollutant loadings in Aurora by:
 - i. Encouraging implementation of a hierarchy of source, lot-level, conveyance and end-of-pipe controls;
 - ii. Encouraging the implementation of innovative stormwater management measures;
 - iii. Allowing for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds;
 - iv. Supporting implementation of programs, to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants;
 - v. Supporting implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls;
 - vi. Requiring the planting of native species and flood tolerant water's edge plants, including a mixture of herbaceous and

woody vegetation to stabilize banks of ponds. The perimeter of the permanent pool ~~shall~~ should be planted with emergent, strand and submergent species to improve the aesthetics and enhance the performance of the facility; and,

- vii. Requiring ponds to blend with the natural landscape, therefore, geometric forms and standard slope gradients will be avoided in favour of organic shapes and land form grading designed to replicate natural land forms in the area. Inlet and outlet structures ~~will~~ should be concealed using a combination of planting, grading and natural stone.
- c) Ponds will not be fenced, but rather will be designed with trails, overlooks and interpretive signage so that they are an integral part of the parks system.
- d) Where there is a need to discourage public access to areas around the perimeter of the ponds, living fences and barrier plantings will be utilized in place of fencing. Barrier plantings will be installed along the crest of steep slopes, adjacent to deep- water areas and around inlet and outlet structures.
- e) An application for development within 30 metres of any Environmental Protection designation, may be required to submit to the Town for approval a Storm Water Management Plan that:
 - i. Evaluates storm water management on a “watershed” based approach and that is consistent with local sub-watershed evaluations and water budgets where available;
 - ii. Incorporates an integrated treatment train approach to minimize storm water management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales, where appropriate
 - iii. Identifies the specific location of permanent end of pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;
 - iv. Evaluates, at appropriate geographic scales, predicted changes in the water balance between pre-development and post-development conditions, and evaluates how such changes will be minimized;
 - v. Evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between pre-development and post-development, and evaluates how phosphorus loading will be minimized;
 - vi. Offers specific direction on how end of pipe storm water management works shall be designed, to satisfy, at a minimum, the enhanced protection level specified in the Ministry of the

Environment's Storm Water Management Planning and Design Manual, as amended;

- vii. Identifies criteria and circumstances upon which interim storm water facilities may be considered or precluded;
- viii. Notwithstanding the policies above, where an application for development is of a minor nature, the Town in consultation with any relevant agency, may waive the requirement to conduct a Stormwater Management Plan or scope down the study requirements. and
- ix. Includes low impact development ~~stormwater management~~ measures in keeping with the Toronto and Region Conservation Authority's stormwater management planning and design practices ~~Low Impact Development Stormwater Management Planning and Design Guide~~.
- 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) New development must satisfy the Town's Design Criteria Manual for Engineering Plans.
- h) ~~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~~ Province's 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.
- i) 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).
- j) All stormwater management plans within the Lake Simcoe Watershed shall be consistent with the requirements of the Lake Simcoe Protection Plan.
- k) Every owner and operator of a new stormwater management facility in the Lake Simcoe watershed shall be required to inspect and maintain the

works on a periodic basis.

- l) Notwithstanding any other provisions of the Plan to the contrary, the provision of storm sewer services on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of of the Oak Ridges Moraine Conservation Plan and this Plan.

16.7 Utilities

16.7.1 General Policies for Utilities

- a) It is the intent of this Plan to promote the provision of adequate utilities required for the residents of the Town in an economically and environmentally responsible manner.
- b) Utility corridors may include oil, natural gas transmission pipelines and telecommunication trunk facilities. These facilities present both safety and design related development constraints. Public works and private development or redevelopment proposals within 200 metres of utility corridors shall only be undertaken in consultation with the gas and telecommunication companies having jurisdiction for them.
- c) Council shall encourage consolidation of utility corridors for hydro, gas, oil and cabling services along highways and industrial areas. Development adjacent to such corridors will require special setbacks and/or easements.
- d) Any use of a utility corridor for recreation trail purposes shall be subject to the approval of the Utility Company having jurisdiction.
- ~~e) Where public and/or private utility infrastructure is permitted and deemed necessary by the Town, the said infrastructure shall require detail design approval and, where applicable, the completion of an Environmental Impact Statement.~~
- f) Notwithstanding any other provisions of this Plan to the contrary, public utilities uses on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of of the Oak Ridges Moraine Conservation Plan and this Plan.
- g) Council will ensure that adequate utility networks are, or will be, established to serve the anticipated development through discussions with public and/or private utility providers.
- h) Council will encourage all utilities to be planned for and installed on a coordinated and integrated basis in order to be more efficient, cost effective and minimize disruption.

16.7.2 Transmission Line Policies

- a) Council shall encourage a program of burying lower voltage electric

wiring underground:

- i. With priority to heritage areas and the historic town centre;
 - ii. In all new development;
 - iii. In areas where major public works programs make this conversion economically feasible; and
 - iv. By requesting funding from non-municipal sources.
- b) Council shall ensure that utility corridors not detract from Environmental Protection areas through:
- i. Environmental assessments;
 - ii. Vertical or horizontal circumvention; and
 - iii. Other alternatives.

16.7.3 Electric Power

- a) Council shall ensure that Hydro One and PowerStream provides the community with an adequate and efficient supply of electric power for all uses in Aurora by:
- i. Not requiring an amendment to this Plan for facilities which comply with the goals and objective of this Plan; and
 - ii. Consulting with Hydro One regarding site, subdivision, secondary planning and rezoning proposals.
- b) Council shall promote small-scale opportunities for increased power generation, supply and conservation, including alternative energy systems and renewable energy systems.

17.0 INTERPRETING AND IMPLEMENTING THIS PLAN

17.1 Interpretation of Boundaries

- a) It is intended that the boundaries identified on the Schedules of this Plan be considered as approximate. The boundaries may be considered exact only where corresponding to existing roads, railways, rivers or streams or other similar geographical demarcations. It is also intended that the location of proposed roads, trails and pathways as indicated on the Schedules to this Plan be considered as conceptual and not exact.
- b) ~~Amendments to this Plan will not be required, to permit~~ Minor adjustments to identified land use boundaries or to the conceptual locations of roads, trails and pathways will not require an amendment to this Plan provided that the general intent of this Plan is maintained.
- c) It is recognized that the boundaries of the Environmental Protection designation may be imprecise and subject to change. Council shall determine the more exact extent of the environmental areas on a site-by-site basis when considering development proposals, upon receipt of an Environmental Impact Study. Environmental Impact Studies shall be approved by Council, in consultation with the Conservation Authority and any other agency having jurisdiction.
- d) The Schedules of this Plan are not intended to identify the precise locations of parks and trails and therefore minor adjustments to these Schedules will not require an Amendment to this Plan. As parks and trails are developed in the future, they can be added to the Schedules without the need for an Amendment to this Plan.
- e) Notwithstanding any other policies of this Plan, the boundary of the Oak Ridges Moraine shall not be further defined.

17.2 Interpretation of Figures and Quantities

- a) ~~Population and employment forecasts to the year 20342051 for lower-tier municipalities in York Region are established by York Region, in accordance with Schedule 3 of the Growth Plan for the Greater Golden Horseshoe. The forecasts represent minimum standards to be met. Council approved and serve as the basis for planning all new development in the Town. As a result, these forecasts shall be considered absolute and may only be amended through an Official Plan Amendment, subject to Council approval and in accordance with such direction from York Region and/or the Province of Ontario.~~
- b) All other figures and quantities within this Plan are approximate and not absolute. This provides for the necessary flexibility in the administration and interpretation of this document. An Amendment to this Plan will not be required for any reasonable variance from any of the proposed

~~figures, with the exception of Council adopted population and employment growth figures, as deemed appropriate by Council.~~

17.3 Official Plan Review Process

- a) The assumptions, principles, vision, objectives and policies of this Plan shall be reviewed at least once every five ten years at a meeting of Council, which shall be advertised in accordance with the Planning Act, as amended.
- b) The ~~five~~ ten-year review shall consist of an assessment of:
 - i. The continuing relevance of the vision that forms the basis of all policies found in this Plan;
 - ii. The degree to which the objectives of this Plan have been met;
 - iii. The effectiveness of the policies in the Plan in solving problems; and,
 - iv. The change that has occurred in areas of transition.

17.4 Amendments to this Plan

- a) It is a policy of this Plan that it should only be Amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site specific proposals that must be addressed.
- b) When considering an Amendment to this Plan, Council shall understand the following issues:
 - i. The need for the proposed change as determined through an analysis of the existing and/or planned supply of similar uses in the market area versus the identified demand for the proposed use in the market area;
 - ii. The impact of the proposed change in terms of the social, economic, environmental and visual costs and benefits for the community;
 - iii. The extent to which the proposed change will affect policies, objectives and principles of this Plan:
 - Planning principles and objectives shall not be changed outside of the context of a full review of this Plan; and,
 - Planning policies may be changed as long as the principles and objectives are met, and the intent of this Plan is maintained.

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- iv. Suitability of the proposed change, with respect to:
 - Physical characteristics of the area, especially where Environmental Protection Areas are involved;
 - Adequacy of transportation, utilities and other community services, including water supply and sewage facilities; and,
 - Technical reports or recommendations from the Province of Ontario, York Region, Lake Simcoe Region Conservation Authority, and any other appropriate authority in response to the proposed change.
 - v. Compatibility of proposed use with the surrounding area;
 - vi. Effect on population and employment projections and finances of the municipality;
 - vii. Conformity with the York Region Official Plan;
 - viii. Conformity with Provincial legislation and policies; and,
 - ix. Consistency with the Provincial Policy Statement.
- 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.~~
- d) Council may eliminate notice to the public and a public meeting for a minor Official Plan or Zoning By-law Amendment which does the following:
- i. Changes the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
 - ii. Consolidates previously approved Official Plan Amendments in a new document without altering any approved policies, or schedules;
 - iii. Corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or schedules;
 - iv. Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or schedules; and,
 - v. Translates measurements to different units of measure or changes references to legislation or changes to legislation where the legislation has changed.
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- e) In all other instances, notification to the residents of the Town of public meetings held by Council shall be given in accordance with the requirements of the Planning Act.

18.0 ~~INTERPRETING AND IMPLEMENTING THIS PLAN~~

18.1 **Complete Applications**

Introduction

~~Subsections 22(5); 34(10.2); 51(18) and 53(3) of the~~ The Planning Act, R.S.O. 1990, permits 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 table, 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, Amendments to a Community Planning Permit By-law, Community Planning Permit applications, and approvals of Plans of Subdivision/Condominium and Consents and approvals of Site Plan. 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. ~~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/land uses, 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, [air](#) 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 does not impact on adjacent cultural heritage resources or community character 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 t~~The Planning Act, R.S.O. 1990, permits 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 or Community Planning Permit By-law, and approval of Plans of Subdivision, applications for Community Planning Permits and applications for site plan approval, 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 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 SUBDIVISION, CONDOMINIUMS AND CONSENTS
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- 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 Infrastructure 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
- Phase 1 & 2 Environmental Site Assessment
- Environmental Assessment Study
- Geotechnical Study
- Hydrogeological Study
- 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
- Archaeological Assessment

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- 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 preconsultation 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, Community Planning Permit By-law Amendment, Plan of Subdivision/Condominium ~~and~~, Site Plan and Community Planning Permit. 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, R.S.O. 1990, permits 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 and Community Planning Permit By-law, or applications for a Community Planning Permit, Draft Plan of Subdivision, Site Plan approval 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, Community Planning Permit By-law and/or Zoning By-law, or making applications for Plans of Subdivision/Condominiums, Community Planning Permits 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.

18.2 Special Study Area Plans or Secondary Plans

- a) Council may prepare Special Study Area or Secondary Plans where more detailed planning or policy direction is needed to ensure orderly development or growth of sub-areas or neighbourhoods;
- b) Council may require a Special Study/Secondary Plan before allowing development on rural land or before any major redevelopment.
- c) Where Special Studies/Secondary Plans do not conform to the Official Plan but are deemed to be more current and valid, the Official Plan will be amended to encompass the Secondary Plan.
- d) Special Study or Secondary Plans shall include all matters to be addressed for Secondary Plans within strategic growth areas as outlined

in the York Region Official Plan, as follows:

- i. Minimum density requirements and targets established by the Region and Town;
- ii. A range of residential, commercial and employment land uses, including retail uses, office, mixed-use, human services and other amenities;
- iii. The establishment or continuation and implementation of a fine-grained street grid that incorporates sidewalks and cycling facilities;
- iv. Public connections between sites and shared access;
- v. An urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons with ground-floor uses such as retail, human and personal services;
- vi. Staging and phasing policies and/or plans that sequence development in an orderly way, coordinated with water, wastewater, and transportation capacity, residential/non-residential development thresholds, the provision of human services, community facilities, and other infrastructure;
- vii. Excellence in urban design;
- viii. Best practices and guidelines for transit-supportive development;
- ix. Encourage the inclusion of public benefits (including affordable housing and public art) in all significant private sector developments and require the dedication of 1% of the capital budget of all major Town buildings to public benefits;
- x. Ensure natural and recreational connections and enhancements to and within the Natural Heritage System;
- xi. Requirements for community facilities, new school sites, to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings, shared facilities, proximity to transit, and measures to support active transportation;
- xii. The establishment of consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way;
- xiii. Limiting vehicle access from developments adjacent to Regional streets to maximize the efficiency of the Regional street system

- through techniques such as suitable local street access, shared driveways and interconnected properties
- xiv. Provisions for human services; and
 - xv. Provisions for stormwater management;
- e) Council shall invite the participation of the community and those groups directly affected, in preparing and discussing the Plan.
- f) **Schedules ‘B’ ‘C’ and ‘H’** indicates proposed existing Secondary Planning and Special Study Areas.
- i. The Secondary Plans identified on Schedule “B” “C” are ~~intended to be stand-alone policy documents~~ incorporated as Chapters within this Plan. In the event that there is a policy conflict between the Secondary Plans and the policies of this Plan, the Secondary Plans shall take precedence.
 - ~~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.~~

18.3 Implementing Zoning By-law

- a) Council shall amend the Comprehensive Zoning By-Law to conform with and give effect to the provisions of this Plan.
- b) Before approving any requests to amend any subsequent Amendments to the Zoning By-Law, Council shall ensure that the proposed change will:
 - i. Conform with the intention of this Plan;
 - ii. Promote compatible development;
 - iii. Not adversely affect adjacent land uses through noise, vibration, fumes, smoke, dust, odour, lighting or traffic;
 - iv. Incorporate ~~Require~~ design considerations, such as set backs, buffer planting, screening and fencing as part of site plan agreements to ensure compatibility with the surrounding area;
 - v. Have adequate municipal services, including water, sanitary and storm sewers, solid waste disposal, schools and roads without causing undue financial hardship for the municipality;
 - vi. Not increase traffic beyond the capacity of local streets within

residential areas; and

- vii. Provide safe and adequate off-street parking, loading, access and egress; and,
 - viii. ~~Be publicized in accordance with the requirements of the Planning Act.~~
- c) Council reserves the right through the implementing Zoning By-law to further refine the list of permitted uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.

18.4 Community Planning Permit System

- a) The Town may identify one or more areas, including the entire Town, as a community planning permit area.
- b) The following areas are described as priorities for proposed community planning permit areas and will be designated as such by a community planning permit by-law if so passed by Town Council:
 - i. The Promenade and Major Transit Station Area Secondary Plan Area
- c) Within an area for which a development permit by-law has been enacted, the Town's Zoning By-law shall not apply, nor shall site plan control.
- d) If a Community Planning Permit By-Law is enacted, the use and development of land must comply with the permitted uses, standards and criteria set out in the Community Planning Permit By-law as demonstrated by the issuance of a Community Planning Permit unless the proposed use or development is expressly exempted from a permit as indicated in the Community Planning Permit By-law.
- e) Where existing site plan agreements are already registered on a property, those agreements may be amended as long as such amendments comply with the applicable provisions of the Community Planning Permit By-law.
- f) A Community Planning Permit By-law will:
 - i. Contain a description of the area to which the by-law applies, which must be within the boundaries of the area identified in the Official Plan;
 - ii. Set out and define permitted and discretionary uses;
 - iii. Set out development standards with specified minimum and maximum standards;
 - iv. Set out any internal review for permit decisions;

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- v. Describe notification procedures for decisions;
 - vi. Set out criteria for determining whether a proposed use or development is permitted;
 - vii. Describe the process for amending development permits, development permit agreements and pre-existing site plan agreements;
 - viii. Outline any conditions of approval that may be imposed;
 - ix. Set out the scope of delegated authority, including any limitations; and
 - x. Include a statement exempting placement of a portable classroom on a school site existing on January 1, 2007 from the requirement for a permit.
- g) Town initiated amendments or an application to amend the Community Planning Permit By-law must be considered in the context of the planned vision for lands within the area subject to the By-law. An application to amend the Community Planning Permit By-law must be supported by a comprehensive planning rationale addressing this, and must include:
- i. Area studies and information as identified in Policy 18.4 h), supporting the proposed amendment; and
 - ii. Details of public and community engagement involving the Town and the community impacted by the proposed amendment
- Town initiated amendments or an application to amend the Community Planning Permit By-law will be considered by Council only after the completion of the comprehensive planning rationale has been submitted and the public and community engagement has been completed.
- h) In addition to the prescribed requirements of the Planning Act, the plans and reports identified in **Section 18.1 c)** of this Plan will also be required to evaluate an amendment to the Community Permit By-law, unless it is determined, through a pre-consultation with the Town, that certain studies, plans, drawings and reports are not applicable.
- i) Applications for an amendment to the Community Planning Permit By-law will comply with the complete application submission requirements for a Community Planning Permit identified in Schedule 1 of Ontario Regulation 173/16, including the information required in Policy 18.4 g).
- j) Where a Community Planning Permit By-law has been enacted, Council may delegate its decision making authority respecting Community Planning Permit applications and its authority to execute, amend and release Community Planning Permit agreements to a Committee or body appointed by Council or an employee of the Town of Aurora as outlined
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in the Community Planning Permit By-law.

- k) The Community Planning Permit By-law may require an applicant to enter into and register on title an agreement with the Town to address some or all of the conditions of approval imposed on a Community Planning Permit.
- l) The Community Planning Permit By-law may require the applicant to provide financial security to ensure the satisfaction of any condition imposed on the permit, including the completion, maintenance and on-going monitoring of the development.
- m) The Community Planning Permit By-law may include details for the provision of community benefits, or cash contribution in lieu thereof, proportionate to and in exchange for the height being sought.
- n) The Community Planning Permit By-law may also include any condition or requirement that may be imposed pursuant to the Planning Act, R.S.O. 1990, including but not limited to the following:
 - i. development shall be undertaken in accordance with a Community Planning Permit, including submitted plans, reports and drawings;
 - ii. identification, protection, maintenance and enhancement of existing trees and other vegetation, including the restoration or replacement of vegetation where removed;
 - iii. transfer of land for road widenings including daylighting triangles to the extent established in the Town and York Region Official Plans;
 - iv. construction access plan to articulate how building materials will be placed on the site and how construction access will be provided to the subject property during construction;
 - v. lighting facilities shall be required to minimize the impacts on night skies and environmental features and a lighting impact analysis may be required to ensure the proposal is dark sky compliant;
 - vi. easements in favour of the municipality for access, construction, maintenance or improvement of watercourses, ditches, land drainage works and other utilities;
 - vii. facilities for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;
 - viii. payment of cash-in-lieu, equal to 5% of the land, except where it has already been taken at the time of lot creation;

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- ix. Environmental Impact Statement preparation, submission and mitigation measures;
 - x. site alteration plan to demonstrate alteration or restoration of the grade of land and the placing or dumping of fill;
 - xi. provision of sustainable/ low impact design features;
 - xii. monitoring of the use of lands as is necessary for the protection of public health and safety or the protection of the natural environment;
 - xiii. specified agreement of exchange for increased height and or density;
 - xiv. in the case where action is recommended by a technical report, conditions which address the recommendations, including siting requirements that exceed minimum requirements may be imposed;
 - xv. approvals and permits from other regulatory bodies;
 - xvi. execution, maintenance and monitoring of any feature or works associated with a condition or a report;
 - xvii. enter into an agreement with the Town and / or any regulating bodies, to be registered on title, to confirm development will proceed in accordance with the Community Planning Permit, including the requirement of financial securities;
 - xviii. sun/ shadow/ shade study;
 - xix. contaminant and spill management plan;
 - xx. erosion and sediment control plan; and
 - xxi. conformity with and compliance to all regulated authorities for matters associated with property standards, outstanding fees, enforcement and other by-laws.
- o) Council reserves the right through the implementing Community Planning Permit By-law to further refine the list of permitted uses for each designation to ensure that new development is appropriate in the context of the adjacent and surrounding community.

18.5 Interim Control By-Law

- a) Council may impose an Interim Control By-Law in a defined area or areas currently under or proposed for land use planning studies or reviews in order to temporarily protect such areas from premature or unsuitable development.

- b) Council may impose an Interim Control By-law to be in effect for a specified length of time not exceeding one year. Notwithstanding that, Council may amend such a by-law to extend its effective period for up to one additional year.

18.6 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.

18.7 Holding Zone

- a) Where this Plan designates undeveloped land for urban development, such land may be zoned in an "H" Zone, where all relevant goals, objectives and policies of the Plan have not been met, including:
 - i. Agreement on the provisions of school, open space and other support facilities;

- ii. Demonstrated need for additional sites for the proposed use;
 - iii. Recommendations of a completed Environmental Impact Study, Special Study Area or Secondary Plan;
 - iv. Confirmation of adequate water and sanitary capacity and allocation; and,
 - v. Compliance with the growth management policies of this Plan.
- b) ~~No provision of this Plan shall require Council to zone any lands for the designated use to permit immediate development.~~ When Council receives an application for a suitable development project according to the designation and policies of this Plan, the "(H)" Holding zone may be removed by amending the Zoning by-law, without amending this Plan.
- c) Until the "H" zone is lifted, the uses permitted on such lands will be limited to those ~~for which the land is zoned exist at the time of the adoption of this Plan on the land~~ or to public uses.

18.8 Site-Specific Zoning and Community Planning Permit By-law Amendments

- a) Site-specific Zoning By-law or Community Planning Permit By-law amendments approved by Council will only be valid for a specific amount of time before a building permit must be obtained. This timeframe is to be determined on a case-by-case basis at the discretion of Director of Planning and Development Services prior to approval. Similar to the Town's Servicing allocation policy, in most cases a 3-year timeframe from the date of approval will be considered appropriate.
- b) If a building permit has not been issued under the Building Code for any building or structure so authorized within a specified time frame from enactment of the Zoning By-law Amendment or Community Planning Permit Amendment that is appropriate for the development, then the By-law will automatically repeal and if so repealed, the zoning of the property will revert to the original zoning, or in the case of a Community Planning Permit By-law, the original provisions of the By-law prior to the amendment.

18.9 Non-Conforming Uses

- a) Council may consider extending or enlarging legal non-conforming land uses under Section 34 (10) of the Planning Act. Before granting such an extension or enlargement, Council shall examine if it is feasible or desirable to:
- i. Acquire the lands and hold, sell, lease or redevelop the property in accordance with Section 34 (8) of the Planning Act, and the provisions of this Plan; and,

- ii. Relocate the legal non-conforming use to an appropriately designated and zoned location.
- b) Where acquisition and/or relocation are not feasible, Council shall apply the following conditions to permitting an extension or enlargement of a legal non-conforming land use:
 - i. Criteria for rezoning outlined in this Plan, or for Committee of Adjustment decisions, outlined in this Plan and Section 44 of the Planning Act;
 - ii. Site Plan Agreements which ensure compatible development with the adjacent area, through such measures as conceptual design of buildings, their siting, massing, exterior access and public areas; and,
 - iii. The limitation of the proposed extension to the existing property.
- c) Extensions or enlargements to legal non-conforming land uses under this Section of the Plan shall not require an Amendment to this Plan.

18.10 Site Plan Control

- a) Council shall enter into Site Plan Agreements with owners of development proposals, in accordance with the Planning Act. Such agreements shall provide Council with controls over development proposals regarding siting, massing, access, public areas and exterior design, including without limitation the character, scale, appearance and design features of buildings and their sustainable design as outlined in the Planning Act.

Furthermore, such agreements shall provide Council with controls over the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities as outlined in Section 41 the Planning Act.

- b) Agreements may also include provisions, standards, design, maintenance and regulation of:
 - i. Roads and road widenings, where existing street allowances are substandard;
 - ii. Access and egress, parking, loading, driveways, walkways to ensure the safety of vehicles, cyclists and pedestrians in the development;
 - iii. Landscaping, lighting, fencing and screening to provide safety, privacy and amenity for the occupants of the development and

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- adjacent uses;
 - iv. Central storage, vaults, garbage and waste disposal facilities which are functional, safe, and environmentally sound;
 - v. Easements for water courses and public utilities, which ensure environmental and public health and safety; and,
 - vi. Alteration to elevations, contours, provision for disposal of storm, surface and waste water from the development and its site to ensure environmental and public health and safety.
- c) Agreements may also include provisions regarding the architectural details, colours and building materials to be used in a development proposal. Specifically, agreements may contain clauses stating that the architectural details, colour and the materials used in a development proposal shall be to the satisfaction of the Town or its architectural consultant.
 - d) All lands within the Town of Aurora may be part of a Site Plan Control By-Law under Section 41 of the Planning Act, generally exempting, however:
 - i. low density residential uses such as single detached, duplex, triplex and fourplex dwellings and associated accessory uses located outside of any designated Heritage Conservation District and/or outside of any lands designated “Stable Neighbourhoods”;
 - ii. Lands used for farming operations;
 - iii. Existing buildings associated with land use which is only being renovated or slightly enlarged; ~~and,~~
 - iv. Single lots created by severance; and,
 - v. All lands subject to a Community Planning Permit By-law.
 - e) Council may require drawings showing plan, elevation and cross- section views of each building to be erected for any development located in a Heritage Conservation District.
 - f) Notwithstanding any other policy of this Plan, where lands are located on the Oak Ridges Moraine, site plan control shall be in accordance with the relevant policies of the “Oak Ridges Moraine Conservation Plan” and the Oak Ridges Moraine policies of the Town.
 - g) Development proposals shall provide sustainable design and implementation initiatives for building design, site planning and layout, site works and landscaping in accordance with the policies of this Plan.
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- h) The exterior design and sustainable design elements of a development proposal as described herein, shall also be consistent with any applicable design guidelines, including the York Region Transit Oriented Transit Oriented Development (TOD) Guidelines, to the satisfaction of Council or its architectural consultant.
- i) Where design guidelines are not in place, Council may retain an architectural consultant to determine the appropriateness of the proposed exterior design of a building and design of the site plan in general.
- j) Where design guidelines are in place, Council may retain an architectural consultant to determine if the development proposal is consistent with the design guidelines.
- k) Council shall amend the Town's Site Plan Control By-law in order to implement the policies contained herein.

18.11 Committee of Adjustment: Minor Variances

- a) When deciding on applications under Sections 44 of the Planning Act, the Committee shall ensure that:
 - i. The request complies with the general intent and purpose of this Plan and its implementing by-laws;
 - ii. The request constitutes a "minor" departure from the zoning by-law;
 - iii. The request is desirable for the appropriate use and/or development of the lands;
 - iv. The physical or inherent conditions of the site make compliance with the by-law requirements difficult;
 - v. Alternative solutions in conformity with the by-law are not feasible or appropriate;
 - vi. Adjacent owners and residents are not adversely affected; and,
 - vii. Where appropriate Ministries, Conservation Authorities and other agencies have been consulted.
- b) Council shall adopt a procedural by-law to provide additional direction to the Committee of Adjustment.

18.12 Subdivision Control

- a) All developments which involve relotting of existing parcels of land or subdivisions shall be on the basis of subdivision or severance procedures, outlined in the Planning Act.

- b) Council may require that applications for Plans of Subdivision include among other matters:
- i. A statement of development objectives which may include physical, environmental, social and economic aspects;
 - ii. An indication of the extent to which the plan conforms to this Official Plan, and the York Region Official Plan, when adopted and to relevant Provincial Policy statements and the Zoning By-Law of the Town of Aurora;
 - iii. An inventory and assessment of the area's existing features in terms of:
 - natural features such as, soil, topography, drainage, conditions, landforms, slope stability, river systems, groundwater tables, vegetation, wildlife habitat, environmentally sensitive, archaeological or heritage areas;
 - ownership;
 - land use such as agriculture, commercial, residential;
 - capacity and availability of all utilities required by the development; and,
 - other services including commercial, private and public transportation, educational and social services.
 - iv. details of the proposed development including:
 - proposed alignment of Local and Collector roads;
 - proposed land uses and densities;
 - impact of the development on all of an area's existing features as listed above; and,
 - proposed method of addressing the impact on all of an area's existing features as listed above.
- c) Plans of subdivision shall be designed and stamped by a Registered Professional Planner.
- d) Council will recommend approval of only those plans of subdivision which:
- i. Comply with the intent of this Plan;

- ii. Comply with the requirements set out in Section 51(24) of the Planning Act, R.S.O. 1990;
 - iii. Can be supplied with adequate municipal services and community facilities such as schools, fire protection, water supply, sewage disposal, storm drainage facilities and road maintenance;
 - iv. Will not adversely affect the financial status of the municipality; and,
 - v. Will not harm any aspect of the environment including Environmental Protection Areas and/or the Oak Ridges Moraine.
- e) For any plan of subdivision that has been approved for more than 10 years and, and for which construction has yet to commence, the Town may deem the approval of such plans of subdivision as lapsed.

18.13 Consent

- a) Parcels of land created through consent shall conform with the provisions of the Zoning By-Law and the policies of this Plan. If a rezoning is required to permit a proposed use, it shall be a condition of approval that a Zoning By-Law Amendment will have come into effect prior to the registration of the deed.
- b) When considering applications for consent for a land severance, the Committee of Adjustment shall have regard to the following criteria:
 - i. Provisions of the Planning Act;
 - ii. Development on the new lot or the remaining parcel shall not pose any costs for road or service improvements for the municipality;
 - iii. Future orderly development and subdivision potential of the area shall not be prejudiced;
 - iv. The compatibility with, and impact of the proposed use on adjacent areas;
 - v. Minor infilling in existing urban areas or lot boundary adjustments will generally be permitted, while extension of an urban area or strip development will not; and,
 - vi. availability of adequate and appropriate road access. Dedications for road widenings or 0.3 metre reserves across the frontage or other yards of all proposed lots may be required as a condition of approval.
- c) The Committee of Adjustment may attach any other conditions, as may

be authorized by the Planning Act or other legislation, such as:

- i. Payment of levies to the Town of Aurora and the Regional Municipality of York to cover the costs of additional municipal services to be provided as may be adopted by Council through a Development Charges By-Law;
 - ii. Conveyance of land to the Town of Aurora for park purposes or, as an alternative, the payment of cash-in-lieu;
 - iii. Payment of an administrative fee to the Town of Aurora where a consent is granted but no new lot has been created;
 - iv. Time limit for fulfilling the conditions of approval prior to the lapsing of the consent;
 - v. Requirements of the appropriate Conservation Authority; and,
 - vi. Submission of a preliminary site plan, and registered reference plan to the Committee of Adjustment prior to the consent being finalized.
- e) To ensure the best decision, the Committee of Adjustment may request reports from appropriate Town Departments and agencies such as: Planning and Development Services, Public Works, Region of York Medical Officer of Health, Conservation Authorities, Ministries of Environment, Natural Resources, Agriculture and Food, Transportation, Education and others.
- f) Notwithstanding any other policies of this Plan to the contrary, where lands are located within the Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area, or Oak Ridges Moraine Countryside Area designations, a lot may only be created in accordance with the relevant policies of the Town of Aurora.

18.14 Maintenance and Occupancy By-law

- a) Council has passed the Property Maintenance and Occupancy Standards By-law to ensure high standards of property maintenance and safe occupancy. It is generally referred to as the Property Standards By-law.
- b) The Property Standards By-law sets out standards for:
 - i. Maintenance of yards, vacant lands, parks and accessory buildings, including sewage and drainage, safe access, passage and garbage/snow/ice removal;
 - ii. Maintenance of all buildings and structures, including walls,

floors and ceilings; doors, windows and roofs; foundations and insulation, heating, lighting, plumbing and electrical systems, general sanitation including pest prevention; and,

- iii. Heat, light, fire protection and ventilation standards for all rooms, including kitchens and bathrooms, and minimum dimensions and floor space of habitable rooms.
- c) To administer and enforce the Property Standards By-law, Council has appointed a Maintenance and Occupancy Standards Officer, who will:
 - i. Operate with the Fire and Building Departments and York Region Medical Officer of Health;
 - ii. Receive information regarding substandard housing conditions, overuse of existing buildings, neglected yards, courts and vacant lands from inspectors, by-law enforcement officers, and other municipal staff including Fire and Building Department personnel; and,
 - iii. Impose penalties or carry out repairs or demolition at the owner's expense, where voluntary compliance cannot be achieved.
- d) Council has appointed a Property Standards Committee who will hear appeals from people who have been served an order to comply with the By-law.

18.15 Community Improvement

- a) Council may select areas with deficiencies or deterioration for community improvement. The following deficiencies shall be criteria for identifying improvement areas:
 - i. Municipal services such as water, sewers, roads, sidewalks, street lighting;
 - ii. Public community services, such as indoor and outdoor recreational facilities, community centres, libraries;
 - iii. Parking and streetscape;
 - iv. Physical, functional or economic instability such as vacant and under used buildings; and
 - v. Age and condition of buildings which, if improved, can become significant heritage assets.
- b) Council shall identify by By-law, lands within Aurora to be considered Community Improvement Project Areas.
- c) Where available, Council shall seek Provincial and Federal funding for

carrying out community improvement.

- d) Council shall carry out improvements on the basis of an approved Community Improvement Plan.

18.16 Community Involvement

- a) Council shall encourage all people in Aurora to participate in planning decisions which affect their lives. To achieve this, Council shall:
 - i. have regard to abilities, constraints and backgrounds of people in each situation;
 - ii. ensure that time, place and notice of meetings are accessible to as many people as possible; and,
 - iii. ensure that planning policies and reports are made available to the public.
- b) Council shall comply with all legal requirements under the Planning Act regarding public meetings and notification required for:
 - i. An Amendment to this Official Plan;
 - ii. Zoning By-Law Amendments;
 - iii. Committee of Adjustment Hearings;
 - iv. Consents; ~~and,~~
 - v. Plans of Subdivision/Condominiums;
 - vi. Community Planning Permit applications where approval authority has not been delegated to Town staff; and,
 - vii. Amendments to any Community Planning Permit By-law.
- c) Council shall further encourage citizen participation in ongoing agencies such as:
 - i. Committee of Adjustment;
 - ii. Environmental Advisory Committee;
 - iii. Heritage Advisory Committee;
 - iv. Economic Development Advisory Committee;
 - v. Accessibility Advisory Committee;
 - vi. Leisure Services Advisory Committee; and

- vii. Traffic Safety Advisory Committee.

18.17 Sign By-law

- a) Objectives of this Plan include aesthetically appropriate streetscapes, as well as safe and efficient movement of traffic. To achieve these objectives, Council will enact and enforce a Sign By-law under the provisions of Sections 11 and 99 of the Municipal Act, 2001, as amended, to regulate signs and other advertising devices within the Town of Aurora.

18.18 Tree By-law

- a) Council shall cooperate with York Region in enforcing their respective a Tree By-laws under the Municipal Act, to regulate the removal of certain trees in defined areas. Council shall also in accordance with the Oak Ridges Moraine Conservation Act, 2001, adopt site alteration and tree by-laws in conformity with Section 135 of the Municipal Act, 2001.

18.19 Soil Preservation By-law

- a) Council will enact and enforce a By-law under Section 142 of the Municipal Act, 2001, to regulate or prohibit the removal of topsoil and to rehabilitate lands where topsoil removal is permissible.

18.20 Fill By-Law

- a) Council will enact and enforce a by-law under Section 142 of the Municipal Act, 2001, to regulate or prohibit the placing or dumping of fill and alternations to the grade of the land.

18.21 Future Enabling Legislation

- a) Council shall continue to review existing legislation pursuant to the Municipal Act, governing such uses as automobile wrecking yards, garbage dumps, gravel pits, quarries, trailers and signs and where necessary amend existing by-laws or pass new by-laws, to ensure such uses are properly regulated and controlled.

18.22 Capital Works

- a) Council will prepare and adopt a capital works program which conforms with this Plan to ensure safe and efficient movement of goods and people.

18.23 Public Works

- a) Public works in the Town of Aurora will be carried out in accordance with this Plan, according to Section 24 of the Planning Act, R.S.O. 1990.

18.24 Development Charges By-law

- a) Council, in co-operation with York Region shall enact and administer a Development Charges By-law in accordance with the provisions of the Development Charges Act to enable it to share with developers the capital costs of:
 - i. Utilities such as sewers, storm sewers, sewage treatment plants and waste disposal;
 - ii. Schools, childcare facilities, adult education, retraining; and,
 - iii. Social services such as libraries, policing, seniors housing, health, counselling and recreation centres, or shelters.

18.25 Land Securement

- a) The Town may acquire land to implement any feature, including trails, of this Plan in accordance with the provisions of Provincial Statutes and Regulations.
- b) Municipal land assembly for ~~parkland~~, Environmental Protection Areas and trail uses shall be encouraged in appropriate locations designated as ~~'Greenlands System'~~ 'Environmental Protection'.
- c) The Town shall work cooperatively with the Lake Simcoe Region Conservation Authority, the Toronto and Region Conservation Authority, York Region and the Province of Ontario to identify and prioritize desired lands for securement in accordance with the policies of this Plan.
- d) Arrangements for the conveyance of lands into public ownership shall be undertaken before or concurrent with the approval of development applications through the development approval process and may include mechanisms identified in this Plan.
- e) Mechanisms to secure lands through development approvals or other processes include:
 - i. Land dedications/conveyance;
 - ii. Voluntary sale and public purchase through funds allocated in the Town's budget or from funds raised through the cash-in-lieu of parkland dedications, where appropriate;
 - iii. Land swaps/exchanges;
 - iv. Donations, gifts, bequests from individuals and/or corporations;
 - vi. Through any applicable requirement relating to parkland or environmental protection area acquisition in the Town's Development Charges By-law; and/or,
 - vii. Other appropriate land acquisition methods.

- f) Council may authorize staff to pursue funding partners and other funding opportunities for the purpose of land securement to achieve the objectives of this Plan.
- g) The Town includes land areas that are owned by various public agencies and senior levels of government. The Town shall enter into negotiations with these public agencies to have lands within the '~~Greenlands System~~ Environmental Protection' designation to remain in public ownership and protected and enhanced in accordance with the objectives of this Plan.
- h) It is recognized that the Town may not be able to secure in public ownership all of the lands required to achieve the objectives of this Plan. Where substantial efforts have been undertaken in accordance with the land securement policies of this Plan, Council will negotiate with the landowners in an effort to protect natural, environmental and cultural features and functions in private ownership and enhance environmental features and/or functions on private lands. In these instances, Council shall consider the following stewardship techniques to ensure the appropriate level of protection and, where appropriate, public access to the privately owned lands in order to achieve the objectives of this Plan:
 - i. Municipal land use controls, including zoning;
 - ii. Information and education programs;
 - iii. Stewardship agreements;
 - iv. Charitable tax receipts;
 - v. Conservation easements; and/or,
 - vi. any other appropriate agreements with the landowners.

18.26 Parkland Dedication

- a) Parkland dedication requirements shall be applied as follows in the Town:
 - i. The typical Planning Act requirement of 5 percent of the land area for residential and 2 percent of the land area for all non-residential uses shall be applied. The parkland dedication requirement for mixed use developments shall be calculated on the percentage of Gross Floor Area of each use; or
 - ii. As per the Planning Act, the Town may apply an alternative parkland dedication requirement to that described in **Section 18.26 a) i).** of
 - 1.0 hectare for each 300 dwelling units proposed, or at such lesser rate as may be specified in the Town's parkland dedication by-law; or

- Payment in lieu, calculated by using a rate of 1.0 hectare for each 500 dwelling units proposed or such lesser rate as may be specified in Town's parkland dedication by-law.
- b) Where the Town accepts cash-in-lieu in place of the parkland dedication required under the Planning Act, the funds raised through this provision shall be utilized by the Town solely for the purchase of property for public park space and/or for the enhancement of existing public parks in the Town.

18.27 Administrative Revisions to the Official Plan

An amendment to this Plan shall not be required in order to make revisions of an administrative nature, such as but not limited to:

- 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.

19.0 GLOSSARY

ACCESSORY USE

- a) A use of land, buildings or structures normally considered incidental or subordinate to the principal use, building or structure located on the same lot.

ADJACENT LANDS

- a) Those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility.
- b) Those lands contiguous to a specific key natural heritage feature or key hydrologic feature where it is likely that development or site alteration can reasonably be expected to have ~~an~~ a negative impact on the feature.
- c) Those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources.
- d) The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objective.
- e) Generally, adjacent lands are considered to be within 120m from any part of the feature.

ADVERSE EFFECT

- a) Any impairment, disruption, destruction or harmful alteration.

AFFORDABLE HOUSING

- a) In the case of ownership housing, ~~the least expensive of,~~
 - i. Housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households; ~~or,~~
 - ii. ~~Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.~~
- b) In the case of rental housing, a unit for which the rent is at or below 125% of

the average market rent of a unit in the regional market area, by bedroom type.
~~the least expensive of,~~

- ~~i. A unit for which the rent does not exceed 30% of gross annual household income for low- and moderate-income households; or,~~
- ~~ii. A unit for which the rent is at or below the average market rent of a unit in the regional market area.~~

For the purposes of this definition, “low- and moderate-income households” means, ~~in the case of ownership housing, the lesser of households with incomes in the lowest 60% of the income distribution for the regional market area or, in the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional~~ the local market area.

AGRICULTURAL USES

- a) The growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour where the size and nature of the operation requires additional employment.

AGRICULTURE-RELATED USES

- a) Those farm-related commercial and farm-related industrial uses that are small in scale, directly related to the farm operation and required to be in close proximity to the farm operation.

ALTERNATIVE ENERGY SYSTEMS

- a) Sources of energy or energy conversion processes such as co- generation and energy from waste that significantly reduce the amount of harmful emissions to the environment when compared with conventional energy systems.

ANCILLARY USES

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

ANIMAL AGRICULTURE

- a) Growing, producing and raising farm animals including, without limitation,
 - i. Livestock, including equines, poultry and ratites;
 - ii. Fur-bearing animals;

- iii. Bees;
- iv. Cultured fish;
- v. Deer and elk; and,
- vi. Game animals and birds.

APPLICATION

- a) Includes a matter, proceeding or request.

ARCHAEOLOGICAL RESOURCES

- a) Includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

AREAS OF ARCHAEOLOGICAL POTENTIAL

- a) Areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

~~AREAS OF NATURAL AND SCIENTIFIC INTEREST~~

- ~~a) Areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.~~

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

- a) Means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

AREA OF NATURAL AND SCIENTIFIC INTEREST (EARTH SCIENCE)

- a) An area that has been,
 - i. Identified as having earth science values related to protection, scientific study or education; and,
 - ii. Further identified by the ministry of natural resources and forestry using evaluation procedures established by that ministry, as amended from time to time.

AREA OF NATURAL AND SCIENTIFIC INTEREST (LIFE SCIENCE)

- a) An area that has been,
 - i. Identified as having life science values related to protection, scientific study or education; and,
 - ii. Further identified by the ministry of natural resources and forestry using evaluation procedures established by that ministry, as amended from time to time.

BED AND BREAKFAST ESTABLISHMENT

- a) An establishment that provides sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three guest rooms within a single dwelling that is the principal residence of the proprietor of the establishment.

BROWNFIELD SITES

- a) Undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

BUILT-UP AREA

- a) All land within the built boundary.

BUILT BOUNDARY

- a) The limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal in accordance with Policy 2.2.3.5 of the Growth Plan.

BUILT HERITAGE RESOURCES

- a) See definition for Cultural Heritage Resources

CEMETERIES

- a) Religious or commercial enterprises that include the in-ground and aboveground interment of human remains.

COMMUNITY HUB

- a) A community hub makes it easier for local residents to access the health, social, cultural, recreational and other resources they need together in one spot. It can be located in a physical building or accessed through a digital service. Community hubs serve as a central access point, which offer services in collaboration with different community agencies and service providers, reduce administrative duplication, improve services for residents

and are responsive to the needs of their communities. Each hub is as unique as the community it serves and is defined by local needs, services and resources.

COMPACT URBAN FORM

- a) A land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to transit and reduced need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

COMPATIBLE

- a) Refers to development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties.

COMPLETE COMMUNITY

- a) Complete Communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

COMPLETE STREETS

- a) Streets that are designed to accommodate the needs of all transportation modes and users. Complete streets may include dedicated travel lanes for motor vehicles, transit vehicles and bicycles, and dedicated sidewalks and/or trails for pedestrians, cyclists and other modes of micro-transportation. Complete streets also include the various elements of streetscape design including landscaping, lighting and street furniture.

CONNECTIVITY

- a) The degree to which key natural heritage features are connected to one another by links such as plant and animal movement corridors, hydrological and nutrient cycling, genetic transfer, and energy flows through food webs.

CONSERVED

- a) The identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a Conservation Plan or Heritage Impact Statement.

CULTURAL HERITAGE LANDSCAPE

- a) A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

~~See definition for Cultural Heritage Resources.~~

CULTURAL HERITAGE RESOURCES

- a) Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

~~Resources that contribute to our understanding of our past, including,~~

- ~~i. Archaeological Resources Such As Artifacts, Archaeological Sites And Marine Archaeological Sites;~~
- ~~ii. Built Heritage Resources, Which Means One Or More Significant Buildings, Structures, Monuments, Installations Or Remains Associated With Architectural, Cultural, Social, Political, Economic Or Military History And Identified As Being Important To A Community;~~
- ~~iii. Cultural Heritage Landscape, Which Means A Defined Geographical Area Of Heritage Significance Which Has Been Modified By Human Activities And Is Valued By A Community. It Involves A Grouping(S) Of Individual Heritage Features Such As Structures, Spaces, Archaeological Sites And Natural Elements, Which Together Form A Significant Type Of Heritage Form, Distinctive From That Of Its Constituent Elements Or Parts.~~

DENSITY TARGET

- a) ~~The density targets for designated greenfield areas are defined in the Policies of the Growth Plan.~~

DESIGNATED GREENFIELD AREA

- a) The designated area that was outside of the built-up area as of June 2006 as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe.

DEVELOPABLE AREA

- a) The developable area includes all lands available for development for both private and public uses, including residential and employment uses, open space and infrastructure (e.g. local and Regional streets and stormwater management ponds). The developable area excludes,
 - i. Environmental features and areas, where development is prohibited, identified in Places to Grow: Growth Plan for the Greater Golden Horseshoe;
 - ii. The regional greenlands system and natural heritage system as identified in this plan;
 - iii. Key natural heritage features and key hydrologic features;
 - iv. Major infrastructure right-of-ways (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,
 - v. Existing uses (e.g. cemeteries, estate subdivisions).

DEVELOPMENT

- a) The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include,
 - i. Activities that create or maintain infrastructure authorized under an environmental assessment, planning act, or condominium act process; or,
 - ii. Works subject to the drainage act.

DWELLING UNIT

- a) One or more habitable rooms, occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants.

ECOLOGICAL FEATURES

- a) Naturally occurring land, water and biotic features that contribute to ecological integrity.

ECOLOGICAL FUNCTIONS

- a) Refers to the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including hydrological functions and biological, physical, chemical and socio-economic interactions.

ECOLOGICAL INTEGRITY

- a) Includes hydrological integrity, means the condition of ecosystems in which,
 - i. The structure, composition and function of the ecosystems are unimpaired by stresses from human activity;
 - ii. Natural ecological processes are intact and self-sustaining; and
 - iii. The ecosystems evolve naturally.

EMPLOYMENT AREA

- a) Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

ENDANGERED AND THREATENED SPECIES

- a) A species that is ~~classified listed or categorized~~ as an “~~Endangered Species~~” or “~~threatened species~~” ~~on the Ontario Ministry of Natural Resources’ official species at risk list in Ontario Regulation 230/08 (Species at Risk in Ontario List) made under the Endangered Species Act, 2007, as updated and may be amended for time to time.~~

~~ENVIRONMENTALLY SIGNIFICANT AREAS~~

- ~~a) Land or water areas that contain distinctive or unusual features, perform a key ecological function and/or provide habitat for significant plant and/or animal species as determined by studies undertaken from time to time by conservation authorities and/or local municipalities.~~

EXISTING

- a) Means lawfully in existence on the date of this Plan’s adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being.

FARM RETIREMENT LOT

- a) A lot that is severed farm land that is being used in a farming operation, on the application of a person who,

- i. Owned and operated the farm operation, as a full-time farmer, for a substantial number of years;
- ii. Was engaged in farming on January 1, 1994, or on an earlier date set out in the applicable official plan; and
- iii. Has reached retirement age and is retiring from active working life

FISH

- a) As defined in S.2 of the Fisheries Act, c. F-14, as amended, includes parts of fish, shellfish, crustaceans, and marine animals, and the eggs, sperm, spawn, larvae, spat and juvenile stages of fish, shellfish, crustaceans and marine animals at all stages of their life cycles.

FISH HABITAT

- a) ~~As defined in the Fisheries Act, c. F-14, as amended,~~ means fish habitat as defined in the Fisheries Act as spawning grounds and any other areas, including nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

FOREST MANAGEMENT

- a) The management of woodlands, including accessory uses such as the construction and maintenance of forest access roads and maple syrup production facilities,
 - i. For the production of wood and wood products, including maple syrup;
 - ii. To provide outdoor recreation opportunities;
 - iii. To maintain, and where possible improve or restore, conditions for wildlife; and
 - iv. To protect water supplies.

GROUNDWATER RECHARGE

- a) The replenishment of subsurface water,
 - i. Resulting from natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands; and
 - ii. Resulting from human intervention, such as the use of stormwater management systems.

HAZARDOUS WASTE

- a) Hazardous waste has the same meaning as in Regulation 347 of the Revised Regulations of Ontario, 1990.

HYDROLOGICAL FEATURES

- a) Includes,
 - i. Permanent and intermittent streams;
 - ii. Wetlands;
 - iii. Kettle lakes and their surface catchment areas;
 - iv. Seepage areas and springs; and
 - v. Aquifers and recharge areas.

HYDROLOGICAL FUNCTIONS

- a) The functions of the hydrological cycle that include the occurrence, circulation, distribution, and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

HYDROLOGICAL INTEGRITY

- a) The condition of ecosystems in which hydrological features and hydrological functions are unimpaired by stresses from human activity.

HYDROLOGICALLY SENSITIVE FEATURE

- a) A hydrologically sensitive feature as described in Section 26 of the Oak Ridges Moraine Conservation Plan.

IMPERVIOUS SURFACE

- a) A surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, driveway or parking lot.

INFRASTRUCTURE

- a) Physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/ telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

INTENSIFICATION

- a) Within the Built-up Area, the development of a property, site or area at a higher density than currently exists through,
 - i. Redevelopment, including the use of brownfield sites;
 - ii. The development of vacant and/or underutilized lots within previously developed areas;
 - iii. Infill development; or,
 - iv. The expansion or conversion of existing buildings.

INSTITUTIONAL USE

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

INTERMITTENT STREAM

- a) Watercourses that are dry at times of the year, generally flowing during wet seasons but not the entire year.

KAME

- a) A mound, hummock or conical hill of glacial origin.

KETTLE LAKE

- a) A depression formed by glacial action and permanently filled with water.

KEY HYDROLOGIC FEATURE

- a) Key hydrologic features ~~are described in Section 2.2 of this Plan and include wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs, and the Lake Simcoe Shoreline.~~

KEY NATURAL HERITAGE FEATURE

- a) Key natural heritage features ~~are described in Section 2.2 of this Plan and include the habitat of endangered species, threatened species and special concern species, fish habitat, wetlands, Life Science Areas of Natural and Scientific Interest, Environmentally Significant Areas, significant valleylands, significant woodlands, significant wildlife habitat, sand barrens, savannahs and tallgrass prairies.~~
- b) Within the Oak Ridges Moraine Conservation Plan Area, A key natural heritage feature as described in Section 22 of the Oak Ridges Moraine Conservation Plan.

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).

LANDFORM FEATURES

- a) Distinctive physical attributes of land such as slope, shape, elevation and relief.

LANDFORM CONSERVATION AREA

- a) A landform conservation area as described in Section 30 of the Oak Ridges Moraine Conservation Plan.

LIQUID INDUSTRIAL WASTE

- a) Liquid industrial waste has the same meaning as in Regulation 347 of the Revised Regulations of Ontario, 1990.

LOT

- a) A parcel of land that is,
 - i. Described in a deed or other document legally capable of conveying an interest in the land; or
 - ii. Shown as a lot or block on a registered plan of subdivision.

~~LOW AND MODERATE INCOME HOUSEHOLDS~~

- ~~a) In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or,~~
- ~~b) In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.~~

MAJOR DEVELOPMENT

- a) Consists of,
 - i. The creation of four or more lots;
 - ii. The construction of a building or buildings with a ground floor area of 500 square metres or more; or,
 - iii. The establishment of a major recreational use.

MAJOR RETAIL

- a) Major retail includes retail big box stores, retail warehouses and shopping centres. For the purposes of this definition a shopping centre is not a collection of ancillary uses that primarily serve the business functions on employment lands.

MAJOR OFFICE

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

MARKET BASED HOUSING

- a) Housing options that respond to market needs.

MEANDER BELT

- a) The land across which a stream shifts its channel from time to time.

MINERAL AGGREGATE

- a) Includes, gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act, but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, talc, wollastonite, or other material prescribed under that Act.

MINERAL AGGREGATE OPERATION

- a) Means,
 - i. An operation, other than a wayside pit, conducted under a licence or permit under the aggregate resources act; and
 - ii. Associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.

MULTI-MODAL

- a) The availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air and marine.

NATURAL HERITAGE SYSTEM

- a) A system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include

lands that have been restored and areas with the potential to be restored to a natural state.

NORMAL FARM PRACTICES

- a) Any practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances, or that makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

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.

PARKLAND

- a) Public open space used for passive and/or recreational uses.

PARTIAL SERVICE

- a) Connections linking a building to,
 - i. A communal sewage or water service or a full municipal sewage or water service; and
 - ii. An individual on-site sewage or water system.

PATHOGEN THREATS

- a) Threats to drinking water quality that are related to conditions or activities having the potential to introduce living microorganisms that cause disease into the groundwater. Sources of pathogens include, but are not limited to, septic systems, animal manure, sewage systems and stormwater management ponds.

PERMANENT STREAMS

- a) A stream which continually flows in an average year.

RAPID INFILTRATION BASIN

- a) A basin or system of basins at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area

of concentration, surface runoff collected from impervious surfaces.

RAPID INFILTRATION COLUMN

- a) A column or system of columns at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from impervious surfaces.

RECREATION

- a) Leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

REDEVELOPMENT

- a) The creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

REGIONAL MUNICIPAL COMPREHENSIVE REVIEW

- a) An official plan review which is undertaken by the Region, or an official plan amendment which is undertaken by the Region, in consultation with the respective local municipalities, which comprehensively applies the schedules and policies of the Growth Plan for the Greater Golden Horseshoe.

RENEWABLE ENERGY SYSTEMS

- a) The production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

RESIDENCE SURPLUS TO A FARMING OPERATION

- a) Means,
 - i. If there are two or more farm residences, both built before 1978, on a lot that is being used in a farming operation, one of those residences that is surplus to the farming operation; or
 - ii. If the owner and operator of a farming operation acquires an additional lot and uses it in the consolidated farming operation, any existing farm residence that is surplus to the consolidated farming operation.

RETIREMENT HOME

- a) A building in which,
 - i. Accommodation is provided, mainly for retired persons;
 - ii. Common kitchen and dining facilities area provided for the residents; and
 - iii. Common lounges, recreation rooms and health care facilities may also be provided for the residents.

RISK ASSESSMENT

- a) A study completed by a qualified person that examines the relevant hydrologic pathways and qualitatively evaluates the level of risk associated with a land use or land use activity that may pose a threat to the quantity or quality of a municipal drinking water supply.

RISK MANAGEMENT PLAN

- a) A document completed by a qualified person that describes the results of the Risk Assessment, proposes a plan for the mitigation and management of the identified risks, and outlines an emergency response plan to be executed in the event that a risk occurs.

RURAL LOT

- a) A lot that is at least 97.5 per cent of the land that is left in an original lot or an original half lot after the deduction of any land that is,
 - i. Conveyed at any time for transportation, utilities and infrastructure as described in Section 41, of the Oak Ridges Moraine Conservation Plan, whether before, on or after November 16, 2001; or
 - ii. Validly conveyed before June 27, 1970.

SAND BARRENS

- a) Land (not including land that is being used for agricultural purposes and no longer exhibits sand barrens characteristics) that,
 - i. Has sparse or patchy vegetation that is dominated by plants that are,
 - Adapted to severe drought and low nutrient levels; and
 - Maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire;

- ii. Has less than 25 per cent tree cover;
- iii. Has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; and
- iv. Has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

SAVANNAH

- a) Land (not including land that is being used for agricultural purposes and no longer exhibits sand savannah characteristics) that,
 - i. Has vegetation with a significant component of non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
 - ii. Has from 25 per cent to 60 per cent tree cover;
 - iii. Has mineral soils; and
 - iv. Has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

SECONDARY SUITE ~~RESIDENTIAL DWELLING UNIT~~

- a) Means a self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas in a house, or building ancillary to a house.
~~A single accessory dwelling unit in a house that consists of one or more rooms that are designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons.~~

SEEPAGE AREAS AND SPRINGS

- a) Are sites of emergence of groundwater where the water table is present at the ground surface. Seepage areas are areas where groundwater emerges from the ground over a diffuse area. Springs are points of natural, concentrated discharge of groundwater.

SELF-SUSTAINING VEGETATION

- a) Vegetation dominated by plants that can grow and persist without direct human management, protection, or tending.

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.

SETTLEMENT AREAS

- a) Urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) where:
 - i. Development is concentrated and which have a mix of land uses; and
 - ii. Lands have been designated in an official plan for development over the long term planning horizon provided for in the Provincial Policy Statement, 2005. Where there are no lands that have been designated over the long- term, the settlement area may be no larger than the area where development is concentrated.

SHORT-TERM RESIDENTIAL ACCOMMODATION

- a) All or part of a dwelling unit used to provide sleeping accommodations for any rental period that is 29 consecutive nights or less in exchange for payment but does not include Bed-and-Breakfasts.

SIGNIFICANT

- a) Means:
 - i. In regard to Provincially significant wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
 - ii. In regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources and Forestry, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;
 - iii. In regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to

the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;

- iv. In regard to other features and areas of ecological ~~importance~~ importance in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

SINGLE DWELLING

- a) A building containing only one dwelling unit.

SIGNIFICANT GROUNDWATER RECHARGE AREA

- a) An area within which it is desirable to regulate or monitor drinking water threats that may affect the recharge of an aquifer.

SIGNIFICANT VALLEYLANDS

- a) ~~A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. These areas are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system. A valleyland which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.~~
A valleyland which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.

SIGNIFICANT WILDLIFE HABITAT

- a) ~~Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. These areas are ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system. The Provincial Significant Wildlife Habitat Technical Guide should be referenced to determine significant wildlife habitat. A wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.~~
A wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.

SIGNIFICANT WOODLANDS

- a) Woodlands which meet any one of the criteria in policy ~~2.2.393.4.2.6~~

of the York Region Official Plan, except those excluded by policy 3.4.2.7 of this Plan.

SITE

- a) The lands subject to an application.

SITE ALTERATION

- a) Activities such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

SPECIAL NEEDS HOUSING

- a) The integration of housing and support services for individuals who require specific services to maintain their housing and well-being. Special needs housing includes both transitional and permanent housing, most commonly in not-for-profit residential housing.

STORMWATER MANAGEMENT POND

- a) A detention basin that temporarily stores or treats collected stormwater runoff and releases it at a controlled rate.

SUBWATERSHED

- a) An area that is drained by a tributary or some defined portion of a stream.

SURFACE CATCHMENT AREA

- a) The area including and surrounding a kettle lake or wetland, from which surface runoff drains directly into the kettle lake or wetland.

SUSTAINABLE

- a) When used with respect to a natural resource, means that the natural resource is able to support a particular use or activity without being adversely affected.

TALLGRASS PRAIRIE

- a) Land (not including land that is being used for agricultural purposes and no longer exhibits tallgrass prairie characteristics) that,
 - i. Has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire; or both,
 - ii. Has less than 25 per cent tree cover;

- iii. Has mineral soils; and
- iv. Has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

THREATENED SPECIES

- a) Any native species that is at risk of becoming endangered throughout all or part of its Ontario range if the limiting factors are not reversed.

TIME OF TRAVEL

- a) Refers to the estimated time required for groundwater to move from a given location in an aquifer to the intake of a water well. A wellhead protection area is typically divided into several time of travel zones.

TRANSPORTATION SYSTEMS

- a) A system consisting of corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, intermodal terminals, harbours, and associated facilities such as storage and maintenance.

TREE

- a) Any species of woody perennial plant, including its root system, that has reached or can reach a height of at least 4.5 metres at physiological maturity, provided that where multiple stems grow from the same root system, the number of trees shall be the number of stems that can be counted at a point of measurement 1.37 metres from the ground.

UNSERVICED PARK

- a) A park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, accessory commercial facilities, paved parking lots or permanent water or sewer facilities.

UTILITIES

- a) Include all essential public services such as electricity, gas or communications/telecommunications that are provided by a regulated company or government agency.

VALLEYLANDS

- a) A natural area that occurs in a valley or other landform depression that

has water flowing through or standing for some period of the year.

VEGETATION PROTECTION ZONE

- a) Buffers surrounding a key natural heritage feature or a key hydrologic feature. These areas protect the feature and its functions from the impacts of land use changes and associated activities that will occur before, during and after construction, and where possible, restore or enhance the features and its functions. Within the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, and the Lake Simcoe Protection Plan, the determination of the extent of a vegetation protection zone is defined by, and be subject to the provisions of these plans.

WATERSHED

- a) An area that is drained by a river and its tributaries.

WAYSIDE PIT

- a) A temporary pit opened or used by or for a public body solely for the purpose of a particular project of road construction and not located on the road right of way.

WELLHEAD PROTECTION AREA

- a) The surface and sub-surface area surrounding a water well or well field that supplies a municipal water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

WETLAND

- a) Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Wetlands on the Oak Ridges Moraine, Greenbelt, and within the Lake Simcoe Watershed, include any wetlands identified by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time. Elsewhere in York Region, wetlands include any wetland that has been evaluated under the Ontario Wetland Evaluation System and approved by the Ministry of Natural Resources and Forestry.

WILDLIFE HABITAT

- a) Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas

where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

WOODLAND

- a) An area of land at least 0.2 hectare in area with at least:
- i. 1000 trees of any size, per hectare;
 - ii. 750 trees measuring over 5 centimetres diameter at breast height, per hectare;
 - iii. 500 trees measuring over 12 centimetres diameter at breast height, per hectare; or,
 - iv. 250 trees measuring over 20 centimeters diameter at breast height, per hectare, but does not include a cultivated fruit or nut orchard, a plantation established for the purpose of producing Christmas trees or nursery stock. For the purposes of defining a woodland, treed areas separated by more than 20 metres will be considered a separate woodland.

When determining the limit of a woodland, continuous agricultural hedgerows and woodland fingers or narrow woodland patches will be considered part of a woodland if they have a minimum average width of at least 40 metres and narrower sections have a length to width ratio of 3 to 1 or less. Undeveloped clearings within woodland patches are generally included within a woodland if the total area of each clearing is no greater than 0.2 hectares. In areas covered by Provincial Plan policies, woodland includes treed areas as further described by the Ministry of Natural Resources and Forestry.

For the purposes of determining the densities above for woodlands outside of Provincial Plan Areas, the following species are excluded: staghorn sumac, European buckthorn and common lilac.

20.0 SITE SPECIFIC POLICIES

1. The land in **Part Lot 86, Concession 1, E.Y.S.** is designated as Urban Residential to permit a maximum of 143 dwellings in two four-storey structures further specified by a site plan.
2. Lands located on Part Lot 85, Concession 1, E.Y.S. on the southeast side of St. John's Sideroad and Old Yonge Street may be used for 20 row house units provided that the buildings are not more than three storeys in height. Lands now shown on Schedule 'A' as Private Open Space or Urban Residential may be conveyed to the municipality for Public Open Space purposes and indicated as such on Schedule 'A' without an amendment to this Plan.
3. Lands located on Part Lot 85, Concession 1, E.Y.S., south of St. John's Sideroad, west of Old Yonge Street, shall permit development for medium density residential. Design concepts for the site shall include:
 - a) Setbacks as required by the Ministry of Transportation;
 - b) Limitation of 3 storeys;
 - c) Lands now shown on Schedule 'A' as Private Open Space or Stable Neighbourhoods may be conveyed to the municipality for Public Open Space purposes and indicated as such on Schedule 'A' without an amendment to this Plan.
4. The following policies apply to the lands designated "Stable Neighbourhoods" on **Part of Block A, Registered Plan 289 and Part 2, Plan 65R-2814, Part 4, Plan 65R-2912 and Lots 1, 16, 17 and Part Lot 2, Registered Plan 17** as shown on Schedule 'A'.
 - a) A multiple storey residential apartment building may be permitted on the lands being Part of Block A, Registered Plan 289, Part 2, Plan 65R-2814 and Part 4, Plan 65R-2912 having a maximum of 96 units. A multiple unit townhouse complex having a maximum of 20 units may be permitted on the lands being Lots 1, 16, 17 and Part Lot 2, Registered Plan 17. The proposed dwelling units within the development shall be for socially assisted housing catering to the needs of singles, single parents with children, groups of individuals and seniors.
 - b) The maximum height of the multiple storey apartment building shall be 5 storeys exclusive of elevator rooms, mechanical rooms, glass atria, or other appurtenances accessory to and incidental to the structure.

- c) In order to ensure provision of adequate open space and outdoor amenity area on the lands for both adults and children within the development, a parkette with a children's playground shall be provided for on-site. The required site plan agreement shall ensure safe, attractive and convenient pedestrian access to such amenity areas. Allowances shall be made in terms of sizing of the amenity area to ensure that it is large enough to accommodate the needs of both the multiple storey building and the townhouse complex.
- d) The site plan for the development shall ensure high standards in the conceptual design of the building, its massing, siting, exterior access and public areas. Given the site's proximity to the restored railway station, the building design shall incorporate a traditional brick finish with exterior features that are sympathetic to and relate well to the station building and grounds. Given the prominence of the site in relation to neighbouring properties and beyond, special regard shall be had to landscaping, roofing, and balcony details in order to mitigate potential negative effects the building could have on municipal gateway viewpoints and impressions. Design of the building will also ensure appropriate relationships with adjoining non-residential properties particularly in relation to overviews, etc.
- e) Regard shall be had for matters which may permit in the future the consolidation of land holdings to allow for a larger, multi-use comprehensive development potentially incorporating surrounding properties.
- f) Items such as landscaping and amenity areas, parking, garbage storage, and pedestrian and vehicular access shall be co-ordinated on site between the apartment building and the townhouse complex.
- g) Vehicular access to the site shall be primarily from Industrial Parkway South through controlled driveway entrances subject to approval from Town of Aurora Planning & Development Services. Access onto Ross Street shall be permitted for visitors and emergency vehicles only. Movement between the Ross Street and Industrial Parkway entrances shall be strictly controlled. The underground parking entrance shall be designed and located to avoid traffic movement conflicts with surface parking and pedestrians. The lands fronting onto Industrial Parkway South, being Part 4, Plan 65R-2912, shall be reserved for access, recreation and open space purposes only.

- h) The site plan agreement shall ensure the implementation of effective measures to mitigate the effects of the existing and potential surrounding industrial and commercial uses. The development shall incorporate acceptable building separation distances as considered appropriate by the Town of Aurora and the Ministry of Environment, Conservation and Parks. Building design shall address the shielding of noise and views through appropriate setbacks and use of measures such as fencing, berms, construction materials and landscaping. Noise warning clauses indicating the form of nuisances that may arise from adjacent industrial and railway uses shall be inserted within all Agreements of Purchase and Sale or Lease.
- i) The lands shall be developed on the basis of full municipal water and sanitary services. Accordingly, prior to any development occurring, the Regional Commissioner of Environmental Services shall advise that water and sanitary sewage capacity is available and has been allocated by resolution of the Town of Aurora. It shall be confirmed with Planning & Development Services that the site can be adequately drained through current municipal storm water facilities. This may require the commissioning of a storm water management study.
- j) The site plan agreement shall ensure implementation of effective measures to mitigate potential impacts of the development on the warm water fishery resource of the Holland River, both during and after construction. The site plan shall require the review and approval of the Ministry of Natural Resources and Forestry, including the submission of preliminary storm water management/water quality control plans to the satisfaction of the Ministry of Natural Resources and Forestry and the Town of Aurora.
- k) It is the policy of this Plan to zone the lands designated “Stable Neighbourhoods” on Schedule 'A' in an appropriate zoning category with specific exception provisions to ensure implementation in accordance with the policies of this Plan.

5. Northwest Aurora Planning Area

5.1 General Policies:

OPA 21
July 14, 2020

- a) The lands identified on Schedule 'H' as Site Specific Policy No. 5 and on Schedule '~~A~~' '~~C~~' 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.

- b) The following principles shall guide the preparation and review of plans of subdivision:
 - i. lot grading practices shall protect vegetation communities at grade;
 - ii. activities within the dripline of protected vegetation features shall be controlled through subdivision lotting design, zoning by-law siting specification, and site planning practices, where appropriate and necessary;
 - iii. naturalized landscaping shall be encouraged adjacent to the greenlands system; and
 - iv. erosion and sediment control plans shall be implemented for those areas that drain to the open space system.
- c) All development shall occur in accordance with the environmental reports and addendum's submitted in support of this amendment. These reports include the following:
 - i. Environment Background Report dated August 2000 prepared by ESG International. This report shall also be modified in accordance with the comments from the Ministry of Municipal Affairs dated August 2, 2000;
 - ii. Hydrogeology Study dated September 2000 prepared by Dillon Consulting; Traffic Impact Study dated September 2000 prepared by Marshall Macklin Monaghan; and
 - iii. Functional Servicing Report dated September 2000 prepared by Sabourin Kimble & Associates Ltd.
- d) Access from the rear yards to the open space lands shall be restricted. Suitable fencing shall be approved by the Town.
- e) A homeowners' manual shall be prepared by the Owner/Developer and approved by the Town to educate the homeowners about the benefit and attributes of the natural features in the area and to advise them of good stewardship practices.

- f) Consideration shall be given to the implementation of a post development monitoring program to determine impacts on the environmental protection area and to recommend any mitigative measures.

5.2 Land Use Designations

a) Suburban Residential - (SR-1)

“Suburban Residential – (SR-1)” within the Site Specific Policy Area shall be comprised of fully serviced single detached residential lots with frontages generally greater than 24 metres, and areas generally greater than 800 square metres and shall be subject to the policies of this Plan. Accessory uses and home occupations which are accessory and subsidiary to the residential use and compatible with the residential environment may also be permitted. Neighbourhood oriented support services such as schools and parks shall also be permitted.

b) Suburban Residential (SR)

“Suburban Residential (SR)” within the Site Specific Policy Area shall generally be comprised of fully serviced residential lots of approximately 0.2 hectares in size. Development on those lands designated Suburban Residential shall be compatible with the existing estate and suburban residences on the south side of St. John’s Sideroad. Reverse frontage onto St. John’s Sideroad shall not be permitted. Accessory uses and home occupations which are accessory and subsidiary to the residential use and compatible with the residential environment may also be permitted.

c) Core Area Open Space (COS)

“Core Area Open Space (COS)” within the Site Specific Policy Area shall be comprised of open space, approved stormwater management outlets, and approved road and municipal service crossings. Other than the above permitted services this area shall remain in its natural state with only passive recreation uses being permitted. The lands designated Core Area Open Space shall be dedicated to the Town. Development in proximity to these Core Area Open Space lands shall protect and respect the existing natural edges, provide slope stabilization, and if desirable and necessary, provide trails and open space management programs. Lands designated Core Area Open Space are comprised of two interrelated ecological elements – the riparian corridor and the highest quality vegetation communities.

i. Riparian Corridor

Those lands designated Core Area Open Space within the Site Specific Policy Area include a riparian corridor. This riparian corridor shall be comprised of the floodplain and a 15-metre water quality buffer on each side of the tributary of Tannery Creek. In conjunction with the development of the adjacent residential lands surrounding the Creek, barriers to fish movement shall be removed and areas of poor riparian cover shall be replanted.

ii. Highest Quality Vegetation Communities

Those lands designated Core Area Open Space within the Site Specific Policy Area include the highest quality vegetation communities in the area. These highest quality vegetation communities include mature forests and swamps dominated by native species. In conjunction with the development of the adjacent residential lands, invasive species shall be managed by the Owner/Developer within the highest quality vegetation communities.

d) Supporting Area Open Space (SOS)

Those lands designated Supporting Area Open Space within the Site Specific Policy Area shall generally be comprised of open space, approved stormwater management facilities, approved road and municipal service crossings, trails and passive use parks. Tot lot play areas may be permitted subject to detailed review as part of the subdivision approval process. Boundaries and natural edges shall be defined, in detail, through the subdivision approval process. Lands designated Supporting Area Open Space shall be dedicated to the Town unless detailed studies prepared as part of the Subdivision approval process indicate that certain lands may be located within the rear yards of certain lots. Should portions of the Supporting Area Open Space be located within private lots protection shall be sought in the form of zoning controls or through such legal agreements as conservation easements or restrictive covenants, as well as through encouragement of stewardship initiatives. Lands designated Supporting Area Open Space are comprised of two interrelated ecological elements – the supporting vegetation communities and the valley land forms.

i. Supporting Vegetation Communities

Lands designated Supporting Area Open Space within the Site

Specific Policy Area may include supporting vegetation communities. These supporting vegetation communities shall be comprised of the successional forest and plantations, disturbed riparian thicket swamps and old fields coincident with steeper slopes. Detailed limits and of the supporting vegetation communities shall be determined through the subdivision approval process. Restoration of the supporting vegetation communities shall occur if impacted by development.

ii. Valley Land Form

Lands designated Supporting Area Open Space within the Site Specific Policy Area may include areas of steep or moderate slopes. Detailed limits and of the areas of steep or moderate slopes shall be determined through the subdivision approval process. Stabilization of the valley land form shall occur if impacted by development.

e) Suburban Residential (SR-2)

“Suburban Residential (SR-2)” permits fully serviced single-detached lots with frontages generally greater than 15 metres and areas generally greater than 460 square metres. Accessory uses and home occupations which are accessory to the residential use and compatible with the residential character may also be permitted. Neighbourhood oriented community services such as schools and parks shall also be permitted.

f) Core Area Open Space (COS-1)

“Core Area Open Space (COS-1)” designation permits lands that are open space, approved stormwater management ponds, and approved road and municipal service crossings. Other than the above permitted services, this area shall remain in its natural state with only passive recreation uses permitted.

5.3 Transportation – Road and entrance locations

- a) The location of the proposed new intersections along St. John’s Sideroad and Bathurst Street shall be consistent with the locations shown on Schedule ‘A’. Minor flexibility in these locations may be permitted subject to approval of the Region of York, the Town and affected landowners.
- b) All new lots shall have access to internal streets only. Plans of subdivision shall provide new access locations for existing residential dwellings from internal streets and existing entrances to St. John’s

Sideroad and Bathurst Street shall be closed as part of the execution of individual subdivision agreements.

- c) The location of the internal streets shall be in general conformity with the locations as shown on Schedule 'A'. Alteration to the road pattern may be considered provided consideration is given to the location of roadways on adjacent properties and subject to approval of the Town and affected landowners.
- d) The location of the proposed creek crossing shall be in the location shown on Schedule 'A' and be designed to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.
- e) A road connection(s) to the Town of Newmarket may be considered subject to approval by the Town of Aurora, Town of Newmarket and affected landowners.
- f) Prior to approval of any plan(s) of subdivisions the Owner(s) shall have prepared by a qualified transportation consultant, a functional transportation report/plan outlining the required Regional Road improvements for the development area. The report/plan, submitted to the regional Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
- g) Prior to final approval of any plan(s) of subdivision the Owner(s) shall submit development staging plans to clearly identify road improvements necessary at the start of each phase of development. The developers group will be required to enter into an agreement with the Region outlining the developer's obligation for constructing the road improvements and timing.

5.4 Urban Design/Landscaping

- a) Landscaped buffer strips shall be located along St. John's Sideroad and along Bathurst Street. These buffers strips shall generally be within private property. The subdivision agreement shall include a clause that requires the developer to be responsible for the completion of such landscaped buffers.
- b) The proposed driveways to the suburban residential lots shall include entrance features along with landscaping along the entire driveway length to provide a buffer from adjacent lots. The design of such features and landscaping and associated costs shall be the responsibility of the developer.
- c) The proposed homes along St. John's Sideroad shall be complimentary

to the existing homes in the area. Policy 4.2 - General Design and Architectural Policies of the Town of Aurora Official Plan shall apply to the subject lands.

- d) Noise reports shall be required as part of the subdivision approval process and warning clauses shall be placed on title indicating that traffic volumes along St. John's Sideroad and Bathurst Street will increase.
- e) Vegetation impact assessments will be required for areas outside of the Open Space Designations. Such assessment shall include preservation/protection measures and restoration plantings shall occur within the Landscape buffer strips.

5.5 Servicing

- a) A Functional Servicing Plan that addresses the provision of water supply, wastewater and stormwater facilities including how the proposal will strive to protect and retain significant natural features shall be completed to the satisfaction of the Town, the Regional Municipality of York and other appropriate government agencies prior to any draft plan approvals.
- b) The draft plan approvals shall contain a condition which requires confirmation that servicing allocation is available for the site prior to the adoption of a zoning by-law. Alternatively the by-law may contain a holding prefix which can not be removed until confirmation of servicing allocation.

5.6 Parkland

- a) Parkland dedication shall be in accordance the Town's Official Plan. Any lands dedicated for parks shall be in a location and condition acceptable to the Town.
- b) Tot lot play areas will be required within the amendment area in locations approved by the Town. The Town requires a minimum of one such facility to the west of the existing valleylands and the determination of need for future facilities will occur during the subdivision approval processes which will also determine the required size and location of such facilities.
- c) Schedule 'K' of the Town of Aurora Official Plan indicates that trails are proposed within the amendment lands. Subdivision plans shall recognize and provide for the trail system where required.

5.7 Implementation and Interpretation

- a) Cost Sharing

In addition to Development Charges capital contributions, prior to final approval of any plans of subdivision, or prior to the granting of any severance, the Town will require that any applicant for a plan of subdivision or severance enter into Cost Sharing Agreements or make other suitable arrangements, in the opinion of the Town, amongst other landowners in this secondary planning area to share the costs of infrastructure and other public services (the "public services") where those other landowners benefit from the construction or dedication of the public services in order to implement development of the secondary plan area and equalize the cost of development. Such costs may include secondary plan component studies, other common studies, infrastructure, facilities and works, including the costs of planning, constructing and providing land for the establishment of schools, park sites and stormwater management facilities. The Town will not negotiate or be a party to such arrangements. The issuance of approvals or the release of lands for development may be subject to the finalization, execution or registration of such cost sharing agreements, as appropriate.

b) Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Aurora Official Plan.

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.
7. The lands designated as 'Commercial Special' in **Lot 86, Concession 1 E.Y.S.** may be used for a commercial complex having the following uses: a restaurant occupying not less than 50% of the overall floor area; convenience retail stores, professional offices, personal service shops, and not more than one apartment unit for a caretaker living on the site. The following policies will apply to these lands:
 - a) Development shall be compatible in both scale and massing with the low rise apartment complex which surrounds the site.
 - b) The areas adjacent to Yonge Street and St. John's Sideroad shall be heavily landscaped. Parking shall be screened to ensure as far as possible that it is not visible from Yonge Street.
 - c) The building shall be set back a minimum of 14 metres from property line adjacent to Yonge Street.
 - d) Access to the site shall be by way of St. John's Sideroad by means of a

joint access with the adjoining apartment lands north and east of the site.

- e) The overall floor area of the building shall not exceed 800 square metres.

8. The lands designated as "Commercial Special" in **Part Lot 86, Concession 1, W.Y.S.** as shown on Schedule 'H' may be used for a winery in conjunction with restaurants and related retail commercial uses as further detailed below. The following policies shall apply to these lands:

- a) The subject land may be used for a wine bottling facility having a maximum floor space of 2200 square metres including basement storage and fermenting area in conjunction with retail commercial space having a maximum floor space of 1650 square metres. Uses within the commercial retail component of the site shall be limited to uses which are considered related to and compatible with the winery use and may include restaurants, financial institutions, specialty food stores and retail shops, bake shops and travel agencies. Uses considered incompatible with principal winery use such as convenience/variety stores, full-sized supermarkets and personal service shops shall be prohibited.
- b) The Site Plan for the building shall ensure high standards in the conceptual design of the building in its massing, siting, access and public areas. All buildings shall be low rise and not exceed two stories in height. Given the prominence of the site at the intersection of Yonge Street and St. John's Sideroad, the lands shall be heavily landscaped so as to visually enhance the impact of the development on the streetscape. Parking areas adjacent to Yonge Street or St. John's Sideroad shall be screened using substantial landscape strips which may include berms and decorative walls. Prior to enacting an implementing zoning by-law, the owner shall submit landscape drawings suitable to the Town of Aurora through the Site Plan Approval process demonstrating how the required landscape screens can be achieved. Regard shall be had for the location of parking, garbage storage, pedestrian and vehicular access and exterior roof treatment.
- c) In that lands abutting the subject property are in more than one ownership, a comprehensive design concept for surrounding land not subject to flooding under a Regional storm condition shall be undertaken prior to site plan approval or enactment of an implementing By-law permitting any development on the site. The design concept will address access, landscaping, conceptual massing, parking areas and building locations.
- d) The Site Plan Agreement shall ensure the implementation of effective measures to mitigate potential impacts of the development on the warm water fishery resource of the Holland River and its tributaries, both

during and after construction. The Site Plan shall require the review and approval of the Ministry of Natural Resources, including the submission of preliminary storm water management/water quality control plans to the satisfaction of the Ministry of Natural Resources and the Town of Aurora. Given the constraints imposed by the floodplain, access to the site shall be subject to the approval of the Ministries of Transportation and Natural Resources, the Lake Simcoe Region Conservation Authority and the Town of Aurora. The lands shall be developed on the basis of full municipal water and sanitary services.

9.

OMB No. 0423

Lot 81, Concession 1, W.Y.S. on the northeast corner of Wellington Street West and Haida Drive contains an existing commercial centre of approximately 5,000 square metres (55,000 square feet). This exceeds the size permitted in the policies for Convenience Commercial Centres in this Plan. The following uses shall be permitted on the subject lands:

Moderately-sized retail establishments such as specialty stores, food, clothing, drugs, sundries and other goods required for daily living, junior department store not to exceed 930 square metres (10,000 square feet), service establishments such as professional, social and personal services, child care centres, health, fitness and recreational establishments, clinics, cleaners, restaurants, financial establishments, offices, public or institutional uses catering to the needs of the adjacent community, commercial schools, residential units on upper floors, and places of entertainment excepting adult entertainment and cinemas. Full sized supermarkets, warehouse drug stores or automotive uses shall not be permitted. All other governing "Convenience Commercial Centre" policies shall continue to apply.

10.

Lands located on Part of Lot 85, in Concession 1, E.Y.S., and shown on Schedule 'H', shall permit commercial development in accordance with the following:

- a) The use of the lands shall be developed for a retail supermarket which shall be defined by a Campus Commercial Exception zone in the implementing zoning by-law, to reflect a large single user facility on the property.
- b) The maximum permitted retail gross floor area shall be 7,580 square metres, and shall be phased as follows:
 - i. Phase I – 5,730 square metres
 - ii. Phase II – 1,850 square metres

A mezzanine area may also be permitted, and may be constructed in whole or in part in either phase of the development. The mezzanine shall include non-retail uses such as offices, community meeting rooms with kitchen facilities, seating and rest areas, a photo lab, supply, mechanical and storage rooms and public washroom facilities. The floor area of the mezzanine shall be established in the implementing zoning by-law, but in no case will the total of Phase 1 plus the mezzanine exceed 6,112 square metres.

- c) The policies contained herein shall be implemented by way of a site specific zoning by-law, which by-law may regulate the size and location of specific uses and shall implement the intent of Schedule 'SSP-1' attached hereto.

- d) The commercial use shall be developed generally as set out on Schedule 'SSP-1' attached hereto. This development shall be subject to an individual site plan agreement, 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 overall development concept and the site plan agreement.
- e) Modifications to the development concept as set out on Schedule 'SSP-1', that result from detailed design considerations or conditions of approval emanating from Town or external agency requirements, such as the shifting of buildings, parking, landscaping and entrance locations may be permitted. Such modifications shall not require an amendment to the Official Plan.
- f) Implementation and construction of the development scheme contemplated by Schedule 'SSP-1' attached hereto may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- g) 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](#) [Section 5](#) 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:
 - i. A landscaped area "gateway" feature shall be provided at the corner of St. John's Sideroad and Bayview Avenue to encourage pedestrian access to the site, create an element of interest, and lend emphasis to the visual gateway function of the site;
 - ii. Council shall require urban design standards, implemented through the site plan approval process, which ensure that the design of the commercial building encourages both safe vehicular and pedestrian access to the site, and that the exterior design of the building and roof treatment are compatible with the surrounding land uses.
 - iii. A high standard of signage, lighting, street furniture and other appurtenances shall be required;
 - iv. Screening of certain elements on the development site such as loading areas, refuse storage, and roof top mechanical equipment shall be addressed in the site plan agreement;

- v. The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians;
 - vi. 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; and,
 - vii. 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. In addition, and Urban Design Consultant may be retained to provide comment on behalf of the municipality on plans submitted for site plan approval on the project.
- h) 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:
- i. appropriate screening, tree planting and other landscape elements for the development;
 - ii. preservation and conservation of existing significant trees and vegetation; and,
 - iii. a high quality landscaped strip of substantial width along St. John's Sideroad and Bayview Avenue within the amendment area reflective of the important Gateway function this area serves.
- i) 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.
- j) 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. The proponent has provided this study which concludes there is a market for the proponent's use. It is generally accepted that there will exist in the mature community, which is intended to be served by the proponent's use, a market for the

proposed development. Concern exists, however, that there may be a short term impact, as set out in the proponent's study, that the Town of Aurora prefers to avoid.

Accordingly, it is deemed advisable to impose a "(H)" Holding prefix on the lands, through the proposed zoning by-law for the use. The "(H)" Holding prefix may be lifted upon application by the proponent, if Council is satisfied as to the following:

- i. the Town of Aurora shall be satisfied that appropriate arrangements are set out in a site plan agreement. The agreement may include provisions for phasing of the development contemplated by this amendment;
 - ii. in any event, the "(H)" Holding prefix shall not be lifted any earlier than September 1, 2000, for any part of Phase I and September 1, 2001 for any part of Phase II to allow for a building permit to be issued to the proponent to commence construction of the supermarket; and,
 - iii. that an agreement has been entered into with the proponent that the supermarket shall not open for business prior to April 23, 2001 for any part of Phase I and April 23, 2002 for any part of Phase II.
- k) Prior to development commencing on the subject lands, a traffic impact assessment shall be prepared by the owner and reviewed by the Town. It shall be the policy of Council to incorporate into the site plan agreement, as an obligation of the developer, any recommendations and/or measures emanating from the approved traffic assessment relating to the development of the subject lands.
 - l) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedules 'A' and 'C' attached hereto.

- 11.** 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:

- a) The lands may be used for a restaurant containing a maximum of 95 seats and bed and breakfast facility with a maximum of 4 rooms. To ensure compatibility with the surrounding residential area, an outdoor patio, take-out restaurant and drive-thru restaurant shall be prohibited by this policy and in the implementing Zoning By-law. Given the prominence of the site in relation to neighbouring properties and beyond, special regard shall be had to the location and screening of garbage enclosures,

as well as any other mechanical equipment such as heating or air conditioning units.

- b) The site plan shall ensure to the greatest extent possible the preservation of the integrity and structure of the historic building. Specifically, architectural and historical aspects of the property will be maintained and where appropriate enhanced. The site's natural features, including existing mature vegetation, shall also be preserved to the greatest extent possible and additional landscaping shall be encouraged to further enhance the rural and historical character. Building additions to the historic structure shall be limited to a 30 square metre enclosed patio and a 85 square metre addition, which shall be architecturally compatible with the existing structure. In order to ensure this, the site plan application will be reviewed by the Town of Aurora Heritage Advisory Committee. It is the intention of the Town that the historic structure will be designated under the Ontario Heritage Act, and that a clause be included in the site plan agreement to implement the designation.
- c) The site shall only be accessed via Yonge Street, other than the use of a single access along Old Yonge Street for emergency purposes and for pedestrian access.
- d) Prior to site plan approval, the Lake Simcoe Region Conservation Authority and the Town of Aurora shall be satisfied with the proposed drainage and stormwater management measures.

12. The following policies apply to the lands, being Lots 134, 135 and 136, Registered Plan 246, as shown on Schedule 'H,' attached hereto and forming part of this amendment.

- a) The lands may be used for a residential apartment, which may contain a maximum of four storeys and 36 units.
- b) The site plan shall ensure to the greatest extent possible the preservation of the integrity and structure of the historic building, which may be used for retail commercial, office and/or residential purposes. Specifically, architectural and historical aspects of the structure will be maintained and where appropriate enhanced. In order to ensure this, the historic structure shall be designated under the Ontario Heritage Act, and that a clause shall be included in the site plan agreement to implement the designation. Furthermore, the new building shall be architecturally compatible with the existing structure, with similar treatments such as:
 - i. Georgian style and proportioned windows, door shutters,

columns, sun porches and balconies;

- ii. hip and gable roofs with large overhangs and cornice moulding; and,
 - iii. stucco exterior finish painted the same colour as the existing structure.
 - c) Canopy trees shall be planted along the appropriate areas of Centre Street, as compensation for the mature cedar hedge, which will be lost.
 - d) Given the prominence of the site in relation to neighbouring properties and beyond, special regard shall be had to the location and screening of garbage enclosures, as well as any other mechanical equipment such as heating or air conditioning units.
- 13.** Notwithstanding any policies to the contrary, the property legally described as Part of Lot 80, Concession 1, E.Y.S., municipally known as 289 Wellington Street East, may be used for a building supply outlet use, including limited outdoor storage. New proposals for outdoor storage shall comply with Zoning By-law requirements.
- 14.** Lands on the easterly **Part of Lot 86, Concession 1, WYS** north of St. John's Sideroad shall permit a comprehensive retirement complex, including 350 apartment units, 90 medical care units, medical clinics, related administrative office space and a conference centre. The conference centre is to provide overnight accommodation for a maximum of 60 persons and include space for day time conferences. The retirement complex and the conference centre shall be connected to the Town's sanitary sewer system and to municipal water supply. No development will be permitted until Council has approved a Master Site Plan Agreement.
- 15.** The lands in **Lot 73, 74 and 75**, Concession 1 E.Y.S. which are designated as Private Open space may only be used for a golf course and tennis complex. While residential uses form part of the overall development concept, it is not intended that additional residential development will be permitted within the private Open Space area without amendment to this plan. All other applicable Private Open Space and Residential polices shall continue apply to these lands.
- 16.** The lands designated as "Private Open Space" on **Part of Lots 24 & 25, Registered Plan 9** shall only be used for a semi-detached dwelling unit. A site plan agreement shall ensure that the design of the structure is sensitive to the surrounding environment and that all objectives of the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources and Forestry can be achieved. In addition, a site investigation environmental impact report shall be submitted in support of any redevelopment application as part of the site plan approval process.
- 17.** Site Specific Policies shall permit an existing auto wrecking yard on part of **Lot**

11, Concession II, E.Y.S. Any change or extension of this use shall be subject to an amendment to the Zoning By-law, Site Plan Agreement and/or Committee of Adjustment approval.

18. Notwithstanding the policies of this Plan, nothing shall prevent the commercial use and appropriate expansion of the structures, located on Part Lot 85, Concession 1, WYS, as approved by the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and Forestry, and the Town of Aurora.

19. Notwithstanding the policies of this Plan, nothing shall prevent the use of lands on Part Lot 81, Concession 1, WYS, for institutional office purposes and associated parking, as approved by the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and Forestry, and the Town of Aurora.

20. The Lands located on Part of Lot 82, Concession 1, E.Y.S, as shown on Schedule 'H' shall be used for Medium-High Density housing, which shall include a range of medium-high density housing types including street townhouses, block townhouses, double front townhouses, stacked townhouses, terrace houses, maisonettes and garden apartments. In areas designated Medium-High Density Residential, the proportion of each housing type relative to the total number of dwelling units within the housing density category shall be as follows:

- a) 30% to 45% street townhouses;
- b) 20% to 30% block townhouses/double front townhouses;
- c) 30% to 50% stacked townhouses/terrace homes/maisonettes/garden apartments.

The overall net residential density shall range between 48 to 99 units per hectare (20 to 40 units per acre). Building heights shall not exceed 4 storeys.

21. The lands located on Part of Lot 82, Concession 1, E.Y.S, as shown on Schedule 'H' shall be used for High Density - Mixed Use Residential and Commercial. The high density residential housing component shall consist of a range of apartment unit types at a net site density of 99 to 160 units per hectare (40 to 65 units per acre). Retail commercial use and/or office commercial use at grade is permitted at up to 0.3 F.S.I. or up to two times this amount where retail commercial uses and/or office commercial uses are intended to occupy both the ground and second floors of primarily high density residential buildings. Building heights shall not exceed 7 storeys. Underground parking shall be required. However, some appropriately located surface parking shall be provided for shorter term use.

22. The lands located on Part of Lot 56, Plan 10328, as shown on Schedule 'H' shall be used for Low Density Housing consisting of single detached dwellings, semi-

detached dwellings and duplexes. This housing type shall generally not exceed a net density of 25 units per hectare (10 units per acre). Bonuses may increase this density to 35 units per hectare (14 units per acre). Building heights shall not exceed 3 storeys.

23. 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:

- a) The lands may be developed for a single automobile dealership and related accessory uses that may include a repair facility.
- b) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the building(s) creates a positive image and reinforces the gateway significance of the Wellington Street and Bayview Avenue intersection. Conformity with the Design Guidelines approved for Bayview Avenue and Wellington Street Corridors shall be enforced. The design of the site shall also provide for both safe vehicular and pedestrian access to the site, and that the design of the building(s), roof treatments and landscape treatments 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.
- c) Outdoor storage and the display of vehicles shall be permitted. These storage and display areas shall be appropriately screened from adjacent residential lands to the satisfaction of the Town.
- d) An acceptable land use interface with residential uses to the south of the subject lands shall be achieved through landscape and fencing treatments to the satisfaction of the Town.
- e) Outdoor speakers shall not be permitted on site.
- f) Loading activities shall occur entirely on the subject lands. There shall be no loading or off-loading activities associated with the car dealership along with Bayview Avenue or Wellington Street East.
- g) Given the prominence of the Bayview Avenue and Wellington Street intersection, the use of flags, banners and promotional signage shall conform with the Town's Sign by-law which is currently under review.
- h) In commemoration of the Hartman House, a heritage plaque shall be placed on the main building. Details of said plaque shall be established through the site plan approval process to the satisfaction of the Town.
- i) 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.

- j) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule 'A' attached hereto.

24. 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:

- a) In accordance with the site specific zoning applicable to these lands, a restricted parking area shall be permitted. The location and extent of this parking area shall be confirmed through the site plan approval process and as per the Lake Simcoe Region Conservation Authority's approval.

25. 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 11.12.2 ~~10.12.2~~**, 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 11.12.2 ~~10.12.2~~**;
- 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; and,
- h) All other relevant policies of the Official Plan shall continue to apply the subject lands.

26. 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 11.12.2 40.12.2** (Community Commercial Centre) shall apply to the subject lands. However, the following uses shall not be permitted on the subject lands:
 - i. a Garden Centre;
 - ii. a Day Care Centre;
 - iii. Outdoor Seasonal Sales and Display;
 - iv. Outdoor Storage; and,
 - v. Drive through Restaurants and/or Drive Through Financial Institutions.
- c) 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.

- d) 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 Simcoe 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;

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- 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; and
 - 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 Regional Municipality 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.
- e) The following restrictions on access shall be required unless otherwise permitted by the Regional Municipality of York Transportation Services 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).
- f) Parking shall be provided in accordance with Town's by- law requirements.
- g) 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.
- h) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- i) All other relevant policies of the Official Plan shall continue to apply to the subject lands.
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27. The Official Plan of the Town of Aurora is hereby amended as follows:

- a) Schedule 'A' - Land Use Plan, being part of Official Plan Amendment No. 30, is hereby amended by changing the land use designation from “Linear and Other Open Space”, “Community Commercial” and “Institutional-Site Specific Policy Area 19” to “Community Commercial-Site Specific Policy Area 27” as shown on Schedule 'A' attached hereto and forming part of this Amendment.
- b) That Schedule 'H' - Site Specific Policy Areas, attached hereto and forming part of this Amendment, is hereby amended by adding section “27”

The following policies apply to the lands designated as “Community Commercial - Specific Policy Area 27,” as shown on Schedules 'A' and “H”, attached hereto and forming part of this plan:

- i) The lands may be used for all uses permitted in the “Community Commercial” designation of the Bayview Northeast Secondary Plan (Official Plan Amendment No. 30), [Section 3.4.3 Subsection 22.3.4.3.](#)
- ii) The development of the lands shall be consistent with the Environmental Impact Study (EIS) prepared by North South Environmental dated October 2009. The EIS specifically requires that any proposed development shall maintain a 15 metre buffer area along the western property line. Any new development shall also be consistent with the recommended mitigation measures specifically including replacement planting requirements and recommended plantings in the buffer area.
- iii) Buildings shall have a standard of design consistent with the Urban Design Guidelines prepared for the Wellington Street East Corridor (Area 2B) by Brook McIlroy Inc., dated November 2002. In order to accomplish this objective, the façade of buildings should provide a high standard of design, detail and variety of materials. Wall facing material should be combined to create front building facades with a distinct, well-balanced street presence.
- iv) Except where in conflict with the policies contained herein, development proposals shall be consistent with the policies of the Bayview Northeast Secondary Plan (Official Plan Amendment No. 30).

28. 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:

- a) The use of the lands shall generally be developed for a variety of retail uses including a LCBO warehouse/retail store and/or Brewer's Retail Outlet (Beer Store), but excluding a supermarket, department store, junior department store, convenience retail, and drug store/pharmacy. Business and professional offices including medical and dental offices, post offices and government administrative offices, restaurants including drive thru and take-out, banks and financial institutions including drive-thru, automated teller machines, personal and light services shops, photo studio, clinics, optical supply, video rental stores, bake shops not exceeding 464 square metres of gross leasable floor area, and other complimentary commercial uses shall also be permitted.
- b) There shall be no direct vehicular access to Bayview Avenue.
- c) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- d) The commercial 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 commercial 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 is to 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) The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians. Surplus parking on site may be utilized by the Loblaw lands located to the north.
- j) The development of the subject lands shall be accomplished in a manner that 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.
- k) 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.
- l) 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.
- m) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule 'A' attached hereto.

29.

Notwithstanding the policies of this Plan, the lands located on Part of Lot 27, Plan 246, municipally known as 29 George Street may also be used for an apartment building having a maximum of 4 storeys, subject to:

- a) the lands being appropriately rezoned;
- b) a site plan agreement with the Town; and,
- c) the availability of sufficient on-site parking.

All other policies of the “Stable Neighbourhood” designation and the Official Plan shall apply.

30.

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”.

- a) 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

OPA 7
May 11, 2015

than 0.2 hectares (0.5 acres) and the average lot size shall be 0.14 hectares.

- b) 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.

31. 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”, “H” and “SSP-2”.

- a) 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 “SSP-2”.
- b) 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.
- c) The implementing Zoning By-law and Site Plan Agreement shall provide for the following:
 - i. 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.
 - ii. The maximum height of buildings along the westerly side of the property as shown in dark shading on Schedule “SSP-2” shall be no greater than 1-½ 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 “SSP-2”.

- iii. 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 “SSP-2”. This will include moving the planting areas to the east to better achieve screening.
 - iv. 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 “SSP-2”. 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.
 - v. 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.
 - vi. 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).
 - vii. 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 “SSP-2”. 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.
 - viii. 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.
 - ix. 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.
- d) 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.

- e) The development shall utilize practices which encourage ground-water 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.

- f) 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.
- g) 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.
- h) 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.
- i) 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.
- j) The emergency access will not be used for construction access excepting underground connections and final roadway construction.
- k) 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.

32. 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.

33. 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.

34. Official Plan Amendment No. 34, is amended by changing the land use designation for the Subject Lands described as Block C, Plan M42, Town of Aurora in the Regional Municipality of York, from “Private Open Space” designation to “Estate Residential Special.”

Section 3.3 of the Town of Aurora Yonge Street South Secondary Plan - Official Plan Amendment No. 34 is hereby amended by adding the following Section 3.3.5., which shall read as follows:

The following policy shall apply to the Subject Lands shown on Schedule “H” as Site Specific Policy No. 34:

- a) a maximum of two (2) new lots shall be permitted; and,
- b) the minimum lot frontage of any new lot shall not be less than 12 metres fronting onto a municipal road (OPA 75).

35. Schedule “AA”, Land Use Plan, being part of the Town of Aurora Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30, is amended by changing the land use designation for the subject lands municipally described as 1623 Wellington Street East, Town of Aurora in the Regional Municipality of York, from “Business Park” and “Business Park – Special Policy Area 1” to “Business Park - Special Policy Area 1”.

OPA 22
Nov. 24, 2020

Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30 is hereby amended by adding the following:

3.5.3 Business Park – Special Policy Area 1

The following special policies shall apply to a portion of the 13.9 hectare (34.4 acre) lands designated “Business Park – Special Policy Area 1” located at the south-west quadrant of Wellington Street East and Highway 404 and described as Part of Lot 20, Concession 3, E.Y.S.

- a) A maximum of 18,120 m² of limited ancillary commercial and retail uses

shall be permitted in addition to the Business Park uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan (OPA 30) only within area "A". The commercial retail uses shall be designed to primarily service the businesses in the business park lands and these ancillary uses collectively shall not exceed 20% of the total employment in the employment land area of OPA 30.

- b) The development of these commercial retail areas shall be phased. A maximum of 11,100m² of commercial retail space shall be permitted in accordance with site specific by-law requirements. Any additional commercial retail uses beyond 11,100m² to a maximum of 7,020 m² shall only be permitted at a ratio of 1 m² of gross floor area of commercial space for every 1.5 m² gross floor area of business park uses developed within Areas "A", "B", "C" or "D".
- c) In addition to the retail commercial uses and maximum gross floor areas permitted in Section 3.5.3 a) for Area "A", Motor Vehicle Sales Establishment uses shall also be permitted as a principal use.
- d) Within Area "B", Motor Vehicle Sales Establishment uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of the Bayview Northeast 2B Secondary Plan – Official Plan Amendment 30.
- e) A maximum of 2 automobile dealership uses may be permitted provided 1 is located in Area "A" and 1 in Area "B", or both within Area "A".
- f) Within Area "C", self-storage uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment 30.
- g) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- h) All other provisions of OPA 30 shall continue to apply.

36. Section 3.13.4 e of Official Plan Amendment 48 - Oak Ridges Moraine is hereby amended by adding the following:

OPA 1
Sept. 25, 2012

3.13.4 e x Oak Ridges Moraine Countryside Area - Special

The following special policies shall apply to the 2.23 hectares (5.51 acres) lands designated as "Oak Ridges Moraine Countryside Area - Special" municipally known as 13900 Leslie Street and legally described as Part Lots 11 and 12, Concession 2, EYS, designated as Part 1, Plan 65R- 16275, Town of Aurora, Regional Municipality of York.

- a) A Place of Worship shall be permitted within the existing 1,340 m² (14,424 ft²) two storey detached residential dwelling and shall occupy a maximum of 575 m² (6,190 ft²) of said dwelling. The remainder of the dwelling shall be used for residential purposes;
- b) the second existing detached dwelling, being a 110 m² (1,184 ft²) one storey building shall only be used as a guest house; and
- c) all other provisions of the “**Oak Ridges Moraine Countryside Area**” designation and OPA 48 shall continue to apply (OPA 1).

37.

Schedule “A”, Land Use Plan, being part of the Town of Aurora Official Plan, is amended by changing the land use designation for the Subject Lands described as Part of Lots 8, 9, 10, 11, 12 and 13, South Side of Mosley Street, Part of Lot 3, West Side of Wells Street and Part of Lot 1, East Side of Victoria Street, Registered plan 68, Town of Aurora in the Regional Municipality of York, from “Existing Major Institutional” to “Stable Neighbourhoods”

OPA 2
Nov. 27, 2012

The following policies apply to the lands designated as “Stable Neighbourhoods”, municipally known as 64 Wells Street, better described as Part of Lots 8, 9, 10, 11, 12 and 13, South Side of Mosley Street, Part of Lot 3, West Side of Wells Street and Part of Lot 1, East Side of Victoria Street, Registered plan 68, as shown on Schedule “A” and “H” attached hereto and forming part of this plan.

- a) The Subject Lands shall be permitted to be used for the purposes of a residential apartment building having a maximum of 39 apartment units
- b) The existing building previously known as “Wells Street Public School” shall be permitted to be modified to make it suitable for use as a residential apartment building. Such modifications may include internal as well as external changes, provided that such changes, where possible, shall be designed in such a way as to be consistent with the architecture and style of the existing old building. The Site Plan Approval process shall ensure that the key features and characteristics of the historic building are maintained.
- c) Modification to the existing building may include the addition of floor space on top of the existing structure, provided that the maximum total number of storeys shall be four.
- d) Adequate parking shall be provided for residents and visitors as outdoor spaces or in a parking structure or a combination of the two. A limited amount of visitor parking will be permitted in front of the building but the majority of parking spaces shall be provided to the rear of the apartment building.

- e) The Site Plan Approval process shall ensure the implementation of effective measures to mitigate potential impacts of the apartment use on neighbouring uses through the use of landscaping and screening and building design (OPA 2).

38. The following site specific policies shall apply to the Subject Lands shown on Schedule “H” as Site Specific Policy No. 38:

OPA 3
Dec. 11, 2012

- a) The Subject Lands are redesignated from “Suburban Residential” to “Suburban Residential - Special”.
- b) a minimum lot area of 0.1 hectares (for the severed lot) and a minimum lot area of 0.12 hectares (for the retained lot) shall be permitted;
- c) no vehicular access shall be permitted to the Subject Lands from Marksbury Court;
- d) the severed and retained lots shall be serviced on municipal services; and
- e) all other provisions of the “**Suburban Residential**” designation and the “**Oak Ridges Moraine Conservation Plan**” shall continue to apply (OPA 3).

39. The following policies shall apply to the lands shown on Schedule “H” as Site Specific Policy No. 39:

OPA 4
Aug. 13, 2013

- a) The lands are redesignated from “Promenade General” to “Promenade General Special”; and
- b) The Promenade General Development Policies outlined in **Section 9.5.2** ~~11.6.2~~ of the Official Plan shall not apply to the Subject Lands. The development policies and performance standards applying to the Subject Lands will be contained in the implementing Zoning By-law based on the location, context, proximity to the environmental lands and the Town’s urban design principles (OPA 4).

40. The following policies shall apply to the lands shown on Schedule “H” as Site Specific Policy No. 40:

OPA 5
Jul. 16, 2013

- a) The lands are redesignated from “Upper Downtown” to “Upper Downtown - Special”;
- b) the maximum building height across the Yonge Street frontage shall be seven (7) storeys and 28.2 metres (92.5 ft) at its highest point;
- c) the maximum building height across the Centre Street frontage shall be six (6) storeys and 25.1 metres (82.5ft) at its highest point;

- d) the upper three (3) storeys of the building shall be stepped-back three metres (3m) from the lower storeys;
- e) a maximum of ninety five (95) residential dwelling units shall be permitted;
- f) a minimum of 1.0 and a maximum of 1.4 parking spaces per unit, inclusive of visitor parking shall be required; and,
- g) residential uses at-grade shall be permitted along Centre Street provided the intent of the applicable policies of the Town's Official Plan and the Aurora Promenade Concept Plan - Urban Design Strategy are achieved (OPA 9).

41. Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following special site specific uses and policies apply to the lands designated as "Cluster Residential - Site Specific Policy No. 41" described as Block B and Part of Block A Plan M-42:

- a) Permitted Uses:
 - i. A Wellness Centre;
 - ii. Office/Clinic, Medical;
 - iii. An Accessory Pharmaceutical Dispensary;
 - iv. An Accessory Nutritional Use;
 - v. A Single Detached Residential Unit; and,
 - vi. An Apartment Building (maximum 20 units).
- b) Within the "Cluster Residential - Site Specific Policy No. 41" designation subject to amendment of the Zoning By-law, and further provided that the following matters shall be addressed to the satisfaction of the Town:
 - i. The relationship of the use to the surrounding development;
 - ii. Safe access to Yonge Street;
 - iii. The proposed grading preserves topographic features and functions in accordance with the ORMCP;
 - iv. Building height, massing, location of parking, landscaping, pedestrian and vehicular circulation, have been addressed in a Site Plan and are in accordance with the Urban Design Guidelines contained in Appendix A;
 - v. Availability of municipal servicing;
 - vi. Completion of required studies in accordance with S. 11.2; and,

- vii. Any other reasonable concern related to the specific nature of the proposed use has been addressed to the satisfaction of the Town or relevant authority.
- c) The development of the subject lands be subject to Site Plan Agreement(s) as may be required by Council.
- d) Council shall require a high standard of urban and architectural design which will be incorporated on the subject lands. This site is near the entrance to the Secondary Plan area, and therefore it is important that its architecture and landscape combine to produce a suitable image for entering the community. This objective will be implemented through the site plan approval process, which will ensure that the design of the Wellness Centre, Apartment Building and Single Detached Residential Dwelling is compatible with the surrounding land uses and a high standard of landscaping which will preserve and protect the existing landforms on the property. A controlling architect shall be retained by the Town to review the site plan applications and the cost shall be borne by the applicant.
- e) Given the location and uses of the buildings, the frontage along Yonge Street should be planned as an important civic element within the community. The architectural style of the buildings should show regard for the architectural style of the existing estate residential community to the west and east of the subject lands, through its siting, massing, proportions and specific consistence of style, colour and materials.
- f) Screening and landscaping of parking areas, loading areas, service areas and rooftop mechanical equipment shall be required.
- g) The design shall ensure that the lighting and parking for the buildings will be designed and sited to minimize adverse impacts onto adjacent properties.
- h) The maximum coverage shall be 11% of the area of the subject lands.
- i) The maximum developable area that can be disturbed shall be 21%.
- j) The maximum percentage of impermeable surface shall be 10%.
- k) Appendix A is hereby amended by adding the following as Section 3.a.i:

Notwithstanding any policies to the contrary of Appendix A of the Yonge Street South Secondary Plan (OPA 34), the following special site specific policy applies to the lands designated as "Cluster Residential - Site Specific Policy No. 41" described as Block B and Part of Block A Plan M-42. New development shall be setback a

minimum of 45 metres from the centre line of Yonge Street.

42.

OPA 6
Aug. 12, 2014

Item (1): "Schedule "A", Land Use Plan, being part of the Town of Aurora Official Plan Amendment No. 34, is amended by changing the land use designation for the Subject Lands described as Part Lot 20, Part Block 21 and Lot 8, Plan 132 and Part of Lot 73, Concession 1 King, designated as Part 1, Plan 65R- 34893, Town of Aurora, Regional Municipality of York, municipally known as 14070 Yonge Street, Town of Aurora in the Regional Municipality of York, from "Estate Residential" to "Cluster Residential" and from "Cluster Residential" to "Environmental Function Area", as shown on Schedule "A" –Land Use Plan, attached hereto and forming part of this Amendment.

Item (2): Section 3.8 "Site Specific Policies" of the Town of Aurora Official Plan Amendment No. 34 is hereby amended by adding the following Section 3.8.5:

"Site Specific Policy (Official Plan Amendment No. 6)

3.8.5 Notwithstanding any policies to the contrary contained within the Yonge Street South Secondary Plan (OPA No. 34) the following policies shall apply to the lands designated "Cluster Residential", within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this plan.

- a) On an individual lot basis, the maximum permitted building coverage for the proposed 29 residential lots shall not exceed 35%.
- b) A minimum of 20 metres of separation shall be maintained between primary residential buildings in the "Cluster Residential" designation and abutting lands designated "Estate Residential".
- c) Site grading for development shall be undertaken, in a manner that preserves existing landforms and minimizes impact on adjoining lands to the greatest extent possible where natural features such as trees are intended to be preserved.
- d) Any lot abutting Ridge Road shall have a minimum lot frontage of 22 metres and minimum lot area of 0.18 ha (0.44 acres)."

43.

OPA 8
July 14, 2015

Item (1): "Schedule "AA", Land Use Plan, being part of the Town of Aurora Official Plan Amendment No. 34, is amended by changing the land use designation for the Subject Lands described as Part Lot 75 Concession 1 Whitchurch Part 1, 65R18722; Aurora; T/W Easement Over Part Lot 75 Concession 1 (W) Parts 4 & 5 65R 18722 until said Parts 4 & 5 are dedicated as a Public Highway as in R698511; T/W Easement in R457895 as amended by R460060; Town of Aurora in the Regional Municipality of York, from "Private Open Space" and "Cluster Residential" to "Cluster Residential - Site Specific Policy No. 43", as shown on Schedule "A" - Land Use Plan, attached hereto and forming part of this Amendment."

Item (2): "Schedule "H", Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a site specific policy area over the Subject Lands, as shown on Schedule "B" - Site Specific Policy Areas, attached hereto and forming part of this Amendment."

Item (3): "Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following special site specific use and policies shall apply to the lands designated as "Cluster Residential – Site Specific Policy No. 43", within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this plan:

- a) Permitted uses:
 - i. a maximum of 56 single detached dwellings.
- b) The maximum building coverage permitted across the entire site shall be thirty percent (30%).
- c) A minimum of forty-five percent (45%) of the entire site shall be preserved in an open or landscaped condition. Such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.
- d) The policies contained herein shall be implemented by way of a site-specific Zoning By-law amendment, Plan of Condominium and Site Plan."

44.

OPA 9
June 14, 2016

Item (1): "Schedule "B1", The Aurora Promenade Secondary Plan Area, being Part of the Town of Aurora Official Plan is amended to re-designate the subject lands from "Upper Downtown" to "Upper Downtown Special", as shown on Schedule "A" to Official Plan Amendment No. 9, attached hereto and forming part of this Amendment."

Item (2): "Schedule "H", Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a site specific policy area over the Subject Lands, as shown on Schedule "8", attached hereto and forming part of this Amendment."

Item (3): "Notwithstanding any policies to the contrary as outlined in Policy 11.4.1 respecting land use and 11.4.2 respecting development policies, the following special site specific use and policies shall apply to the lands designated as "Upper Downtown Special - Site Specific Policy No. 41 ", with the area shown as the Subject Lands on Schedule "H" attached hereto and forming part of this plan:

- a) residential uses at grade and/or below grade shall be permitted;
- b) buildings taller than four (4) storeys or 16.0 metres, are subject to a front yard step-back at the fourth storey fronting Yonge Street;

- c) the minimum lot coverage by a building or buildings shall be thirty-five percent (35%);
- d) the maximum setback of buildings to Yonge Street shall be 5.0 metres;
- e) interior side yard setbacks shall be setback a minimum of 2.0 metres;
- f) the minimum rear yard setback adjacent to Machell Avenue shall be 3.5 metres to facilitate an appropriate interface with the adjacent neighbourhood;
- g) parking shall be screened from Yonge Street, in accordance with a site plan agreement; and,
- h) the policies contained herein shall be implemented by way of a site-specific Zoning By-law amendment and Site Plan."

45.

OPA 10
July 12, 2016

Notwithstanding any policies to contrary as outlined in Policy 3.5.2 respecting permitted uses and 3.5.2. f) respecting prohibiting uses, of Bayview Northeast Area 2B Secondary Plan (OPA 30), the following special site specific use and policies shall apply to the lands designated as "Business Park – Site Specific Policy No. 45", within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this plan:

- a) Automobile Service Station and Retail Sales and Service Commercial uses shall be permitted.

46.

OPA 12
OMB Order Jan.
23, 2017,
amended Feb.
13, 2017

Notwithstanding any policies to the contrary as outlined in **Subsection 7.5.18-1** respecting the Stable Neighbourhoods designation, the following site specific policy shall apply to the lands designated as "Stable Neighbourhoods – Site Specific Policy No. 46", within the area shown as the Subject Lands on Schedule "H" attached hereto and forming part of this Plan:

- a) The permitted uses within the Stable Neighbourhoods – Site Specific Policy No. 46 designation shall be single-detached dwellings;
- b) All new development within the "Stable Neighbourhoods – Site Specific Policy No. 46" designation shall have a maximum of 159 lots and a maximum height of 2 storeys or 10 metres, whichever is less;
- c) All new development within the "Stable Neighbourhoods – Site Specific Policy No. 46" designation shall be consistent with Urban Design Guidelines which shall be prepared, and approved prior to any further development approvals, to the satisfaction of the Town;
- d) An interface plan shall be prepared to identify and map known areas to ensure a suitable and sensitive interface can be developed between the permitted right of way and the abutting established residential areas; and,
- e) Any trail developments within the Subject Lands shall be developed and designed generally consistent with the requirements of the Aurora Trails Master Plan. However, details with respect to the classification, design

standards and finish requirements shall be developed as part of the approved Urban Design Guidelines.

47.

OPA 12
OMB Order Jan.
23, 2017,
amended Feb.
13, 2017

Notwithstanding any policies to the contrary as outlined in ~~Sections 11.6.1 b) Subsections 9.5.1 b)~~ respecting permitted uses, ~~9.5.2 11.6.2 (a) i)~~ respecting building heights, ~~11.6.2 (a) iii)~~ respecting height and density bonus provisions, ~~11.6.2 (c)~~ respecting lot coverage, ~~11.6.2 (d)~~ respecting lot coverage by a surface parking lot and ~~11.6.2 (f)~~ respecting setback requirements, the following site specific policy shall apply to the lands designated as “Promenade General – Site Specific Policy No. 47”, within the area shown as the Subject Lands on Schedule “H” attached hereto and forming part of this Plan:

- a) The permitted uses within the Promenade General – Site Specific Policy No. 47 designation shall be limited to Multiple-unit buildings, townhouses and apartment buildings; Institutional uses; Parking facilities at-grade and/or in structure; a variety of parks and Urban Squares; and, Public uses and public and private utilities;
- b) The minimum building height shall be 2 storeys and a maximum of 5 storeys plus 2 storeys as bonusing, subject to the execution of a bonusing agreement under section 37 of the Planning Act satisfactory to the Town
- c) The maximum number of units shall be 114;
- d) Within the Promenade General – Site Specific Policy No. 47 designation, the maximum height of new development may be increased from 5 storeys by up to 2 storeys, subject to the execution of a bonusing agreement under section 37 of the Planning Act satisfactory to the Town, to a maximum of 7 storeys or 22.5 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:
 - i. the property in question must have a minimum frontage of 70 metres;
 - ii. the development proposal must meet massing performance standards, including any angular planes and stepback provision that apply;
 - iii. the development must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, affordable housing, affordable artist space or streetscape improvements; and,
 - iv. the development proposal must have appropriate regard for the Aurora Promenade Concept Plan – Urban Design Strategy.
- e) The maximum lot coverage by a building or buildings on a lot shall be 35 percent;

- f) Policy 11.6.2 d) shall not apply;
- g) Policy 11.6.2 f) shall not apply; and,
- h) The maximum Floor Area Ratio (FAR) shall be 2.30.

48.

OPA 13
Mar. 28, 2017

Notwithstanding any policies to the contrary as outlined in section 3.2.2 b) of OPA 30 (2B Secondary Plan) respecting the Medium-High Density Residential Designation, the following site-specific policy shall apply to the lands designated as “Medium-High Density Residential – Site Specific Policy No. 48”, within the area shown as Schedule “H” attached hereto and forming part of this plan:

- a) The permitted uses within the Medium-High Density Residential – Site Specific Policy No. 43 designation shall be single-detached dwellings.

49.

OPA 14
July 11, 2017

Notwithstanding any policies to contrary as outlined in ~~Policy 10.7.2 a)~~ **Section 11.7** of the Official Plan respecting permitted uses, the following special site specific use shall apply to the lands designated as “Existing Employment – Light Industrial/Service – Site Specific Policy No. 49”, within the area shown as the Subject Lands on Schedule “B” attached hereto and forming part of this plan:

- a) A Place of Worship use shall also be permitted.

50.

OPA 15
May 10, 2019

Item (1): “Schedule ‘AA’, Land Use, being part of the Town of Aurora Yonge Street South Secondary Plan, is amended by changing the land use designation for the subject lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13887 Yonge Street, from “Cluster Residential” to “Cluster Residential – Site Specific Policy No. 50”, as shown on Schedule ‘A’ – Land Use Plan, attached hereto and forming part of this Amendment.”

Item (2): “Schedule ‘H’, Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a site specific policy area over the subject lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13887 Yonge Street, as shown on Schedule ‘B’ to OPA 15 – Site Specific Policy Areas attached hereto and forming part of this Amendment”.

Item (3): “Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following special site specific policies apply to the lands designated as “Cluster Residential – Site Specific Policy No. 50 described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13887 Yonge Street:

- a) Amendment to 3.2.3 c) Density Policy Section 3.2.3 (c) is hereby amended as it pertains to the lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora and municipally known as 13859, 13875 and 13887 Yonge Street, whereby the gross residential density over the constrained and unconstrained lands subject to the development application shall be no more than 7 units per hectare (2.8 units per acre) or thirty (30) units.

- b) Amendment to 3.6.2 Coverage Policy Section 3.6.2 is hereby amended as it pertains to the lands described as Part of Lots 15 and 16, Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13877 Yonge Street, whereby the policy shall not apply to such lands provided that:
- i. Individual lots that directly abut lands to the north with an existing (in 2018) Estate Residential designation as shown on Schedule "A" shall be subject to a maximum lot coverage of 30% secured in a zoning by-law applicable to the lands;
 - ii. All other individual lots shall be subject to a maximum lot coverage of 35% secured in a zoning by-law applicable to the lands; and,
 - iii. The requirements of Section 3.6.4 (40% open, landscaped, or natural condition) shall be secured in a zoning by-law applicable to the lands for all individual lots.
- c) Amendment to 3.6.3 c) Minimum Distance Separation

Section 3.6.3 c) shall not apply to the lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13877 Yonge Street, provided a minimum rear yard setback of 25 meters shall be maintained for all individual lots that directly abut lands to the north with an existing (in 2018) Estate Residential designation as shown on Schedule 'A'.

51.

OPA 16
July 11, 2017

Item (1): "Schedule "B2", The Aurora Promenade Secondary Plan Area, being Part of the Town of Aurora Official Plan is amended to increase the maximum height on the property from minimum two (2) storeys and maximum five (5) storeys to; minimum two (2) storeys, maximum seven (7) storeys for the Subject lands, as shown on Schedule "A", attached hereto and forming part of this Amendment. There shall be gradation of building height in relation to the adjacent residential neighbourhood to the south and west of the Subject Lands."

Item (2): "Schedule "H", Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a Site Specific Policy Area 51 over the Subject Lands, as shown on Schedule "B", attached hereto and forming part of this Amendment."

Item (3): Notwithstanding any policies to the contrary as outlined in Policy 11.3.2 respecting development policies, the following special site specific use and policies shall apply to the lands designated as "Site Specific Policy No. 51", with the area shown as the Subject Lands on Schedule "B" attached hereto and forming part of this Plan:

"The site shall be developed as; a two (2) storey place of worship at the intersection of Tyler and Yonge Streets forming a key focal point at the intersection, and; a retirement residence having a maximum height of 6 storeys on Yonge Street, increasing to a maximum of 7 storeys at the interior of the site, and stepping and

terracing down in proximity to the adjacent residential neighbourhood to the south and west of the Subject Lands. The implementing Zoning By-law shall clearly depict the required stepping and gradation of height and depth of associated terraces.

The place of worship building may be built at a 0.0m setback to Tyler Street.

The retirement residence component of the building has exposure to Yonge Street, Tyler Street and Temperance Street. The retirement residence shall be tiered and stepped back from the abutting streets in accordance with the angular plane policies of the Promenade Plan and the architecture and building materials shall be sensitive and compatible to the character of the Yonge Street Promenade Downtown Area and to the adjacent residential neighbourhood to the south and west. The design shall also provide the majority of parking within an underground parking structure and no direct vehicular access will be permitted onto Yonge Street.

The retirement residence may be built at a 0.0m setback from Yonge Street, 2.5m setback from Tyler Street and 2.5 m setback from Temperance Street."

52.

OPA 17
Nov. 28, 2017

Notwithstanding Policy 3.3.2e) of the 2C Secondary Plan respecting maximum building height, the following site specific policy shall apply to the lands designated as "Urban Residential 2 - Site Specific Policy No. 52" within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this Amendment:

- a) A maximum building height of seven (7) storeys (maximum 28 metres) shall be permitted.

53.

OPA 18
July 24, 2018

Item (1): Schedule 'H', Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding Site Specific Policy No. 53 as shown on Schedule "B" to Official Plan Amendment No. 18, attached hereto and forming part of this Amendment.

Item (2): Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following site specific policy shall apply to the lands designated as "Cluster Residential Site Specific Policy No. 53" within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this Amendment:

- a) Buildings shall be set back a minimum of 40 metres from the centreline of Yonge Street;
- b) Buildings shall be sited in a manner that provides for a minimum separation of 20 metres between any Estate Residential designation and the lot line or limit of any area of private amenity space of any cluster residential unit;
- c) Buildings shall not cover more than 10 per cent of the net lot area of the Subject Lands;
- d) Development of the Subject Lands shall be permitted to occur in advance of a Block Plan for the area shown as Block 'D' on Schedule "CC" of the

Yonge Street South Secondary Plan (OPA 34); and,

- e) Notwithstanding any policies to the contrary of Appendix A of the Yonge Street South Secondary Plan (OPA 34), the following special site specific guidelines apply to the lands designated as "Cluster Residential - Site Specific Policy No. 53" described as Part of Lot 72, Concession 1:
 - i. New development shall be set back a minimum of 40 metres from the centreline of Yonge Street; and,
 - ii. New development avoid all accessory buildings, facilities and structures, including parking areas, driveways and parallel service roads within the 40 metre setback.

54.

OPA 20
June 23, 2020

Item (1): Schedule 'H', Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding Site-Specific Policy No. 54 as shown on Schedule "B" to Official Plan Amendment 20, attached hereto and forming part of this Amendment.

Item (2): Notwithstanding any policies to the contrary as outlined in the Yonge Street South Secondary Plan (OPA 34), the following site specific policies shall apply to the lands designated as "Cluster Residential" and "Environmental Protection Area" within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this Amendment:

- a) Notwithstanding Policy 3.6.2 of OPA 34 respecting building coverage, buildings footprints shall not cover more than 17.5% of the total area of the subject lands;
- b) Notwithstanding Policy 3.6.3 (c) of OPA34 respecting minimum separation distances, a minimum separation distance of 35 metres shall exist between dwellings in an "Estate Residential" designation and dwellings in a "Cluster Residential" designation. This 35 metres shall be inclusive of a 10 metre landscaped buffer; and,
- c) Notwithstanding Policy 3.2.7 of OPA 34 respecting Block Plans, development of the lands subject to this amendment shall be permitted to occur in advance of a Block Plan for the area shown as Block 'C' on Schedule 'CC' of the Yonge Street South Secondary Plan (OPA 34).

Item (3): Section 16 of the Town of Aurora Official Plan is hereby amended by adding Policy 16.54, outlining the "Details of the Amendment - Official Plan Amendment 20".

55.

OPA 23
August 20, 2021

- a) In addition to the permitted uses in the "Medium-High Density Residential" designation, as provided in Policy 3.2.2 b) a. of the Town of Aurora Bayview Northeast Area 2B Secondary Plan - Official Plan Amendment No. 30, a six-storey Supportive Housing Building (Senior Citizen/Retirement Residence) is permitted.

- b) Notwithstanding Policy 3.2.2 b) a. iii) of the Town of Aurora Bayview Northeast Area 2B Secondary Plan - Official Plan Amendment No. 30, the maximum net residential density shall generally not exceed 99 units per hectare (40 units per acre) for all lands designated Medium-High Density Residential as shown on Schedule "A".

21 BAYVIEW SOUTHEAST SECONDARY PLAN (OPA 20)

21.1 Location

- a) ~~The area of the Bayview Southeast Secondary Plan consists of approximately 360 hectares (890 acres) of land comprising Part of Lots 15 to 20 in Concession II, referred to as the Bayview East Urban Expansion Area Southeast Quadrant (Area 2a). The lands are generally bounded by Bayview Avenue on the west; Vandorf Sideroad on the south (plus an additional parcel of land west of the Hydro Corridor south of Vandorf Sideroad); Leslie Street on the east; and approximately one concession lot south of Wellington Street on the north. The area of this Secondary Plan is more specifically indicated on Schedule "A".~~
- b) ~~This Amendment incorporates the following~~ The Secondary Plan which sets out detailed policies and land use designations as more particularly shown on Schedule "AA" – Land Use Plan, and Schedule "BB" – Environmental Policy Areas and Schedule "CC" – Community Structure and Phasing ~~attached hereto.~~

21.2 Purpose and Objectives

The purpose of this Secondary Plan is to establish the policies and land use structure that will guide the development of ~~a new community (the Bayview Southeast) community. This Secondary Plan provides a detailed land use plan and policies for the regulation of land use and development of the planning area in accordance with the land use designations established in the Plan and their accompanying policies and all other applicable policies of the Official Plan dated June 27, 1991, as amended.~~ The objectives of the Plan are as follows:

- a) ~~to expand a portion of the Aurora urban settlement area as recommended by the Urban Growth Management Study (GMS), in accordance with the Council approved policies of Official Plan Amendment No. 17;~~
- b) ~~to implement the first phase of Council's direction to split the Bayview East Urban Expansion Area, identified in the GMS, into two Secondary Plan Areas (Areas 2a and 2b) (Official Plan Amendment No. 17, Council resolution of May 28, 1997 and July 7, 1997), and proceed at this time with the priority established through Official Plan Amendment No. 9;~~
- c) To establish appropriate land use designations and policies consistent with the environmental character capabilities and significance of the lands within the ~~2a Study Area; hereafter referred to as the Bayview Southeast Secondary Plan;~~

- d) To identify and detail the general boundaries and significance of environmental features and systems within the planning area, and to establish appropriate policies which preserve protect, manage, and where required, mitigate impacts on natural features such as significant woodlots, wildlife habitats, wetlands, recharge areas and other natural amenities/systems;
- e) To establish policies to accommodate primarily a low intensity, environmentally sensitive residential community consistent with the objectives set out in d) above;
- f) To set out policies to accommodate the intended development on full municipal services in accordance with the Master Servicing Plan;
- g) To establish policies to accommodate a functionally sound transportation network that will serve as the basis for subdivision and/or condominium plans;
- h) To establish a system of public and private roads which will be compatible with the intended future road pattern outside the study area; and,
- i) To establish policies which recognize a logical, public and private open space system consistent with the needs of future inhabitants, and encourage the development of linkages within the evolving community. Linkages to the other existing neighbourhoods and to the planned growth areas in 2b should be encouraged. Attention shall also be given to the establishment of an east-west Oak Ridges Moraine trail connection.
- ~~j) to recognize that the lands within the proposed Secondary Plan Area represent one component of a larger Secondary Plan Area, and that when completed, the 2b Planning Area lands, will, in conjunction with the 2a lands, form a single integrated comprehensive urban expansion area plan for the lands east of Bayview Avenue. The policies of the 2a Plan shall recognize the importance of providing for this interrelationship with particular attention to the Wellington Street Corridor area. Based on the strategy referred to in b) above, it must be recognized that some components of a typical Secondary Plan may be excluded from the 2a lands, e.g., variety of housing forms/tenure, schools, public parks, and commercial lands. This is premised on the fact that such other land use components are intended to form part of the 2b portion of the planning process. It is intended, that following approval of the Secondary Plan for the 2b lands, both Secondary Plan Areas (2a and 2b) will be permitted to develop concurrently, guided by the respective phasing policies in each Secondary Plan;~~

- k) ~~to establish implementation, urban design, and interpretation policies to insure that development intended by the Secondary Plan is to be phased in a logical orderly fashion over the life of the Plan to the year 2016; and~~
- l) ~~to establish policies pertaining to the development of a golf course as originally intended by approved Official Plan Amendment No. 8, in a revised location and with a revised layout, but which is consistent with the environmental objectives established by Council and generally referred to in d) above.~~

~~Policies For The Bayview East Urban Expansion Area – Southeast Quadrant (Area 2A)~~

~~The following detailed policies are established in this Secondary Plan and apply to the lands specifically indicated on Schedule "AA". attached hereto and forming part of this Secondary Plan, and hereafter referred as "The Bayview Southeast Secondary Plan".~~

~~21.3.1 THE BAYVIEW SOUTHEAST PLAN CONCEPT~~

~~The Town of Aurora straddles the north slope of the Oak Ridges Moraine landform and contains many significant environmental resources. In 1995, the Town undertook a Growth Management Study (Homson Consulting Ltd., May 1996) to strategically plan for long term population growth and expansion of the existing urban area. The study identified appropriate areas for expansion based on sound environmental and planning principles and determined that the areas of least environmental constraint should be developed first. The outcome of the study was the delineation of an urban expansion area, east of Bayview Avenue to meet growth objectives to the year 2016. The southern boundary of the urban expansion area was delineated based on the northerly limit of the Oak Ridges Moraine, as determined by moraine overburden (based on best available scientific data at the time). The lands to the north of this line, within the southern portion of the Bayview East Urban Expansion Area is the plan area referred to as Area 2a.~~

~~The preparation of a Secondary Plan for the Bayview Southeast (2a area) lands includes requirements for the review and assessment of environmental features and the determination of their significance or sensitivity to development. The required environmental studies were undertaken by Gartner Lee Limited on behalf of Magna International and reviewed by the Town's consulting team for incorporation into the policies of the Secondary Plan. In addition to the 2a lands, the technical studies include the lands south to Vandorf Sideroad and east to Leslie Street. On this basis, and in consideration of Council's direction to adjust the southern boundary to include additional applicants, the recommendations and policies included in this section are made for the entire concession block contained by Bayview Avenue, Wellington Street, Leslie Street and Vandorf Sideroad, and~~

~~including the property south of Vandorf Sideroad bounded by Bayview Avenue and the Hydro Corridor.~~

21.3 Intent and General Characteristics

- a) ~~It is acknowledged that residential development in the Bayview Southeast lands will substantially occur on, or near lands that are either within, or in the transition area to the Oak Ridges Moraine. Despite the current lack of clarity regarding the "Provincial Interest" in this matter, there is an approved Regional and Town interest as expressed in their respective Official Plans which must be addressed and adhered to.~~
- b) ~~Establishing the limits of the Oak Ridges Moraine boundary is based on a number of factors, including:~~
 - i. ~~Official Plan Amendment No. 17 and supporting documentation;~~
 - ii. ~~Geological Survey of Canada May 1997;~~
 - iii. ~~Ontario Ministry of Natural Resources 1991;~~
 - iv. ~~Gartner Lee studies (1993, 1997);~~
 - v. ~~Field Review; and~~
 - vi. ~~On-going technical study on a site specific basis.~~

~~It is clear that no single line best represents an actual boundary to the Moraine, but rather a number of environmental zones are established within the transition area into the Moraine. Accordingly, a range of opportunities and constraints exist with respect to development. It is the intent of this Plan that policies for development must reflect this.~~

- c) ~~As established in the GMS, it is the intent of this Plan that lands with the least amount of significant environmental constraints should be considered first as being available for the future urban expansion intended to fulfill the housing needs set out in the GMS, for the planning period to the year 2016.~~
- d) ~~There are substantial additional lands within the 2b Planning Area which are environmentally unconstrained which can be used to meet a substantial portion of the Town's 20 year housing requirements. Accordingly, development on constrained lands, in the transition area of the Moraine need not achieve maximum densities as are typically contemplated by the Aurora Official Plan. Further, lands with limited environmental constraints which are deemed capable of accommodating some development, may be~~

~~suitable for residential uses at low densities, provided that predetermined environmental performance criteria can be met. However, lands which are more clearly within the Moraine, or on a more distinct edge of the Oak Ridges Moraine, or in close proximity to significant environmental features, should contain land use policies that generally reflect a very low range of densities, in a distinct land use designation.~~

- e) ~~Transition policies are to be reflected in this Plan that recognize changing density requirements/characteristics as contemplated development designations move closer to the more significant Moraine lands, or closer to environmental features or systems associated with the Moraine. These policies are consistent with both the Town and Regional Official Plans regarding development on or in the vicinity of the Moraine.~~
- f) The lower range of densities contemplated for lands in transition to the Moraine, in this Secondary Plan Area, are based on the following:
 - i. The Secondary Plan recognizes that these lands tend to have an outstanding natural setting, and scenic visual qualities worth preserving. Views and vistas afforded by the current topography are to be preserved;
 - ii. The Secondary Plan recognizes the need to reduce or minimize the potential for detrimental environmental impacts;
 - iii. The Secondary Plan shall discourage higher residential densities which result in major landform alterations and which are inconsistent with the principles of landform conservation and preservation;
 - iv. It is a principle of the Secondary Plan that development in the Bayview Southeast area should be done in a manner which has the least amount of impact on Vandorf Sideroad and its adjacent environmental attributes, ~~and prevents the need to upgrade Vandorf Sideroad to Arterial Road status;~~ and
 - v. The Secondary Plan shall encourage cluster development or other forms of innovative housing at lower densities to create generous buffers between transitional development lands and their adjacent environmental features.
- g) Development within the Bayview Southeast lands in proximity to existing and proposed development at the northwest and southwest corner of Bayview Avenue and Vandorf Sideroad should be compatible with, consistent with, and be premised upon similar housing form, buffers, screening, lotting characteristics, and environmental attributes in order to

create an appropriate transition into the ~~demonstrated~~ Moraine area and rural lands south of Vandorf Sideroad. Development on these lands should be sensitive to the environmental objectives of this Plan, and to the original environmental objectives of the existing developments in the vicinity of the intersection. In particular, lands to the south of Vandorf Road shall only be developed at very low densities in accordance with the provisions of this Secondary Plan.

- h) ~~The Secondary Plan should reflect appropriate phasing policies with an expected limit on development in the planning area ranging from 900 to a maximum of 1100 residential units by the year 2016.~~

21.4 Residential Policies

21.4.1 General Policies

- a) Residential development shall be in accordance with the policies of Section 7 of this Plan, except as modified by the additional policies below.
- b) It is the intent of this Plan to achieve a gradation in residential density which reflects the environmental attributes of the Secondary Plan Area, ~~the constraints established in Schedule "BB"~~ and the proximity of the rural lands to the south. More specifically:
 - i) Densities shall diminish as proximity to the rural portion of Town increases;
 - ii) Densities shall generally diminish as proximity to significant Moraine features increases; and
 - iii) Densities shall generally diminish as proximity to other environmental features increases.
- c) ~~In determining the appropriate residential unit allocation and built form for any given parcel of land within the Secondary Plan, regard shall be given to both the policies of this section and the Environmental Management policies of Section 3.5 herein. Furthermore, should subsequent analysis or marketing by the proponent or the carrying out of detailed studies, functional servicing plans, or the implementing policies intended by this Secondary Plan result in a determination that land uses within a property or portion thereof are not economically viable to the proponent, such determination shall not under any circumstances be considered as justification for increasing residential allocations beyond the intent as expressed in Sections 3.2.1 c), 3.2.2 a) ii) and 3.2.2 b) ii) herein. In this regard the intent of Sections 2.1 e) and 3.1.1 d) shall be considered paramount.~~

-
- d) ~~It is the intent of this Plan that the Secondary Plan Area shall be developed at very low densities in order that a housing target ranging from 900 to a maximum of 1100 residential units for the Planning Area shall be achieved by the year 2016. In order to implement the housing target outlined above, the Secondary Plan has been divided into neighbourhoods as shown more specifically on Schedule "CC" attached hereto. Each neighbourhood has been assigned a unit allocation range. The policies reflecting these unit allocations are more specifically set out in Section 3.2.2 herein.~~
- e) Two housing density categories are established in this Plan as described in Section 3.2.2 **21.4.2** and illustrated on Schedule "AA":
- i. Urban Residential; and
 - ii. Suburban Residential.
- f) ~~Accessory uses, dwellings and home occupations which are accessory and subsidiary to the residential use and which are compatible with the amenity of the residential environment shall be permitted in all residential areas, provided that:~~
- i. ~~the property is the principal residence of the person carrying on the home occupation;~~
 - ii. ~~adequate parking and landscaping can be provided to insure~~ensure~~that the home occupation does not adversely impact the surrounding neighbourhood; and~~
 - iii. ~~specific standards for home occupation use may be set out in an implementing zoning by-law.~~
- g) ~~Public and private parks are permitted in all residential categories.~~
- h) ~~Residential development shall also have regard for the policies of the following sections of this Plan:~~
- i. ~~Open Space (Section 3.3);~~
 - ii. ~~Golf Course (Section 3.4);~~
 - iii. ~~Environment Management (Section 3.5);~~
 - iv. ~~Transportation (Section 3.6);~~

- v. ~~Urban Design (Section 3.7);~~
- vi. ~~Services (Section 3.8);~~
- vii. ~~Implementation and Phasing (Section 4); and~~
- viii. ~~Interpretation (Section 5).~~

21.4.2 Housing Categories

~~The following housing categories are established for lands within the Secondary Plan Area:~~

- ~~Urban Residential~~
- ~~Suburban Residential~~

a) Urban Residential

- i. Development within the Urban Residential designation shall be in accordance with the Low-Medium Urban Residential policies of **Section 7.5.4** of this Plan, except as modified by the following additional policies.
- ii. ~~Urban Residential Low Density housing shall include single detached dwellings, duplexes, semi-detached dwellings, triplexes, quadruplexes, (fourplexes), street townhouses, and/or block townhouses not exceeding 3 storeys in height.~~
- iii. ~~Notwithstanding the density policies of the Official Plan, residential development within this housing category shall be in accordance with Section 3.2.1 c) herein, and shall reflect the unit allocations shown on Schedule ☐ CC ☐ attached hereto. Adjustments to these allocations which are deemed minor in the opinion of the Town, may be permitted on a neighbourhood basis without an amendment to Schedule ☐ CC ☐ provided that:~~
 - ~~Policy 3.2.1 c) is adhered to;~~
 - ~~the adjustments will not prejudice any range of unit allocations assigned to any undeveloped lands within the 2a Secondary Plan Area;~~
 - ~~all environmental objectives and policies of this Plan are complied with; and~~

-
- ~~all other policies of this Plan are complied with.~~
- iv. ~~The unit allocation ranges specified on Schedule “CC” generally represent the maximum allocation contemplated for each neighbourhood. However, environmental or servicing constraints may result in actual allocations which are lower than the specified range. Where there are multiple property ownerships within a specific neighbourhood, the unit allocations shall be distributed proportionately per owner on a developable acreage basis, unless alternative arrangements are made satisfactory to the landowners and the Town.~~
- v. All residential development adjacent to Vandorf Sideroad or Bayview Avenue shall be set back from Vandorf Sideroad and Bayview Avenue as widened a minimum of 35 metres (115 feet), and
- be situated on a private or public service road parallel to Bayview Avenue or Vandorf Sideroad or;
 - have reversed lot frontages; and
 - be fully screened by planting or a combination berming and planting screen from Bayview Avenue and Vandorf Sideroad in accordance with the Town’s requirements.
- vi. ~~Notwithstanding the provisions of Section 3.2.2 a) i), ii) and iii) herein, innovative forms of lifestyle residential development geared specifically towards the retirement and senior citizens market, such as an integrated health care concept, may be considered for development on lands designated Urban Residential Low Density. In determining the unit allocations of such innovative development, the Town may consider a greater number of units than would be permitted by Schedule “CC”, provided that it can be demonstrated that:~~
- ~~the form of housing contemplated contains innovative attributes and represents a form of development that is generally not typical in the Town of Aurora and for which a market need exists; and~~
 - ~~the overall servicing requirements of the innovative development contemplated is generally equivalent to the servicing requirements for housing forms contemplated by Section 3.2.2 a) i); and~~

- ~~the form of housing can be sited in a manner which reduces the impact on adjacent environmentally sensitive lands and reduces major landform alteration; and~~
- ~~the development provides for more substantial and meaningful parks and/or open spaces; and~~
- ~~the development complies with the environmental policies of this Plan and the Implementation Guidelines for Development on, or in the vicinity of the Oak Ridges Moraine; and~~
- ~~there is sufficient transportation capacity within the overall Secondary Plan Area to accommodate any additional density.~~

b) Suburban Residential

- i. Development and redevelopment within the Suburban Residential designation shall be in accordance with the Suburban Residential policies of **Section 7.5.2** of this Plan, except as modified by the following additional policies.
- ii. ~~Suburban Residential Housing shall generally be limited to single detached dwellings at very low densities.~~
- iii. ~~Notwithstanding the density policies of the Official Plan, residential development within this housing category shall be in accordance with Section 3.2.1 c) herein, and shall reflect the unit allocations shown on Schedule "CC" attached hereto.~~
- iv. ~~The unit allocation ranges specified on Schedule "CC" generally represent the maximum allocation contemplated for each neighbourhood. However, environmental or servicing constraints may result in actual allocations which are lower than the specified range.~~
- v. ~~Cluster housing shall be encouraged in this land use designation to allow for:~~
 - ~~reduced environmental impact or enhanced environmental management;~~
 - ~~more efficient utilization of roads and municipal services;~~

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- ~~minimized alteration of major landforms;~~
 - ~~provision of more substantial and meaningful parks and/or open spaces; and~~
 - ~~compliance with the Implementation Guidelines for Development on, or in the vicinity of the Oak Ridges Moraine area.~~
- vi. ~~Cluster housing shall be in clusters of at least 10 units provided that a minimum of 25% of the overall lot area is designated as common or public open space.~~
- vii. ~~Where cluster housing is employed in accordance with the provisions of this section, innovative built forms may be considered for substitution in place of single detached forms of housing.~~
- viii. All development adjacent to Vandorf Sideroad or Bayview Avenue within the Suburban Residential designation shall be setback from Vandorf Sideroad and Bayview Avenue as widened a minimum of 35 metres (115 feet), and
- be situated on a private or public serviced road parallel to Bayview Avenue or Vandorf Sideroad, or
 - have reversed lot frontages, and
 - with respect to the above be fully screened by a planting screen or combination berming and planting screen from Bayview Avenue and Vandorf Sideroad in accordance with the municipality's requirements.
- ix. ~~The provisions of Section 3.1.2 h to the Aurora Official Plan shall apply to all applications for Suburban Residential development.~~
- x. The maximum height of all forms of housing within the Suburban Residential category shall be 3 storeys.
- xi. Development within the Suburban Residential category which is adjacent to environmentally sensitive features, open space lands, minor watercourses and the limit of the Town's Urban Settlement area shall be developed at extremely low densities in order to establish an appropriate transition to the aforementioned adjacent features. Such development shall be characterized by wide and

deep residential lots, with significant setbacks and buffers. The implementing zoning by-law shall reflect such enhanced standards.

21.5 Open Space

- a) Open Space within the Secondary Plan, which includes public and private parks, as well as trails and linkages, shall be planned in accordance with the parkland policies of **Section 13**, as well as the Aurora Trail Network policies of **Section 15.6.2** of this Plan.

~~21.3.3.1 OPEN SPACE PLANNING PRINCIPLES~~

- ~~a) The Town of Aurora Official Plan sets objectives for creating a continuous public Open Space System which allows for a full range of active and passive outdoor activities for all residents of Aurora. Emphasis is placed on the extension of the open space system into the Oak Ridges Moraine. Section 3.5.2.5 – Passive and Linear Open Spaces of the Official Plan indicates that Council “will strive to take advantage of the Oak Ridges Moraine, creek valleys and flood prone areas, especially along the Holland River, the Tannery Creek and their tributaries to complete the Open Space System”. The Town of Aurora Culture and Recreation Master Plan (DRAFT April 1997) states that “valleylands and woodlots should be preserved to ensure their continuous availability to the public”.~~
- ~~b) Schedule 1 – Aurora Trail Network Concept of the Town of Aurora Official Plan proposes a Grid Trail in an east-west direction across the planning area. This is intended to be a key link within the Town trail system as it will accommodate the Oak Ridges Moraine Trail (ORMT). As well, the Official Plan proposes a north-south link to connect planning areas to the north with the ORMT.~~
- ~~c) It shall be the policy of this Secondary Plan to maintain the Town's commitment to the provision of sufficient land for active and passive recreational purposes to meet the future needs of residents, while protecting the sensitive and significant natural features of the area for the long term. Specifically, objectives for a Town-wide comprehensive Public Open Space System and the accommodation of the Oak Ridges Moraine Trail, as identified in the Town of Aurora Official Plan, shall be established by the policies as set out within Section 3.3 herein.~~
- ~~d) In recognition of the quality and style of living proposed for residential communities in the Bayview Southeast Area, as well as the significant burden that municipal ownership of all of the environmentally constrained lands could place on the Town, it is the policy of this Plan that a collaborative approach to the management of the environmental lands in the Secondary Plan Area may be most appropriate. The Plan sets out an~~

open space system for the community consisting of both Public and Private Open Space lands which shall meet the Town's planning objectives and provide the desired community setting, while sustaining and enhancing the significant natural features of the site. The valleylands associated with the East Holland River are considered to be an important component to the Town's public open space system, providing significant opportunities to link core areas with the Oak Ridges Moraine. The river and its tributaries contain significant forest and fisheries resource areas which require management and monitoring. It is the intent of this Plan that these lands should be maintained in the public realm through ultimate acquisition by the Town.

21.5.1 General Policies

The following general policies shall apply to all Open Space categories.

- a) ~~Open Spaces may include areas requiring environmental protection, including watercourses, woodlots, wetlands, steep slopes, areas susceptible to flooding or erosion or other such physical conditions. It is intended that these areas remain in their natural state, with alterations to these areas permitted only for sensitively designed recreational facilities, appropriately located stormwater management facilities and environmental enhancement. In particular, Council shall encourage the protection and conservation of the unique aesthetic and environmental assets of the Holland River Valley including the watercourse and its fisheries resource potential, the valley and the valley slopes. Any development, construction or other alteration of the natural state in the Holland River Valley or its tributaries shall require the approval of the Town in consultation with the relevant agencies.~~
- b) A vegetative buffer strip shall be maintained along the streambanks of all watercourses. This buffer strip shall be a minimum of 15 metres in width along both sides of the streambanks for warm water streams, and for cold water streams, a minimum of 30 metres along both sides of the streambanks, or a minimum of 10 metres beyond the stable top of bank, where there is a well defined valley (whichever is greatest). This vegetated buffer strip shall be placed in an appropriate zone category to maintain these lands in a naturally vegetated state. However, limited intrusion may be permitted within the buffer area for recreational trails and creek crossings, as well as roads and servicing subject to the approval of the Town of Aurora in consultation with the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority. Specific development setbacks will be determined in the field by the proponent and the Town in consultation with the relevant agencies. As a general principle in guiding the determination of development setbacks, any buffers required to this Secondary Plan ~~in Sections 3.3.2 and 3.5 herein~~, can be part of the

developable area in land use designations adjacent to the Open Space designations, provided the buffer is zoned in a protective zoning category or other appropriate control mechanisms are implemented prohibiting buildings and structures, and the buffer is naturally vegetated.

- ~~c) The following uses may be permitted in areas designated as Open Space subject to the more specific policies relating to each Open Space Category:~~
- ~~i. active and passive outdoor recreation uses, parks, walking and bicycle paths, nature and wildlife conservation uses, allotment gardens, stormwater detention facilities and other uses which preserve the natural landscape and/or the environment; and~~
 - ~~ii. accessory uses and structures to the above uses and facilities provided that:~~
 - ~~• where any uses are proposed in Environmental Protection Areas they shall be approved by the Town of Aurora in consultation with the appropriate agencies, and be in conformity with all other relevant policies of this Secondary Plan. Structures in Open Spaces shall generally be limited to those which serve a recreational, educational, maintenance or auxiliary function, such as equipment storage, public phone booths, comfort or change stations, and concession areas.~~

21.5.2 Open Space ~~Categories~~ Designations

The following open space ~~categories and features~~ designations are established for lands within the Secondary Plan Area:

- Public Open Space;
- Private Open Space; and
- Oak Ridges Moraine Trail and Linkages

a) **Public Open Space**

Lands within the Public Open Space category shall consist of lands which are to be conveyed, or are intended to be conveyed to the municipality and which are classified on Schedule "BB" as Environmental Protection Areas or which are lands to be conveyed to the municipality pursuant to the park dedication provisions of the Planning Act, ~~and subject to the following:~~

Lands designated Public Open Space shall be planned in accordance with the Public Parkland policies of **Section 13.2**, except as modified by the following policies.

- i. Lands contained within the defined valley wall or within a 30 metre buffer on either side of the East Holland River Branch (whichever is greater), shall be conveyed to the Town of Aurora for Public Open Space, as part of the development approval process. ~~, as more specifically set out in Section 3.3.3 e) herein.~~
- ii. Public open space lands designated as Environmental Protection Areas shall generally be used for passive recreational purposes.
- iii. ~~Additional public open space lands may be considered by the municipality pursuant to the provisions of the Planning Act when considering development applications.~~
- iv. Where development in the Secondary Plan Area is contemplated on the basis of a public road system under a freehold form of tenure, the local parkland and recreation needs of the intended residents shall be met in accordance with the standards of the Aurora Official Plan and may be fulfilled in the form of public parks and/or recreation areas, of both an active and/or passive nature.
- v. ~~Public parks and recreation areas shall provide facilities appropriate to the projected demographics and profile of each neighbourhood or development within the Secondary Plan Area, and shall form part of a subdivision and/or site plan application for residential development.~~
- vi. Council may inherit, purchase, trade, lease, negotiate, receive as a donation or otherwise acquire environmental protection areas such as flood prone areas, wetlands, forest or fishery resource areas or areas in the Oak Ridges Moraine, ~~in addition to areas received through open space dedication, or bonusing under the Planning Act.~~
- vii. Where lands are designated Public Open Space, such shall not be construed as an obligation on the municipality to acquire such lands until, or unless the municipality deems such to be in the public interest.

b) Private Open Space

Lands within the Private Open Space Category shall consist of lands which are classified on Schedule “BB” as Environmental Protection Areas, or which are intended to serve private outdoor recreation needs, and which are intended to remain in private ownership. Conservation agreements may be required to ensure protection and management of the significant natural features. ~~The following additional policies shall apply to Private Open Space lands:~~ Lands designated Public Open Space shall be planned in accordance with the Public Parkland policies of **Section 13.2**, except as modified by the following policies.

- ~~i) Where development in the Secondary Plan Area is contemplated on the basis of a private road system generally under condominium tenure, the local parkland and recreation needs of the intended residents shall be met in accordance with the standards of the Aurora Official Plan and may be fulfilled in the form of private parks or recreation areas, of both an active and/or passive nature.~~
- ~~ii) Private parks and recreation areas shall provide facilities appropriate to the projected demographics and profile of each neighbourhood within the Secondary Plan Area, and shall form part of any subdivision, site plan or condominium application for residential development.~~
- ~~iii) The provision of private parks or recreation areas which are not intended to be available to the general public shall not constitute park dedication within the meaning of the Planning Act.~~

c) Oak Ridges Moraine Trail and Linkages

- i) Provision shall be made for the routing of the Oak Ridges Moraine Trail through the Secondary Plan Area as shown conceptually on Schedule “AA”.
- ii) Where feasible the trail shall be located within the valleylands of the main branch of the East Holland River. If conditions through the Leslie Street Swamp (south portion) are such that trail development is constrained, an alternative route may be considered at the southern edge of the Magna lands, along the existing hedgerow and the south edge of the forest block.
- iii) The final routing of the trail shall insure alignment or provide link opportunities with existing and future segments of the Oak Ridges Moraine Trail to the east and west of the Secondary Plan Area.

- iv) A north-south link through the planning area shall be considered at the development application stage, in order to connect new community areas to the north of Wellington Street with the Oak Ridges Moraine Trail system. This trail route may be accommodated within a landscaped boulevard along a public and/or private roadway, or combination thereof.
- v) The valleyland trail system shall be designed as a low-impact, soft surfaced walking trail. No motorized, cycling or equestrian uses shall be permitted within the valleylands.
- vi) Cycling routes if desired should be developed on environmentally unconstrained lands, such as open space tableland, the Hydro-Corridor, or in an appropriate open space corridor adjacent to proposed public roadways.
- vii) The trail may be developed in phases as various components of development proceed, provided an overall preliminary routing and design has been established.
- viii) The final location of any components of the trail shall be determined and designed as part of any application for subdivision, site plan approval or plan of condominium for any lands within the general area upon which the trail is contemplated. The location and design of any components of the trail shall occur in a manner which respects the privacy of existing and proposed residences in the vicinity of the trail. As well, the design shall incorporate measures to protect such residences from any negative impacts associated with the construction and use of the trail.

d) Park Standards

~~The standards for the provision of public and private neighbourhood parks shall generally remain flexible to permit variations to meet particular site and development circumstances. However, the following standards should be used as a guideline in reviewing development applications throughout the Secondary Plan Area. Neighbourhood parks should:~~

- ~~i) be 0.2 ha. to 4 hectares (0.5 acres to 10 acres) in size;~~
- ~~ii) service a radius of 0.4 to 0.8 km (0.2 to 0.5 miles) (depending on population density and target age);~~
- ~~iii) be at a ratio of 1.5 ha. (3.7 acres) per 1000 residents;~~

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- iv) ~~be located centrally to the neighbourhood and (where applicable) adjacent to elementary schools;~~
 - v) ~~be located to provide safe access from all parts of the neighbourhood with minimal crossing of major streets; and~~
 - vi) ~~have frontage on collector or local roads (public or private).~~

e) **Acquisition of Public Open Spaces**

In accordance with the policies of Section 3.3.3 a) herein, it shall be the policy of this Plan to phase in the acquisition of Public Open Space lands as follows:

- i) Prior to the commencement of development within any portion of Phase III within Lots 17, 18, and 19, Concession II of this Plan, as shown on Schedule “CC”, all lands designated Public Open Space west of the East Holland River within the said Lots 17, 18 and 19, Concession II shall be acquired by the Town;
- ii) Prior to the commencement of development within any portion of Phase II and Phase IV east of the Hydro lands and north of Vandorf Sideroad within Lot 16, Concession II of this Plan, as shown on Schedule “CC”, all lands designated Public Open Space, south and west of the East Holland River within the said Lot 16, Concession II east of the Hydro lands shall be acquired by the Town. Where multiple property ownerships are involved in these phases, the transfer of Public Open Space lands shall be required as each property ownership is developed. Further, prior to commencement of development within those portions of Phases II and IV described above, the Town, in consultation with the landowners shall determine the requirement for the public acquisition of the lands designated Public Open Space north and east of the East Holland River within that portion of Lot 16, Concession II described herein.
- iii) Prior to the commencement of development within Phase V as shown on Schedule “CC”, the Town, in consultation with the owner shall determine the requirement for the public acquisition of the lands designated Public Open Space east of the East Holland River within Lots 18, 19 and 20, Concession II;
- iv) Prior to the commencement of development within Phase VI as shown on Schedule “CC”, the lands designated Public Open Space within any development plan within this community shall be

acquired by the Town. Where multiple property ownerships are involved in this phase, the transfer of Public Open Space shall be required as each property ownership is developed. Further, prior to the commencement of development within Phase VI as shown on Schedule "CC", the Town, in consultation with the owner, shall determine the requirement for public acquisition of the lands designated Public Open Space north of the East Holland River within Lot 16, Concession II.

- v) To facilitate the phasing plan as contemplated by Schedule "CC" and the implementation of Public Open Space acquisition, the Town shall make use of the Holding "H" symbol in the implementing zoning by-law(s) such that no "H" symbol shall be removed from residential lands until arrangements have been made to the satisfaction of the Town with respect to the public acquisition of the lands referred to in Section 3.3.3 e) herein;
- vi) In considering the lifting of the "H" symbol, as contemplated above, the Town shall also be satisfied that satisfactory arrangements have been made for the acquisition and design of the Trail System contemplated by Section 3.3.3 c) of this Plan for public use;
- vii) The acquisition of Public Open Spaces contemplated herein shall be dealt with during the consideration of subdivision site plan and/or condominium approvals; and
- viii) The policies of subsection e) herein shall be considered in addition to any park dedication entitlements under the Planning Act.
- ix) For the purposes of subsection e) above, the term "Prior to the commencement of development" shall mean in conjunction with the process of registration of a plan of subdivision and/or plan of condominium and/or execution of a site plan agreement.

21.6 Golf Course

The lands designated in the Golf Course category shall comply with the following policies:

- a) An eighteen hole private golf course including clubhouse facilities and incidental ancillary uses relating to the golf course are permitted on the lands designated on Schedule "AA" as Golf Course.
- b) A portion of the golf course is intended to be located within a degraded Class 6 wetland in what is known as a portion of the Leslie Street Swamp (North Portion). ~~Notwithstanding the provisions of Sections 3.11.1.3, 3.11.1.4 and Schedule "D" to the Aurora Official Plan,~~ Minor intrusions of

the golf course into the Leslie Street Swamp will be permitted subject to compliance with the policies of this Secondary Plan.

- c) Despite the golf course intrusion into the wetland, the wetland function shall be maintained and enhanced without any loss of wetland function. A mitigation and enhancement report demonstrating that this can be accomplished shall be approved by the Town prior to considering any applications for golf course development.
- d) ~~The approved mitigation and enhancement report shall be implemented through a site plan agreement to be executed prior to commencement of construction and shall address to the Town's satisfaction the following objectives:~~
 - i) ~~maintenance of hydrologic functions (groundwater discharge and flood storage);~~
 - ii) ~~maintenance of water quality to a degree which is acceptable to the Town in consultation with the relevant agencies;~~
 - iii) ~~maintenance of wildlife linkages across the landscape;~~
 - iv) ~~maintenance of wetland/upland connection within the wetland to maximize wildlife habitat potential;~~
 - v) ~~increasing the diversity of wetland vegetation types; and~~
 - vi) ~~increasing the biodiversity of the wildlife community.~~
- e) ~~Prior to considering any application for site plan approval, a detailed golf course design shall be submitted to the Town and relevant agencies for approval. The design shall be consistent with and in accordance with the findings, objectives, recommendations and implementing measures emanating from the aforementioned mitigation and enhancement report and any other studies or requirements of this Secondary Plan. The golf course shall be designed by a qualified golf course architect.~~
- f) ~~An overall golf course development concept plan attached as Appendix 1 shall form the basis of the design referred to above and for future site plan approvals, as well as the basis for future environmental studies as required by this Secondary Plan. Appendix 1 is provided for information purposes and does not form part of this amendment. Modifications to the golf course development scheme, resulting from detailed environmental considerations, detailed design studies or other special studies required by the Town of Aurora may be permitted. Such modifications shall not require an amendment to this Plan provided that the proposed revisions, in the~~

~~opinion of the Town, in consultation with the relevant agencies, represent sound environmental and land use planning.~~

- ~~g) The proponent shall submit in support of the site plan application the following golf course design details:~~
- ~~i) a layout plan outlining the locations of all holes including a description of the species and areas of all vegetation to be affected;~~
 - ~~• the layout plan shall provide that tees and access paths within the wetland will be constructed in an ecologically compatible manner;~~
 - ~~ii) drainage plans showing tile outlet locations with appropriate diffusers;~~
 - ~~iii) grading plans depicting pre and post development contours to demonstrate landform conservation as well as temporary stockpile locations, steep slopes and stabilization requirements;~~
 - ~~iv) a sediment and erosion control plan for implementation at the construction stage;~~
 - ~~v) a planting and restoration plan outlining the limit of construction disturbance, plant species to be relocated, and transplanting protocols, native species to be planted and a monitoring and replacement program;~~
 - ~~vi) an inventory and tree protection strategy for areas within the golf course where tree cover is proposed to be removed to ensure maximum restoration of existing vegetation including staking the limits of construction disturbance and establishing mitigation measures to buffer the wetland from the golf course and other human activity;~~
 - ~~vii) phasing of construction;~~
 - ~~viii) a storm drainage plan which demonstrates quality and quantity controls that are integrated with the plans for the remaining development area; and~~
 - ~~ix) staking in the field by a qualified professional the limits of construction areas to be protected, plants or plant groupings to be relocated and trees to be preserved.~~

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- h) ~~The proponent of the golf course shall prepare and submit with the Site Plan Application, an Environmental Golf Course Management Plan and Maintenance Protocol to guide the operation of the site and ongoing maintenance of the golf course. The procedures may include state of the art techniques for well monitoring, water usage monitoring, measuring the rate of wetland regeneration, and joint inspection procedures with the Town, relevant agencies and the Town's environmental consultants. The Plan will address to the satisfaction of the Town:~~
 - i) ~~irrigation systems and operations procedures;~~
 - ii) ~~a water conservation strategy which minimizes the use of water by utilizing a variety of conservation techniques including the installation of state of the art irrigation, turf grass management, Best Management Practices for storm water and the selection of appropriate vegetation. The water conservation strategy will also identify methods of protecting and maintaining infiltration and the integrity of groundwater quality and quantity. The water conservation strategy will be reviewed and approved by the Town in consultation with the relevant agencies;~~
 - iii) ~~an integrated pest management plan, including environmentally sound methods to minimize chemical fertilizer and pesticide use;~~
 - iv) ~~turf and rough maintenance practices;~~
 - v) ~~building, road and servicing maintenance requirements and practices;~~
 - vi) ~~a monitoring program for the shallow groundwater system to document pre and post construction groundwater quality;~~
 - vii) ~~a set of performance targets for water quality against which to assess the monitoring data;~~
 - viii) ~~a protocol for addressing water quality targets which are exceeded;~~
 - ix) ~~a monitoring program for wetland/upland vegetation in disturbance areas, edge zones and protected areas; and~~
 - x) ~~a protocol for addressing wetland/upland vegetation monitoring results.~~
 - i) ~~The Golf Course Management Plan shall be prepared by an integrated team including a golf course architect, hydrogeologist, wetland biologist~~
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~~and stormwater management engineer. The study findings recommendations and measures shall be approved by the Town of Aurora and the relevant environmental approving agencies and form part of a site plan agreement to be executed prior to the development of the golf course. The aforementioned agreement shall contain provisions requiring the implementation of the Golf Course Management Plan and Maintenance Protocol on a continuous on-going basis, and shall be binding on the operator and/or manager of the golf course, if other than the owner of the lands.~~

- j) ~~It is the intent of this Plan and the implementation techniques emanating from the Plan that the golf course Maintenance Protocol shall be premised on golf course maintenance practices which are conservative. Applications of fertilizer and pesticides shall be used only on a minimal basis. Industry Guidelines for integrated pest management shall be used. In addition, the site plan agreement shall provide that the application of chemicals should, to as great an extent as possible, be at times when there is a low likelihood of precipitation for a few days following. The owner shall further agree in the site plan agreement to retain the services of a qualified golf course superintendent to implement a program of turf management minimizing areas of managed turf, to ensure that state of the art, environmentally sound, methodologies will be applied on an on-going basis.~~
- k) ~~The Stormwater Management Plan for the golf course shall be integrated with the plans for the residential development to minimize the number of ponds to maximize use of surface water for irrigation on the course post treatment, and address maintenance of recharge.~~
- l) ~~The Town of Aurora shall retain a qualified environmental consultant, at the expense of the proponent, to review the proposed golf course design, maintenance plan, and the various implementing studies and reports to insure that the policies of the Official Plan and this Secondary Plan are adhered to prior to, and during construction of the golf course. The Town's environmental consultant may make additional recommendations to be incorporated into the site plan agreement to implement the intent of the policies of this amendment. The environmental consultant shall take an active coordinator/facilitator role to assist the Town in obtaining clearances from the environmental approving agencies.~~
- m) ~~The Town of Aurora shall appoint a qualified on-site environmental inspector mutually agreeable to the Town and the proponent at the expense of the proponent, to monitor the implementation of the recommendations of the environmental consultant and to monitor the fulfillment of the environmental objectives of the site plan agreement and this amendment. The qualifications, function and authority of the environmental inspector including a construction "stop work" authority shall be set out in the site plan agreement between the proponent and the Town.~~

- n) ~~In considering the removal of any zoning holding symbol from lands designated in the Golf Course category, Council shall be satisfied that the reports, studies, and design requirements contemplated for the golf course are complete to the Town's satisfaction, and approved by the Town in consultation with the relevant agencies, and further that the site plan agreement contemplated has been executed by Council.~~
- o) ~~The golf course clubhouse and any future ancillary facilities contemplated within the golf course lands shall be developed on the basis of full municipal water and sanitary services. Accordingly, prior to any development of uses requiring municipal services, the Regional Commissioner of Environmental Services shall advise that water and sanitary sewage capacity is available and has been allocated by resolution of the Town of Aurora.~~

21.7 Environmental Management

21.3.5.1 ~~PLANNING CONTEXT AND GENERAL POLICIES~~

a) ~~Oak Ridges Moraine Planning Area~~

~~The southerly portion of the Secondary Plan Area lies within the identified Oak Ridges Moraine Area boundary (OMNR 1991). Planning and development applications for lands within the Oak Ridges Moraine (defined as the Moraine proper plus the north and south slopes) are subject to the requirements of the Oak Ridges Moraine Area Implementation Guidelines. The Implementation Guidelines require that official plans and secondary plans contain policies to ensure that proposed development on the Moraine addresses information requirements and satisfies evaluation criteria.~~

~~The Official Plan of the Regional Municipality of York and the Town of Aurora Official Plan recognize the Oak Ridges Moraine (ORM), as a significant and sensitive area and support the principles outlined in the ORM Implementation Guidelines.~~

b) ~~Region of York Official Plan~~

~~In addition to supporting the Oak Ridges Moraine Implementation Guidelines, York Region's Official Plan further identifies a Regional Greenlands System for the conservation and enhancement of natural areas. The Plan requires area municipalities to develop policies which protect and complement the Greenlands System, and that environmental evaluations be prepared to assess the impact of development proposed within or adjacent to the Greenlands System, including significant forest areas as well as evaluated and classified wetlands.~~

~~The subject lands contain a number of significant environmental resources which are identified within the Regional Greenlands System. These are: the main branch of the East Holland River and associated vegetated lands (including the Leslie Street Swamp – south portion) and a tributary watercourse, the central regionally significant forest area (herein known as Forest Block 1), the Leslie Street Swamp (north portion) and connecting linkages between these significant areas.~~

c) ~~Town of Aurora Official Plan~~

~~The significant areas noted in the Region's Official Plan have been identified as **Environmental Protection Areas** within the Town of Aurora Official Plan (Schedule "D"), and as such are protected by policies which may prohibit all development and maintain them in an essentially natural state. These areas are: the Leslie Street Swamp – north portion, (a Class 6 evaluated wetland); the East Branch Holland River (a significant coldwater fishery); the Aurora Infiltration ESA (Lake Simcoe Conservation Authority, 1991); a 20 ha. regionally significant upland forest block; forest resource areas associated with the Leslie Street Swamp (south portion); and flood prone areas.~~

21.7.1 Significant Natural Features Within The Secondary Plan Area

a) Leslie Street Swamp (North Portion)

~~A private golf course is proposed on the lands surrounding the Leslie Street swamp, with minor intrusions into a portion of the wetland area. The policies of this Plan provide that a minor encroachment of the golf course will be acceptable to the Town, upon demonstration of maintenance and enhancement of the wetland function through compensation measures, as well as the preparation of a golf course environmental management plan, which is considered adequate to ensure long term viability of wetland functions. Policies pertaining to the golf course are detailed in Section 3.4 to this Secondary Plan.~~

The remaining, enhanced portion of the Leslie Street Swamp wetland and surrounding woodland vegetation shall continue to be recognized as an Environmental Protection Area to protect against future intrusions as well as potential redevelopment if land uses change.

b) East Holland River

The main branch of the East Holland River traverses the Secondary Plan Area and supports a cold water fish community with significant groundwater contributions through some reaches. It is the policy of this Plan to protect river and valley systems by a corridor width of not less than 30 metres on

either side of the watercourse, or 10 metres from the stable top of bank in areas of well defined slope, whichever is greater. In locations where woodlands on the valley slopes are not present, and the proponent can demonstrate that the entire valley system as a natural corridor including channel, floodplain, and valley walls are protected, the Town at its discretion may reduce the required buffer.

c) Aurora Infiltration ESA

The southern portion of the Concession block has been identified as the Aurora Infiltration ESA (Lake Simcoe Conservation Authority). The ESA generally identifies an area of highly permeable soils of significant groundwater recharge value, associated with the Oak Ridges Moraine.

It shall be the policy of this Secondary Plan that proposed development within these lands must demonstrate the maintenance of the recharge function of these soils and comply with evaluation criteria set out in the Oak Ridges Moraine Guidelines Conservation Plan and other policies of this the Town of Aurora Official Plan ~~with respect to development practices.~~

d) Woodlands

The mature mixed forest woodlot located in the centre of the subject lands, the forest cover along the East Holland River and adjacent to the Leslie Street Swamp wetland are identified as significant natural areas within the Regional Greenlands System and as Environmental Protection Areas in the Town of Aurora Official Plan.

Development on the portion of the mature mixed forest woodlot and along the East Holland River and adjacent to the Leslie Street Swamp wetland shall not be permitted. These woodlots, unless otherwise set out in this Secondary Plan, shall be maintained in a natural undisturbed state. The woodlot boundaries shall be staked and surveyed at the development approval stage and be protected through the use of subdivision and site plan agreements. Appropriate forest management practices may be established in consultation with forestry officials of the Region of York and Lake Simcoe Region Conservation Authority.

e) Landform

The southern and easterly Secondary Plan Area lands reflect the rolling and frequently steep topography which is characteristic of the Oak Ridges Moraine, with long range views afforded from a number of vantage points. Landform conservation is one of the principles for development within the Oak Ridges Moraine Area, as a means of preserving the unique visual qualities of the area, as well as protecting the locally sensitive features.

Minimizing disruption to landform and landscape, minimizing grading and changes to topography, and clustering of development on less sensitive areas of the site shall be encouraged as policy of this Secondary Plan.

21.7.2 Environmental Policy Areas

~~In accordance with the principles outlined in the Oak Ridges Moraine Implementation Guidelines and the policies contained within the Official Plan of the Regional Municipality of York, and the Town of Aurora Official Plan, The following~~ environmental policy areas shown more specifically on Schedule "BB" shall apply to the Secondary Plan Area. These lands shall be consistent with the Greenway policies of **Section 12** of this Plan, in addition to the policies of the more-detailed sub-designations below.

a) Environmental Protection Areas

These lands represent the most significant natural areas of the site. The environmental protection designation is intended to ensure their preservation and protection from surrounding development and future changes in land use. Generally, no development of these lands shall be permitted. Lands shown on Schedule "BB" as Environmental Protection Areas meet one or more of the following criteria:

- i) flood prone areas (East Holland River Branch floodplain) and lands within the defined valley wall, where the valley is poorly defined as agreed to with the Town and Lake Simcoe Conservation Authority;
- ii) wetlands (Class 1-7, ORM Guidelines and York Region O.P.);
- iii) regionally significant forest resource areas (along the East Holland River, Leslie Street Swamp (south portion), Forest Block 1) and forested steep slopes;
- iv) slopes greater than 25% and significant or prominent landforms; and
- v) watercourses with identified fisheries resources or corridor function.

b) Environmental Policy Area "A"

These lands pose the highest constraint to development outside of Environmental Protection Areas and represent areas which shall require significant evaluation in support of development proposals;

- i) lands associated with the Aurora Infiltration ESA (Lake Simcoe Conservation Authority, as modified by Gartner Lee, June 1997) and other lands identified as ice contact stratified drift (Geological Survey of Canada mapping, May 1997);
- ii) lands with active seepage or highly permeable soils;
- iii) moderately steep slopes 10-25%;
- iv) lands within the regulated fill line;
- v) other forest cover areas; and
- vi) other watercourses without identified fisheries resources or corridor function.

c) Environmental Policy Area "B"

These lands are generally free of significant constraints but have some environmental considerations and/or must have regard for the policies and evaluation criteria of the Oak Ridges Moraine Planning Guidelines such as;

- i) lands within the Oak Ridges Moraine Planning Boundary but without significant environmental features; and
- ii) lands with localized, diffuse seepage and permeable soils which are contributing to the maintenance of baseflow to the East Holland River.

d) Unconstrained Lands

From an environmental planning perspective, these lands are considered to be free of constraints and offer the highest development capability. Development within these lands shall be subject to normal servicing and planning requirements, as outlined elsewhere in the Secondary Plan. These unconstrained lands are considered to be:

- i) lands outside the Oak Ridges Moraine Planning Boundary; and
- ii) lands with no slope restrictions, regulatory or policy limitations, or natural features.

e) Determining Limits of Environmental Policy Areas

The limits of the environmental policy areas shown on Schedule "BB" are conceptual and will be defined more precisely in the field as part of the development application review process, without the need to amend this Plan. The defining of the limits of the environmental policy areas shall be done by the proponent to the satisfaction of the Town in consultation with relevant agencies.

21.7.3 Environmental Protection Areas

a) General Policies

In addition to Environmental Protection policies contained within **Section 3.11 Environment 12** of this Plan ~~the Town of Aurora Official Plan and evaluation criteria contained within the Oak Ridges Moraine Implementation Guidelines~~, the following policies specific to Environmental Protection Areas apply to this Secondary Plan:

- i) ~~Lands shown as Environmental Protection Areas on Schedule "BB" shall remain in their natural state, except as otherwise permitted by the policies of this Secondary Plan. No development or significant disturbances will be permitted in an EPA except those required and/or proposed and approved for streambank erosion protection and fish, wildlife, forestry and conservation management, and passive recreation activities. However, it is understood that certain requirements for roads, services and storm drainage outfalls may be appropriate and desirable in certain areas within an EPA.~~
- ii) A buffer area of a minimum of 10 metres shall be provided around the Leslie Street Swamp and all woodlands identified as significant natural areas. This buffer shall be maintained in a natural state or planted with native species. Buffers to significant natural features shall also be required as outlined in ~~Sections 3.3.2 b) and 3.5.4 b), c) and d)~~ of this Secondary Plan.
- iii) ~~Passive recreation activities such as trails shall be developed in a manner which ensures the protection of the environment, including flora and fauna, fisheries, watercourses, wildlife corridors, woodlands, wetlands, flood and erosion prone areas.~~
- iv) Where Environmental Protection Areas are to be maintained in private ownership, the Town and/or Conservation Authority shall require Conservation agreements to ensure the long term protection of these lands.

b) ~~Leslie Street Swamp~~

- i) ~~Minor intrusions of the golf course into the Leslie Street Swamp will be permitted subject the policies of Section 3.4 herein.~~

c) East Holland River

- i) Crossing of the upper reaches of the East Holland River Branch adjacent to Bayview Avenue with roads or servicing may be permissible upon demonstration that corridor function will be maintained, including groundwater flow and aquatic habitat, as well as minimal disturbance to vegetation. Where disturbances are proposed, mitigation and restoration measures must be undertaken. Roads and services should be consolidated to minimize the number of crossings.
- ii) Road crossings shall be designed in a way to ensure that wildlife and fish movement is unrestricted through the area, and to accommodate walking trails where needed.
- iii) Proposed trails and access points within the valley corridor should be constructed of soft surfaces and appropriately designed to ensure minimal disturbance of vegetation, to protect water quality and fisheries habitat, and to prevent erosion. Appropriate restoration measures shall be undertaken wherever disturbances occur.
- iv) Detailed environmental studies must be undertaken prior to the approval of any road or servicing crossing, location and design throughout the East Holland River Valley to ensure maintenance of forest cover, riparian habitat, significant slopes, corridor and hydraulic functions.
- v) A natural vegetative buffer of at least 30 metres from the watercourse or 10 metres from the stable top of bank where the valley is wooded and well defined (whichever is greater) shall be established along the East Holland River. The top of bank shall be staked in the field by the proponent in consultation with the Town and relevant agencies, to the Town's satisfaction. In areas where there is no well defined top of bank, the proponent shall assess the contribution of other riparian lands, such as springs, wetlands, intermittent streams, drainage swales and seepage areas and areas of hydric/organic soils, to streamflow and downstream fish habitat, in determining the extent of vegetated buffer strip requirements, to the satisfaction of the Town in consultation with the relevant agencies. These buffers shall be maintained in a natural state or planted with native species.

- vi) Any rehabilitation or restoration measures which will enhance the functions and attributes of the East Holland River shall be encouraged, particularly those in support of cold water fish habitat enhancement.

d) Significant Forest Resources

- i) Development shall ~~be~~ not be permitted within the central mature mixed forest or its associated linkages with the East Holland River. The owner(s) shall agree in the site plan agreement to maintain the woodlot in a natural undisturbed state according to sound forestry management practices, and shall have the limits of the woodlot staked out and surveyed to the satisfaction of the Town of Aurora prior to any development occurring.
- ii) ~~Subject to the provisions of Section 3.3.3 c) viii herein~~ Any trail development proposed within the forest block, should generally be located along existing laneways where practical. New trails if proposed should be constructed as soft surfaced walking trails and appropriately designed to protect mature trees, rare and sensitive plants and existing drainage courses, and to prevent erosion. Appropriate restoration measures shall be undertaken wherever disturbances occur. Equestrian and cycling uses should be discouraged except along existing laneways.
- iii) A 10 metre permanent buffer from adjacent development shall be established measured from the drip line of the trees. The site plan shall ensure that grading and other changes will not adversely impact the adjacent trees. Additional planting with native species will be permitted.
- iv) Forested areas within the East Holland River corridor shall be maintained in a natural undisturbed state.
- v) Linkages between significant natural areas on the site shall be maintained as natural corridors and enhanced through golf course and community layout and planting plans.

21.7.4 Environmental Policy Area "A"

~~a) General Policies~~

~~In addition to policies contained within **Section 3.11 Environment** and other relevant sections of the Town of Aurora Official Plan and this~~

~~Secondary Plan, and evaluation criteria contained within the Oak Ridges Moraine Implementation Guidelines, the following policies specific to Environmental Policy Area "A" as shown on Schedule "BB", shall apply to this Secondary Plan:~~

b) Moraine/Highly Permeable Soils

- i) Applications for development including plans of subdivision, condominium and site plans shall include best management practices and mitigative measures to maintain:
 - predevelopment infiltration conditions;
 - direction of groundwater movement;
 - aquifer recharge function; and
 - groundwater quality.

c) Landform Conservation

- i) New development shall be of a form that protects the characteristic Oak Ridges Moraine terrain, including prominent landforms, rolling topography, steep slopes, significant landscapes and views and vistas.
- ii) Clustering of development and innovation in design are to employed in order to maintain the existing landform and natural topography to the greatest extent possible.
- iii) Grading must ensure that changes to natural topography are minimized.

d) Woodlands and Tree Conservation

- i) All development areas shall be accompanied by a strategy that maximizes the protection of tree cover, rationalizes the proposed removal of tree cover and identifies areas where indigenous tree planting should occur for enhancement purposes.
- ii) Wherever possible hedgerows shall be protected and preserved along rear and side lot lines, as buffers between land uses, or in open space areas or natural linkages.

- iii) Tree Preservation and/or Conservation agreements may be required by the Town to ensure future protection of woodland resources within a developed setting.
- iv) Protective measures must be employed during construction activities including the establishment of buffers and temporary protective fencing.

e) Minor Watercourses

- i) Except as otherwise permitted by policies in this Plan, minor watercourses and their related valley systems shall be retained and integrated within development areas as natural corridors. Alterations may be permitted to intermittent watercourses which have no demonstrated fish habitat value, provided that corridor and hydraulic functions can be maintained.
- ii) A vegetative buffer of a minimum of 15 metres on either side of all minor watercourses and warmwater fisheries shall be established.

21.7.5 Environmental Policy Area "B"

a) General Policies

~~In addition to policies contained within **Section 3.11 Environment** and other relevant sections of the Town of Aurora Official Plan and this Secondary Plan, the following policies specific to Environmental Policy Area "B" shall apply to this Secondary Plan:~~

- ~~i) Development proposals for lands contained within Environmental Policy Area "B" as shown on Schedule "BB" shall have regard for the principles and evaluation criteria outlined in the Oak Ridges Moraine Implementation Guidelines.~~
- ii) Development proposals for lands with localized, diffused seepage and permeable soils contributing to the maintenance of baseflow to the East Holland River must demonstrate that these functions can be maintained.

21.8 Transportation

- a) ~~It is the intent of this Secondary Plan to establish a collector road system that will service the Secondary Plan Area lands in a manner that facilitates movement of traffic to and from the site based on the following principles:~~

-
- ~~i) recognition that additional urban growth in Aurora will occur on the 2b lands as well as within other areas in proximity to the 2a lands, such as the Aurora East Industrial Estates, the Bayview-Wellington Centre, the North Bayview Residential Neighbourhood and within Aurora Hills. All of this growth will collectively affect traffic flows/movements in and around the vicinity of the Bayview-Wellington intersection;~~
 - ~~ii) development of a road system within the 2a Planning Area should effectively accommodate traffic to and from key trip destination points such as Hwy. 404, Downtown Aurora, and the Town Centre area while maintaining acceptable operating conditions on the surrounding arterial road system, particularly, at the Bayview/Wellington intersection;~~
 - ~~iii) the Secondary Plan Area road system should facilitate and enhance traffic movements to and from the Magna corridor lands along Wellington Street (in 2b). It is expected that these lands will contain substantial employment, residential and commercial development.~~
 - b) The collector road system shall contain public road linkages where deemed appropriate by the Town to insure that lands adjacent to the Magna development can be developed in the future as part of an overall transportation network as shown more specifically on Schedule "AA".
 - c) The internal road system contemplated for the Secondary Plan Area may contain private road elements, provided that any such private road design shall not preclude or inhibit the overall traffic functions ~~contemplated in a) and b) above.~~
 - d) Development of any private roads within the planning area shall generally be to municipal standards, except where it can be demonstrated that for environmental reasons such would not be appropriate and traffic function will not be compromised.
 - ~~e) The internal road system shall be designed to facilitate the preservation, protection and enhancement of the existing character of Vandorf Sideroad between Bayview Avenue and Leslie Street, to the greatest extent possible. This can be accomplished in part by eliminating any collector road connections to Vandorf Sideroad from the planning area. Limited minor private or local public road connections may be considered at the site plan or plan of subdivision stage, provided that it can be demonstrated that resulting traffic patterns will not place undue pressure on Vandorf Sideroad to be upgraded to Arterial Road status. Such connections shall not be permitted until the Leslie Street Vandorf Sideroad intersection is upgraded by the Region, unless otherwise agreed to by the Town in consultation with the Region. Further such limited connections must demonstrate~~
-

~~compliance with the environmental objectives established in Section 3.5 to this Secondary Plan.~~

- f) All applications for subdivision approval and site plan approval should be accompanied by a Pedestrian Movement Plan/Report. This plan/report shall demonstrate that appropriate linkages exist within the contemplated development to facilitate pedestrian movement to and from public trail systems, public or private parks, community facilities, employment areas, public sidewalks, and to external public transit opportunities. The plan/report shall be approved by the Town prior to a recommendation for approval of any subdivision plan or site plan.
- g) There shall be public collector road linkages serving the various plan elements, as shown more specifically on Schedule "AA". They are:
 - i) east side of Bayview Avenue opposite the north leg of Stone Road connecting to Magna industrial lands and on to Wellington Street, and through the 2b lands to Leslie Street;
 - ii) east side of Bayview between Vandorf Sideroad and the south leg of Stone Road connecting easterly to development lands in the southern section of the Secondary Plan Area. The location and timing of construction for this linkage shall be tied to phasing and environmental considerations; and
 - iii) two additional roads (public or private) connecting to Leslie Street and Wellington Street in the northeast portion of the Secondary Plan shall form part of Phase I in order to ensure adequate traffic circulation to this phase creating at least two points of access.
- h) Based on the densities and environmental considerations intended by the principles established in this Secondary Plan, no mid-block east-west collector road between Bayview Avenue and Leslie Street shall be required in the Secondary Plan Area. Further, for similar reasons, no north-south midblock collector road shall be required between Wellington Street and Vandorf Sideroad. However, a mid-block connection is required in part through the 2b lands south of Wellington Street (Magna Drive). ~~as per Section 3.6.1 g) i) herein.~~ Prior to final approval for either Phase I or II, arrangements satisfactory to the Town shall be made to dedicate this connecting link as a public road.
- i) The design of internal local roads, whether private or public, shall be premised on the eventual connection of the two east west public collector roads intersecting Bayview Avenue.
- j) The exact location and route alignment of collector roads contemplated by this Plan shall be determined as part of the submission of an application

for plan of subdivision, condominium and/or site plan approval, to the satisfaction of the Town.

21.9 Urban Design

~~21.3.7.1~~ GENERAL POLICIES

- a) Development contemplated by this Secondary Plan shall be in accordance with the Urban Design Policies of **Section 3.9 5** to the Aurora Official Plan.
- b) In recognition of the high standard of design associated with the Magna Corporate head office to the north of the Secondary Plan Area, all development applications shall be subject to urban design review by the Town at the site plan/subdivision review stage of development to insure compatibility.
- c) The Town may retain an urban design consultant in consultation with, and at the proponent's expense to prepare architectural and design guidelines. The consultant will review and evaluate design proposals in accordance with the guidelines and make recommendations to the proponent. Alternatively, the proponent may retain an urban design consultant to prepare and submit architectural and design guidelines to the Town for review and approval by its urban design consultant. Administration and implementation of the design guidelines will then be carried out by the proponent's design consultant.
- ~~d) Development proposals shall reflect "pedestrian friendly" urban design in regard to streetscape, parking location, building setbacks, garage design and location, street and walkway layout and sidewalk placement.~~
- e) A high quality landscaping strip of substantial width along Bayview Avenue and the westerly portion of Vandorf Sideroad shall be encouraged to create "green" linkages to the valley system, forested areas and other significant moraine features.

21.10 Services

The Bayview Southeast Secondary Plan lands shall be developed based on the servicing policies of **Section 16** of this Plan.

- ~~a) The Bayview Southeast Secondary Plan lands shall be developed on the basis of full municipal services including piped water, sanitary services, storm drainage facilities, utilities and street lights. Roads are to be developed with curbs, gutters and sidewalks unless otherwise approved by the Town.~~

- ~~b) The Bayview Southeast Secondary Plan lands shall be serviced by a sanitary sewer system connected with the York-Durham Servicing Scheme. The design of the sanitary system shall, where possible, be based on gravity flow to minimize the need for pumping stations.~~
- ~~c) The Bayview Southeast Secondary Plan lands shall be serviced from the Region of York municipal water supply. Prior to final approval, the Region of York must confirm to the Town of Aurora that an adequate supply of water is available to the Town, and has been allocated to the Town.~~
- ~~d) Prior to approval of draft plans of subdivision, draft plans of condominium or site plans, Functional Servicing Plans shall be prepared and approved by the Town of Aurora in consultation with the Region of York and the Lake Simcoe Region Conservation Authority. Development approvals shall require the implementation of the findings and recommendations of the Functional Servicing Plans.~~
- ~~e) Functional Servicing Plans shall be completed on a subwatershed or an area-wide basis as deemed appropriate by the Town of Aurora, and shall address specific servicing requirements, including a secured water system (which consists of a secondary service satisfactory to the Town), their environmental impacts and influence on development design. This includes stormwater management, sanitary, water, roads and site grading requirements. The terms of reference for Functional Serving Plans shall be prepared to the satisfaction of the Town of Aurora.~~
- ~~f) Stormwater management shall be provided to, as a minimum, attenuate future flows from the 2 year through 100 year events to existing levels and provide quality control treatment in accordance with Provincial Guidelines. The stormwater management and water quality control component of the Functional Servicing Plan shall be undertaken to the satisfaction of the Town of Aurora in consultation with the agencies. The study shall outline measures and recommendations for proper stormwater management techniques as well as erosion and sedimentation control measures to be employed on-site both during and after construction. The study shall also outline measures to ensure the implementation of effective techniques to mitigate potential impacts of the development on the cold water fishery resource of the Holland River, both during and after construction. This required stormwater management and water quality control study shall be carried out in conjunction with and be consistent with the golf course Environmental Management Plan required by this Secondary Plan.~~
- ~~g) The number of river crossings of the East Holland River shall be minimized. All crossing designs and locations shall have regard for the ecological values of the valley and watercourse. Crossings shall be designed to the~~

~~satisfaction of the Town of Aurora, the Lake Simcoe Region Conservation Authority and any other applicable agencies.~~

- ~~h) Within areas of relatively high groundwater recharge, recharge shall be maintained. Functional Servicing plans shall demonstrate specifically how recharge is to be maintained with the residential allocations proposed.~~
- i) ~~Water supply and distribution requirements for all development within the Secondary Plan Area shall be designed and constructed in a manner acceptable to the Town of Aurora and shall generally be in accordance with the long term servicing solutions outlined in the Master Servicing Plan for the Bayview East Urban Area.~~

12.11 Implementation and Phasing

The following policies shall apply to the implementation and phasing of the lands within the Secondary Plan area.

~~21.4.1 PHASING~~

- ~~a) The development of the Bayview Southeast lands should be phased over a 20 year period in accordance with Schedule "CC" attached hereto.~~
- ~~b) Official Plan Amendment No. 9 followed in sequence by Official Plan Amendment No. 17, and various Council resolutions establishes a phasing priority to Magna's lands along with a low density, go slow approach geared to a development of approximately 500 residential units on the Bayview Southeast lands.~~
- ~~c) Subsequent development to the south of the Magna lands in this Secondary Plan and to the east of Bayview Avenue shall proceed sequentially in accordance with the phasing scheme contemplated in Schedule "CC". The alphabetical delineations suffixed to some of the phasing numbers on Schedule "CC" are intended to define neighbourhoods. Such suffixes shall not be construed as affecting the sequence of development unless servicing constraints otherwise dictate.~~
- ~~d) The above phasing scheme is intended to provide an orderly progression of servicing and development on lands which are in the transition area to more significant Moraine features, and to insure the preservation and protection of environmental features, associated with the Moraine, valley system, woodlands and wetlands.~~
- ~~e) Lands identified as Phase VI in Schedule "CC" have been identified as currently having servicing difficulties, although the land use designation contemplated is deemed appropriate for the longer term. Accordingly, no~~

~~residential unit allocation has been assigned to these lands at this time. At such time as the servicing matters are resolved, the Town will consider a development application for these lands subject to the policies and requirements of this Secondary Plan. Residential allocations will then be considered based on the limitations set out in Section 3.2.1 c) herein. Notwithstanding the above and the provisions of the Suburban Residential designation, lands within Lot 16, Concession II, more particularly described as Part of Lot 3, Plan 65R-18035 may be used for a single additional privately serviced residential dwelling unit, without amendment to this Secondary Plan, subject to meeting all normal and usual development requirements for dwellings on private services.~~

- ~~f) The development of the Golf Course was previously permitted by Official Plan Amendment No. 8, and therefore, should not be part of any residential phasing plan considerations. It should proceed on the basis of the environmental principles established previously in this Secondary Plan.~~
- ~~g) The Bayview Southeast Planning Area, as it evolves towards development, will require municipal control over a complex series of interrelationship between public and private lands (residential and otherwise). Issues such as access arrangements between land ownerships, pedestrian linkages, public versus private trails, public versus private roads, cost sharing of municipal services and roads, and development charges are all part of this interrelationship. Accordingly, all development within the Bayview Southeast Planning Area shall proceed by way of plan of subdivision. Where a condominium plan is also contemplated on lands, draft approval of the subdivision plan and execution of a subdivision agreement shall be required prior to a Council recommendation for draft approval of the plan of condominium. The plan of subdivision shall be registered prior to the plan of condominium registration, and this shall be a standard draft condition recommendation to the approving agency for plans of condominium on all lands within the study area.~~
- ~~h) The requirement for a plan of subdivision may be waived at the sole discretion of the Town, if it is satisfied that such a plan would not be necessary or in the public interest, through the demonstration that all development issues described above have been addressed, or can be addressed through the plan of condominium or site plan application process.~~
- ~~i) Phasing of the acquisition of Public Open Space lands shall be in accordance with the policies of Section 3.3.3 herein.~~
- ~~j) When considering a development application for a neighbourhood or portion thereof, as shown on Schedule "CC" attached hereto, and such neighbourhood involves multiple property ownerships, the following shall~~

~~apply, prior to any recommendation for approval or removal of any "H" holding symbol.~~

- ~~i) A comprehensive development plan for the entire neighbourhood shall be submitted prior to considering an application for approval of all, or a portion of the neighbourhood;~~
- ~~ii) The comprehensive development plan shall demonstrate how the Plan achieves compliance with the residential unit allocations assigned in Schedule "CC", or any adjustments to the allocations as permitted in Section 3.2.2 herein;~~
- ~~iii) The Town shall be satisfied that the developing property owners within the neighbourhood generally support the development concept plan, but where a landowner decides not to participate in development at the time his neighbours are proceeding, the Town shall be satisfied that the overall neighbourhood development scheme does not adversely affect the non-participating owner with respect to unit allocations, access, servicing and other principles of good planning;~~
- ~~iv) The Town shall be satisfied that suitable arrangements are in place amongst the various developing owners within the neighbourhood dealing with such matters as access, servicing, construction phasing, environmental management, cost sharing, privacy screening, and other matters to insure the orderly development of the neighbourhood.~~
- ~~k) It shall be the policy of Council to review the phasing status of this Secondary Plan every five years during the life of this Plan. Such review is intended to monitor the relevancy of the phasing sequence with respect to the then existing servicing opportunities and constraints, as well as, fulfillment of population targets, both plan wide and within individual neighbourhoods.~~

~~21.4.2 OFFICIAL PLAN~~

~~The provisions of the Official Plan, as amended from time to time, relating to Implementation shall apply in regard to this Secondary Plan, insofar as they affect the subject area.~~

~~21.4.3 ZONING BY LAW~~

~~This Secondary Plan shall be implemented by amendment to the Zoning By-law, to zone the lands in accordance with the policies of this Plan.~~

21.4.4 ~~HOLDING PROVISION BY LAWS~~

~~Within the designated area of this amendment, Council may enact a by-law pursuant to Section 36 of the Planning Act, R.S.O. 1990, which by-law may contain provisions respecting the use of HOLDING SYMBOLS (H) as follows:~~

- ~~a) In accordance with Section 36 of the Planning Act, R.S.O. 1990, Council may, in a by-law passed under Section 34, use the holding symbol "H" in conjunction with any use designation, to specify the use to which lands, buildings or structures may be put at such time as the holding symbol is removed by an amendment to the by-law.~~

~~Until such time as the holding symbol is removed, the by-law may permit an interim use. The interim use may include an existing use or another use which will not jeopardize the ultimate intended use. Any regulations applying to the lands during the period the holding provisions are in place may also be set out in the by-law. Any interim uses established shall be in accordance with the environmental policies set out in Section 3.4 herein.~~

- ~~b) Any land within the Secondary Plan Area whether developed or undeveloped, may be subject to holding provisions for reasons set out in Section (c) below.~~

- ~~c) A "Holding" zone category may be applied when the Town has determined that the development or redevelopment of lands for an intended use as permitted by this Secondary Plan is premature until certain requirements and conditions are fulfilled. Such requirements and conditions may include, but shall not be limited to, the following:~~

- ~~i) adequate water, sanitary, storm and/or transportation services and facilities as required are available to service the proposed development;~~

- ~~ii) development or redevelopment is appropriately phased;~~

- ~~iii) plans of subdivision, where required have been draft approved;~~

- ~~iv) any adverse environmental effects, constraints, or requirements of this Plan have been resolved or fulfilled; and~~

- ~~ii) other requirements as set out elsewhere in this Secondary Plan.~~

- ~~d) A by-law to remove the holding provisions may be passed only when the reason(s) for the use of the holding symbol no longer applies.~~

~~Notwithstanding the generality of the foregoing, in an area intended to be developed by means of plans of subdivision, the (H) holding symbol may be removed only after a plan of subdivision has been draft approved.~~

~~Where it is considered that a draft plan of subdivision is not required for the development of certain lands within an area intended to be generally developed, the (H) holding symbol may be removed when other requirements such as servicing, etc., have been satisfied and after the owner of the lands has entered into a site plan agreement(s) with the Town.~~

~~21.4.5 SITE PLAN CONTROL~~

~~All lands within the Secondary Plan Area shall be subject to the site plan control provisions of Section 41 of the Planning Act, R.S.O. 1990, in accordance with the policies of the Town of Aurora Official Plan.~~

~~21.4.6 DEVELOPMENT CHARGES~~

~~The Town may enter into "front ending" agreements contemplated in the DEVELOPMENT CHARGES ACT to provide for the construction and oversizing of services required to service lands external to this Secondary Plan Area.~~

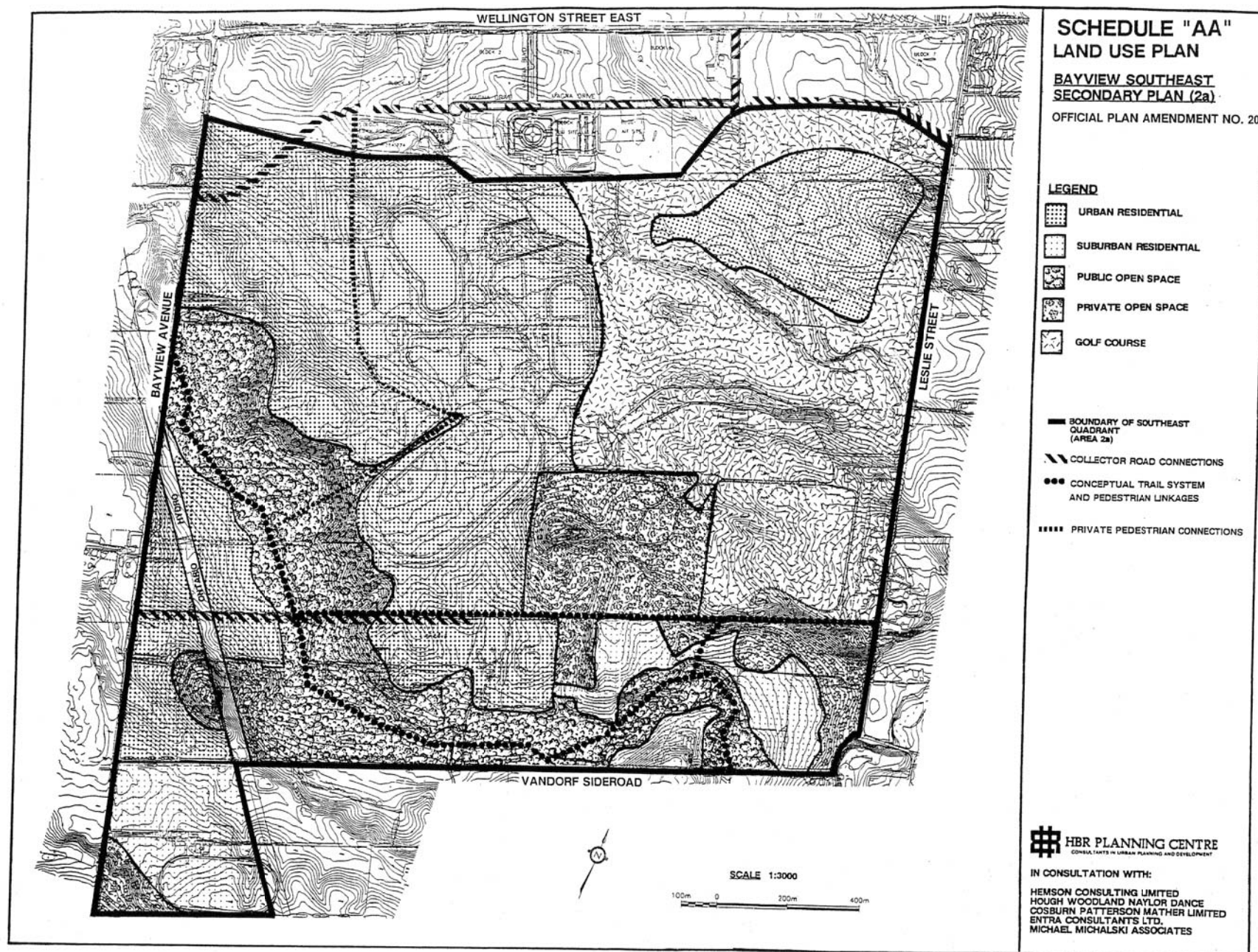
21.3 Interpretation

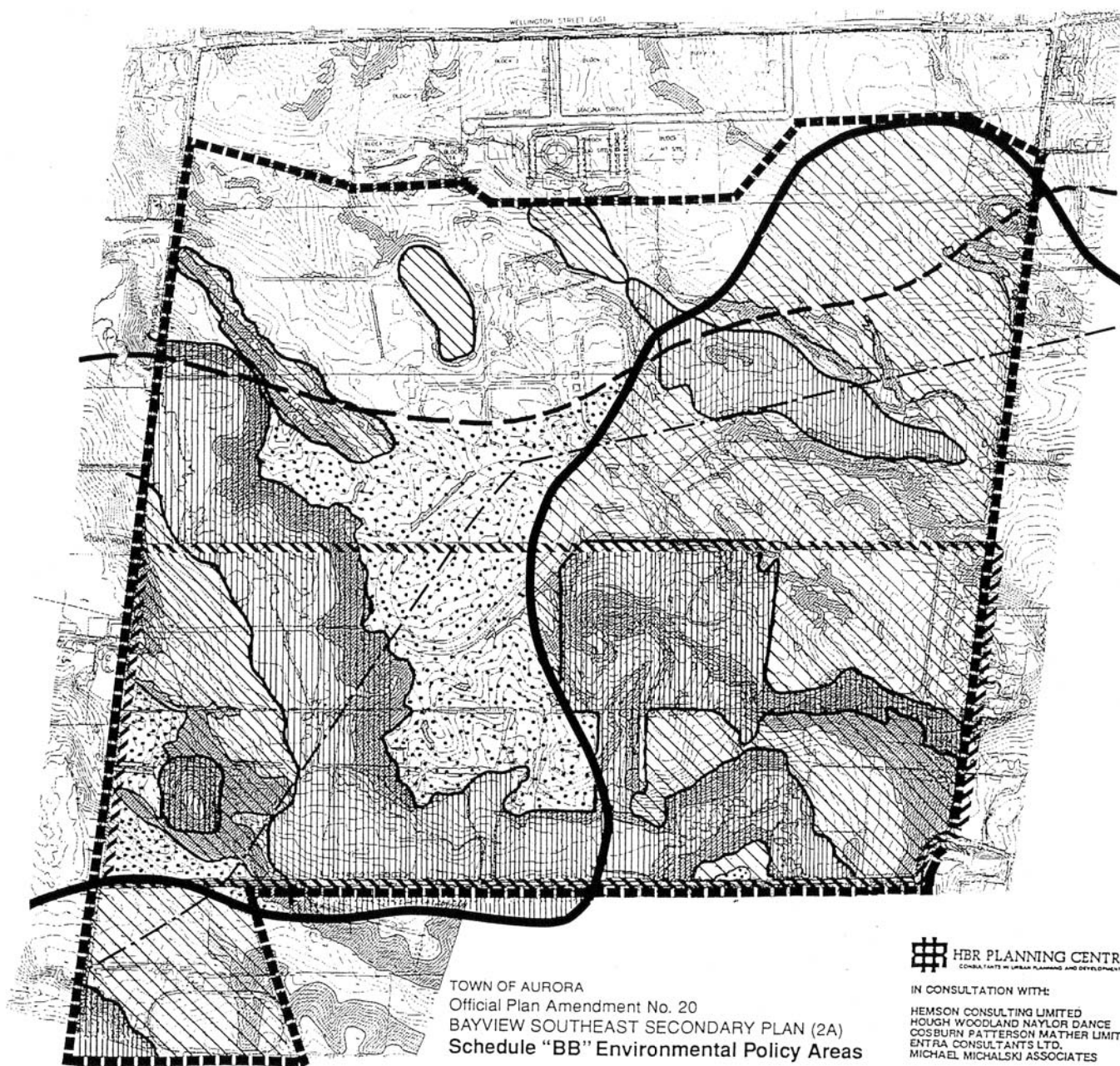
~~21.5.1 The provisions of the Official Plan, as amended from time to time, relating to Interpretation shall apply in regard to this Secondary Plan insofar as they affect the subject area.~~

~~21.5.2 Notwithstanding any other provisions contained elsewhere in the Official Plan, in the event of any apparent conflict or inconsistency between the provisions of this Secondary Plan and the provisions of the Official Plan, the provisions of the Secondary Plan shall prevail.~~

~~21.5.3 All policies of this Secondary Plan must be considered together when determining conformity. Individual policies should not be read or interpreted in isolation, and at all times policies should be interpreted in a manner that has regard for the objectives and intent of this Plan as set out in Sections 2 and 3.1.1.~~

NOTE: ~~The land use schedules for OPA 20 are kept up to date on Schedule "A" and "H" of the Consolidated Official Plan.~~





SCHEDULE "BB" **BAYVIEW SOUTHEAST** **SECONDARY PLAN (2A)**

ENVIRONMENTAL POLICY AREAS

EXTENT OF OAK RIDGES MORaine DEPOSITS
(Geological Survey of Canada, May 1997)

OAK RIDGES MORaine PLANNING BOUNDARY
(Ontario Ministry of Natural Resources, 1991)

AURORA INFILTRATION ESA
(Lake Simcoe Conservation Authority)

2A SECONDARY PLAN BOUNDARY (1997)

2A PLAN BOUNDARY - OPA 17 (1996)

Moderately Steep Slopes (10 -25%)

ENVIRONMENTAL PROTECTION AREAS

- flood prone areas (East Holland River floodplain) and lands within defined valley wall
- wetlands (class 1-7, ORM Guidelines and York Region O.P.)
- regionally significant forest resource areas (forested areas on steep slopes, along the East Holland River, Leslie Street Swamp South Portion, Forest Block 1)
- slopes greater than 25% and significant or prominent landforms
- watercourses with fisheries or natural corridor functions

ENVIRONMENTAL POLICY AREA "A"

- lands associated with Aurora Infiltration ESA (Lake Simcoe Conservation Authority, as modified by Gartner Lee, June 1997) and other lands identified as ice contact stratified drift (Geological Survey of Canada mapping, May 1997)
- lands with active seepage or highly permeable soils moderately steep slopes (10-25%)
- lands within the regulated fill line
- other forest cover areas
- other watercourses without fisheries or natural corridor functions

ENVIRONMENTAL POLICY AREA "B"

- lands within the Oak Ridges Moraine Planning Boundary but without significant environmental features
- lands with localized, diffused seepage and permeable soils

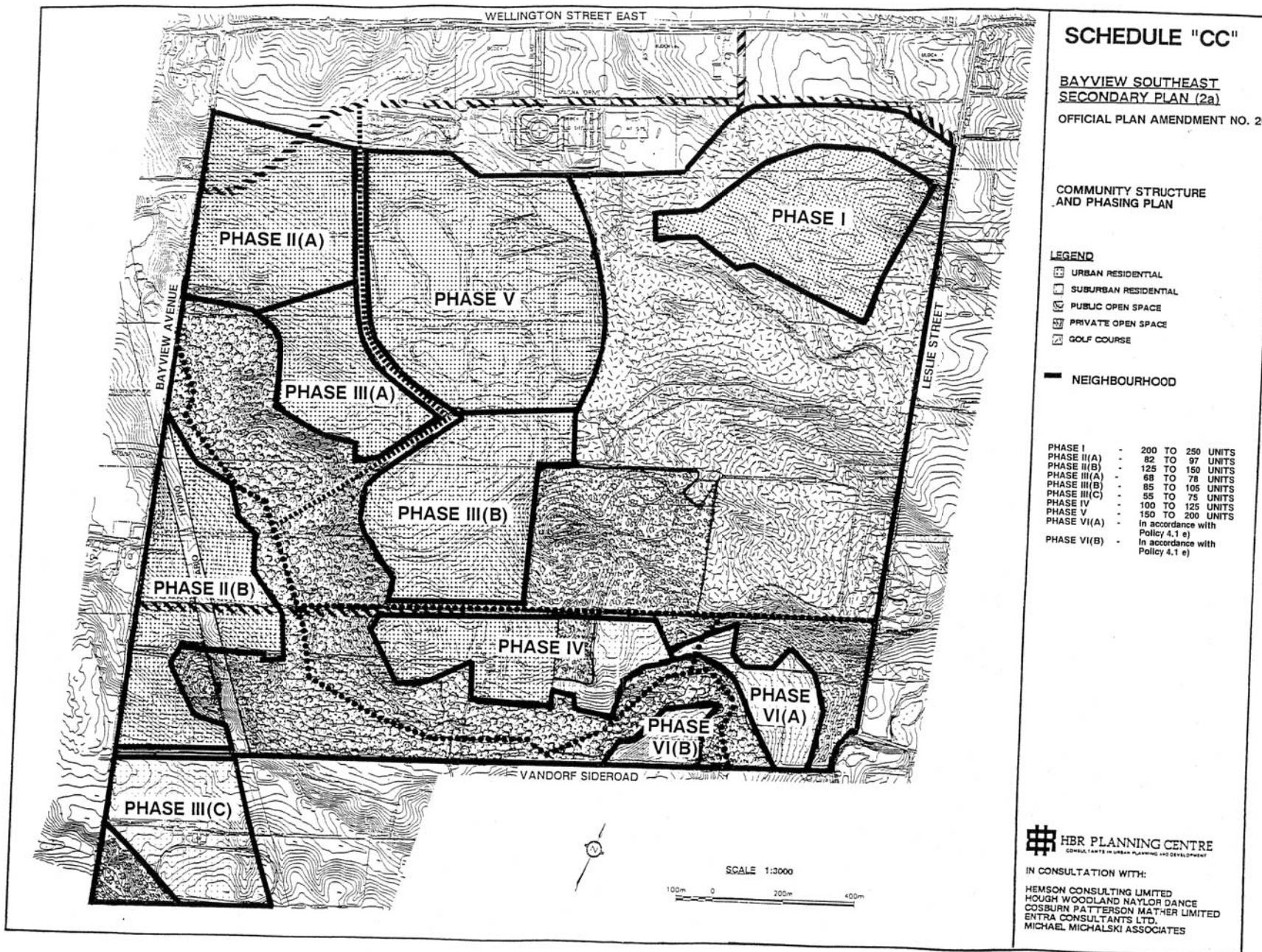
UNCONSTRAINED LANDS

- lands outside the Oak Ridges Moraine Planning Boundary
- lands with no slope restrictions, regulatory or policy limitations, or natural features subject to normal servicing and planning requirements

HBR PLANNING CENTRE
CONSULTANTS TO URBAN PLANNING AND DEVELOPMENT

IN CONSULTATION WITH:

HEMSON CONSULTING LIMITED
HOUGH WOODLAND NAYLOR DANCE
COSBURN PATTERSON MATHER LIMITED
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MICHAEL MICHALSKI ASSOCIATES

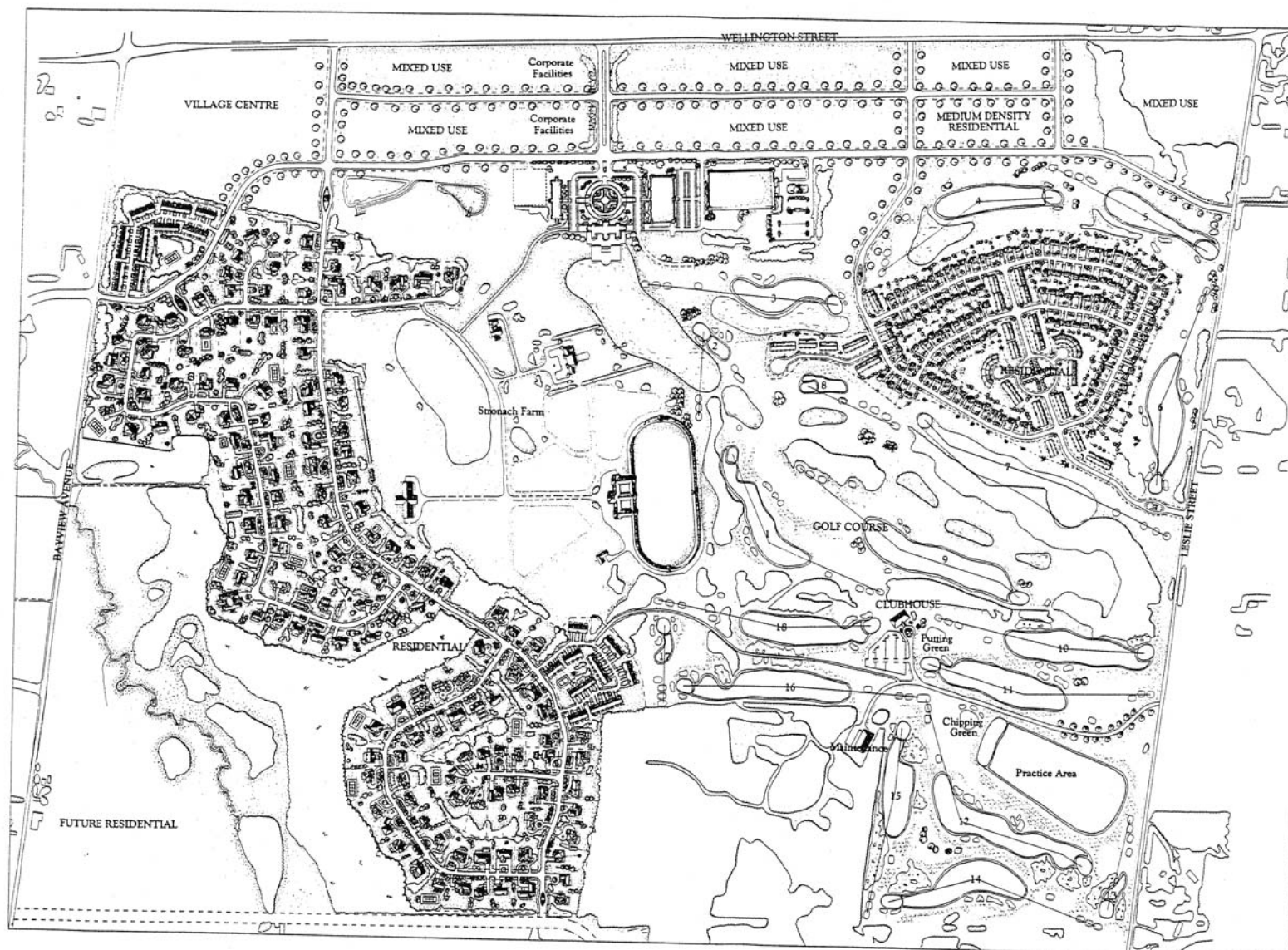


APPENDIX I

Magna

**CORPORATE
HEADQUARTERS
AND COMMUNITY**

MASTER PLAN



Prepared by:
Malone Given Parsons Ltd.
Gartner Lee Limited
Paragon Engineering
Carrick Design Inc.
Cole, Sherman & Associates Ltd.

Date: September 18, 1997

Scale: 50 25 0 50 100 150m

22 BAYVIEW NORTHEAST AREA 2B SECONDARY PLAN (OPA 30)

22.1 ~~Amendment to establish the Bayview Northeast Secondary Plan:~~ Introduction

- a) ~~The area of the Secondary Plan comprises Parts of Lots 20 to 26 in Concession II and Parts of Lots 19 to 22 in Concession III, referred to as the Bayview East Urban Expansion Area Northeast Area 2B.~~ The Secondary Plan area includes two major areas connected by the Wellington Street East corridor:
- i. Land generally bounded by Bayview Avenue on the west, St. John's Sideroad on the north, the East Holland River Valley on the east, and the Magna International Corporate Headquarters to the south of Wellington Street East; and
 - ii. Land to the north and south of Wellington Street East between Leslie Street and Highway 404.

The area of this Secondary Plan and the detailed pattern of land uses is ~~more specifically indicated on SCHEDULE "AA" - LOCATION Land Use Plan, attached hereto.~~

- b) ~~This Amendment also incorporates a Secondary Plan which establishes more refined policies and detailed pattern of land use as shown on Schedule "AA" LAND USE PLAN, attached hereto.~~
- c) The location of public uses such as school and park sites, roads and other community facilities shown on Schedule "AA" are conceptual. These public uses may be relocated, or deleted where it can be demonstrated that a particular use is not needed, without an amendment to this Plan. In order to ensure that property owners contribute their proportionate share towards the provision of major community facilities such as schools, day care centres, bridges, roads and road improvements, external services and stormwater management systems, property owners will be required to enter into one or more agreements, as a condition of development of their lands, providing for the equitable distribution of the cost (including that of land) of required public uses and common facilities.

22.2 Purpose And Objectives

22.2.1 Purpose

The purpose of this Secondary Plan is to establish land use structure and policies and ~~by amending Schedules A and H of the Official Plan (as amended OPA # 17) with respect to the lands in Part Lot 22, Concession III, the area and by establishing a Secondary Plan for the subject lands shown on Schedule "AA" attached hereto and forming part of this amendment.~~ The Secondary Plan will guide the development of a new community (Bayview Northeast Area 2B).

- a) ~~This Secondary Plan, therefore, provides:~~

- i) ~~a detailed land use plan as shown on Schedule "A";~~

- ii) ~~policies for the guidance of land use and development in the planning area in accordance with the RESIDENTIAL, MIXED USE, COMMERCIAL, BUSINESS PARK, INSTITUTIONAL, PARKS AND OPEN SPACES, and designations and other policies established in the Plan and all applicable policies of the Official Plan (1991) as amended;~~
 - iii) ~~implementation policies; and~~
 - iv) ~~interpretation policies.~~
- b) Urban Design Guidelines for the Wellington Street East Corridor ~~shall be~~ have been prepared for lands generally within 200 metres of the Wellington Street right-of-way between Bayview Avenue and Highway 404, and for lands designated Business Park fronting Highway 404. ~~These guidelines may also include more detailed guidance with respect to the distribution of land use and density within the context of the designations and policies of this Secondary Plan.~~

22.2.2 Objectives

~~The overall objective of this Secondary Plan is to implement the second phase of the Bayview East urban expansion as recommended by the Urban Growth Management Study (GMS), in accordance with the Council approved policies of Official Plan Amendment No. 17. Accordingly, this This Plan addresses the following more specific aims including objectives:~~

- a) the need to accommodate new residential neighbourhoods providing a range and mix of primarily at-grade housing;
- b) the need to provide additional employment land at Highway 404 and on Wellington Street in the vicinity of Magna International's Corporate Headquarters and the intersection of Magna Drive;
- c) the need for additional commercial services, retail and office uses;
- d) the need to establish design guidelines for land fronting Wellington Street to address such considerations as:
 - i) Its role as a highly visible and accessible entryway to the Town, and key structural component and activity area of the new urban expansion area;
 - ii) Opportunities to mix uses, provided it is done in a manner which complements and is compatible with the intended form and function of Wellington Street and adjacent development;
 - iii) Ensuring that it does not develop into a strip or highway commercial area;
 - iv) Promoting a development density and form that contributes to a high quality streetscape, supports the provision and use of transit, and complements the anticipated low profile development on adjacent land;

- v) Encouraging a high level of landscaping and pedestrian amenity along Wellington Street and with suitable transportation linkages to the adjacent land;
- vi) Examining community design and development opportunities that would allow for the emergence of a local centre at the intersection of Bayview Avenue and Wellington Street; ~~which recognizes and could complement the use and form already approved on the west side of Bayview Avenue including the community core of the Bayview Wellington Secondary Plan (OPA No. 6) which accommodates the Town Hall, Civic Square, higher density mixed use development and a community shopping centre;~~
- d) The need to protect the East Aurora Wetland Complex and other environmental features; ~~as described in the Environmental Management Plan prepared for the Town dated November 1998, and the update to that document prepared in December 1999.~~
- e) The need to develop a road system that has appropriate connections to existing and future arterial road network, offers a choice and flexibility in routes, and provides continuous mid-block collectors, where possible;
- f) A system of walkways and bicycle paths recognizing the Town's desire to establish an east-west trail connection;
- ~~g) An assessment of community and human service needs;~~
- ~~h) The need for an overall servicing strategy, which is fulfilled by the Master Servicing Strategy prepared for the Town dated October 1998;~~
- ~~i) The need for a municipal financial impact study, which is fulfilled by the Municipal Financial Impact Analysis prepared for the Town dated May, 1999.~~
- j) The need to provide certain additional and complementary uses, including parks and schools, that were not provided for in the Council-adopted Bayview Southeast Area 2A Plan (OPA 20) due, in part, to the unique environmental and ownership context of the Bayview Southeast lands.

~~In preparing this Secondary Plan, it is anticipated that future urban expansion into the Bayview Northeast (2C) lands as generally shown on Schedule "A" is likely in order to accommodate longer term residential and employment growth, municipal infrastructure, roads and certain public services such as a secondary school and expanded neighbourhood park that may be needed to accommodate continued growth and development of the entire Bayview East urban expansion area.~~

~~It is Council's objective to review this Secondary Plan in 2001 to determine if the Bayview Northeast (2C) lands should be included within the Town's urban boundary. At that time, and in considering whether to expand the urban boundary, Council will consider, among other matters, the need for additional land, the rate and phasing of growth and the fiscal impact of such an expansion.~~

22.3. Land Use And Development Policies

~~The following detailed policies are established in this Secondary Plan and apply to the lands specifically indicated on Schedule "AA" attached hereto and forming part of this Secondary Plan, and hereafter referred to as "The Bayview Northeast Area (2B) Secondary Plan".~~

22.3.1 The Bayview Northeast Area 2B Plan Concept

The Bayview Northeast Area 2B is intended to include: a primarily low intensity residential community; a multi-use corridor along Wellington Street with a high quality streetscape showcasing the Magna International Corporate Headquarters; protection of the East Aurora Wetland Complex; an open space corridor along the East Holland River Valley; community shopping and other services such as schools and parks; and, a prestigious new business park at Highway 404, the eastern gateway to the Town of Aurora.

22.3.1.1 Intent and General Characteristics

- a) It is intended that all land uses be developed on full urban services, unless otherwise permitted by this Plan.
- b) The development of lands at Highway 404 have been identified by Council as a high development priority and are designated Business Park to encourage high quality building and site design in the near to long term. A portion of these lands may also be attractive for Regional-serving Retail Commercial uses.
- c) The Wellington Street East corridor will fulfill a role as a major gateway to the Town from the east, a key structural component for the neighbourhoods of Bayview East, and as a superior urban setting complementing the Magna International Corporate Headquarters.
- d) Linear and Other Open Space will be provided along the Holland River East valley. This designation will provide a continuous open space corridor providing a general boundary for urban development within the secondary plan; protect and maintain the East Aurora Wetland Complex; provide significant opportunity for resource management, habitat creation and enhancement; and a significant land base on which to create an "urban wildlife park", ~~as endorsed by Council and described in the Environmental Management Plan and Environmental Management Plan update.~~
- e) The community structure of the Bayview Northeast area recognizes the emerging Bayview-Wellington Centre. Access via street connections to the Bayview-Wellington Centre lands to the west is made possible at key locations and the design of uses on the east side of the Bayview-Wellington intersection shall have regard for the unique open space gateway to the existing urban area of the Town created by the Bayview-Wellington Secondary Plan and the North Bayview Residential Neighbourhood.

- f) A road system to connect to the arterial road network at appropriate locations, offering a choice and flexibility in routes and providing continuous mid-block connection is provided.
- g) A trail system will link the Bayview Northeast neighbourhoods internally and externally to the Aurora Trail within certain east-west collector roads, Wellington Street, and the Linear and Other Open Space area along the East Holland River Valley. Within the Linear and Open Space designation, this trail will not be permitted within the boundary of the East Aurora Wetland Complex.
- h) With the exception of lands within the East Holland River Valley and the East Aurora Wetland Complex, remaining lands within the Bayview Northeast Area 2B exhibit relatively few environmental constraints, ~~as detailed in the Environmental Management Plan and update.~~
- i) ~~It is anticipated that the population and employment generated by the Bayview Northeast 2B Plan will contribute to achieving Aurora's growth projections to the year 2016.~~ The Secondary Plan will generally be phased in an orderly and efficient manner from west to east. The location and rate of growth will be managed recognizing the need to: maximize available capacity in existing municipal infrastructure first; extend services and allow development along Wellington Street to the Business Park at Highway 404 as a high priority; provide major new municipal infrastructure to service lands closer to the Holland River Valley and in the Bayview Northeast Area 2C; and accommodate the cost of urban growth in a fiscally responsible manner. Final details with respect to the implementation of this Plan will be secured through future subdivision plans and agreements and any other agreements as required by the Town.
- j) ~~The community structure of the Bayview Northeast area recognizes additional lands within Aurora to the north and east is likely to become urban in the long term. Planning for water and wastewater servicing, environmental management, transportation, commercial uses, parks and schools has broadly considered urban expansion beyond the planning horizon of this Secondary Plan to ensure a comprehensive approach.~~

22.3.1.2 Wellington Street East Corridor

Wellington Street East is a highly visible and accessible entryway to the Town from Highway 404 and points east. This role will become increasingly important as the Town grows. The Wellington Street East corridor is a key structural component of the entire Bayview East urban expansion area linking the Magna International Corporate Headquarters, new residential neighbourhoods to the north and south respectively, and the Highway 404 Business Park lands.

The Urban Design Guidelines for the Wellington Street East Corridor ~~may~~ establish a ~~more~~ detailed distribution of land use and densities, and ~~will~~ establish specific urban design principles to guide new development generally within 200 metres of Wellington Street between Bayview Avenue and Highway 404, and lands designated Business Park fronting Highway 404. ~~Urban Design Guidelines will be prepared to the satisfaction of the Town prior to the approval of the first draft plan of subdivision or~~

~~site plan within the Wellington Street Corridor and will be approved by Council resolution as an addendum to this Plan. The Guidelines may be prepared by landowners provided they are completed in a comprehensive manner and are subject to a peer review by the Town, the cost of which shall be borne by the affected landowners.~~

~~The Urban Design Guidelines will have regard for the purpose, objectives and policies of this Plan and will address the following key design elements:~~

- ~~—— a) The character of Wellington Street East is intended to be a broad avenue, quite formal for much of its length, showcasing high quality buildings which house a variety of urban activities including corporate business, shopping, residential, culture and recreation. A coherent streetscape will be achieved in large part by a landscaped median as well as by attention to landscape architectural elements within development areas. Maximum advantage should be taken of the undulating topography, such a distinctive feature of Aurora, to provide long views to the existing built area, to the countryside and opportunities for views of new landmark development within the corridor itself.~~
- ~~—— b) Wellington Street East will not be developed as a traditional commercial “strip”, which typically include: unco-ordinated building design and placement; multiple driveways and access points; expansive, unscreened surface parking lots; numerous, large and unintegrated signage; little or no landscaping of public or private property; and little or no pedestrian amenity.~~
- ~~—— c) The corridor will play an important role in achieving the Town’s employment objectives.~~
- ~~—— d) The prominent character of Wellington Street East will be defined in part by a landscaped median between Bayview Avenue and Leslie Street to be installed when undertaking improvements and widening of the street. The median is to be well-landscaped and will assist in balancing the roles of the street: carrying large traffic volumes; providing the main activity “spine” for lands east of Bayview Avenue; and providing the major eastern gateway to Aurora. Opportunities to extend the landscaped median from Leslie Street to Highway 404 will be pursued in concert with the Region and adjacent landowners.~~
- ~~—— e) Wellington Street East will accommodate a mixture of land uses within an integrated overall concept for the Corridor. Residential, commercial, institutional and business park uses will be permitted in a manner that is compatible with the intended role of Wellington Street East and with adjacent development.~~
- ~~—— f) Community Commercial uses will be concentrated at the Bayview-Wellington and Leslie-Wellington intersections.~~
- ~~—— g) Medium to high residential densities and concentrated commercial and business park development, generally in low to mid rise built form, will contribute to a high quality streetscape, support the provision and use of transit, and complement the anticipated low rise development on adjacent land.~~

-
- ~~h) New development located in the vicinity of the Magna International Inc. Corporate Headquarters will complement its built form and prestige character.~~
 - ~~i) The Bayview-Wellington intersection is the eastern gateway of the Bayview-Wellington Centre which includes the Town Hall Civic Square. Development on the east side of Bayview Avenue shall support this role by incorporating high quality building and site design. Site design will also have regard for the unique open space area that is planned on the west side of the intersection with Bayview Avenue.~~

22.3.2 Residential Policies

22.3.2.1 General Policies

- a) The residential community in Bayview Northeast shall be predominantly low intensity residential uses. The development and design of neighbourhoods shall have regard for the character of existing Aurora neighbourhoods and should provide a range and mix of primarily at-grade housing forms.

Along Bayview Avenue and Wellington Street East, medium to high density housing, primarily in the form of townhouses or low-rise buildings, some of which may contain ground floor commercial uses, is intended to ensure that a full range of housing types is offered in the urban expansion area east of Bayview Avenue.

- b) Two residential land use designations are established in this plan as ~~described in Section 3.2.2 and~~ illustrated on Schedule "AA":
 - i) Low-Medium Density Residential
 - ii) Medium-High Density Residential

Development and redevelopment in the residential land use designations shall be in accordance with the residential policies of **Section 7** of this Plan.

- ~~c) All forms of supportive housing including nursing homes, retirement home accommodation, senior citizens' homes, housing for persons with special needs, group homes, crisis type facilities and rooming, boarding and lodging houses may be permitted in residential designations. These uses shall be in conformity with the prevailing residential land use designation and subject to the requirements of the Zoning By-law. Supportive housing shall be appropriately located within the neighbourhood and will be encouraged to locate adjacent to commercial centres and integrated into the neighbourhood rather than located in large readily identifiable sites.~~
 - ~~d) Places of worship and community facilities, such as firehalls and libraries, may be permitted in residential designations subject to the review of a specific development proposal and rezoning, pursuant to the provisions of this Plan and which addresses criteria including traffic and parking impacts. Such uses shall be appropriately located within the neighbourhood and will be encouraged to locate close to commercial centres, institutional uses, and/or parks and open space.~~
-

- ~~e) Accessory uses and home occupations which are accessory and subsidiary to the residential use and compatible with the amenity of the residential environment may be permitted in all residential areas. The physical appearance of the building, the number of accessory uses per lot and parking standards will be addressed in the Zoning By-law.~~
- ~~f) Neighbourhood-oriented support services including schools, playgrounds and licensed child care facilities shall also be permitted in residential areas.~~
- ~~g) Development of housing units shall be provided in accordance with the overall Residential Objectives of the Official Plan.~~
- h) Consideration shall be made in the phasing of development to encourage a balanced mix of housing densities for each stage of development in the Bayview East urban expansion area.
- ~~i) It is the intention of this plan to generally concentrate relatively higher densities along certain parts of Bayview Avenue and Wellington Street East where commercial, recreational and transit facilities may be most accessible.~~
- j) The reuse of heritage buildings within residential areas is encouraged further to **Section 3.8 14** of this Plan.
- k) Integration of the natural amenity area of the East Holland River Valley with the residential neighbourhood shall be achieved in terms of visual, physical and public access.
- ~~l) All development shall comply with municipal topsoil and regional tree preservation by-laws.~~
- ~~m) Noise attenuation measures may be required for development adjacent to arterial roads or collector roads to satisfy the requirements of the Ministry of the Environment and Energy and the Regional Municipality of York. Such measures shall minimize negative aesthetic impacts on the streetscape.~~

22.3.2.2 Residential Designations

The following residential designations are established for lands within the Bayview Northeast Area 2B Secondary Plan.

a) Low-Medium Density Residential

Lands within the Low-Medium Density Residential designation shall be planned in accordance with the Low-Medium Urban Residential designation policies of **Section 7.5.4** of this Plan, except as modified by the following additional policies.

- i) ~~Low-Medium Density Residential shall include predominantly at-grade housing forms such as single detached dwellings, duplexes, semi-detached dwellings, triplexes, quadruplexes, street rowhouses and/or block rowhouses. In areas designated for Low-Medium Density Residential, a mix of housing types shall~~

~~be provided, subject to the maximum density and building heights.~~

- ii) ~~The overall density of development for lands designated Low-Medium Density Residential shall not exceed 25 units per net residential hectare (10 units per net acre). The maximum density for any individual residential lot and/or block on lands designated Low-Medium Density Residential shall be 44 units per net residential hectare (18 units per net acre).~~
- iii) The maximum proportion of multiple unit housing including triplexes, quadruplexes, street rowhouses and/or block rowhouses relative to the total number of dwelling units on land designated Low-Medium Density Residential shall be 25 per cent.
- iv) The least intensive residential uses are encouraged adjacent to lands designated Linear and Other Open Space and the Recommended Environmental Protection Line as shown on Schedule “□A”.
- v) ~~Building heights shall not exceed three storeys.~~

~~The above noted policies shall be evaluated and implemented through plans of subdivision and/or site plan approval for each land holding in the secondary plan area.~~

b) **Medium-High Density Residential**

Lands within the Medium-High Density Residential designation shall be planned in accordance with the Medium-High Urban Residential designation policies of **Section 7.5.5** of this Plan, except as modified by the following additional policies.

- a. ~~Medium-High Density housing shall include a range of predominantly above-grade housing forms such as stacked rowhouses, terrace houses, maisonettes, and garden apartments. In areas designated Medium-High Density Residential, a mix of housing types shall be provided, and may include street and/or block row houses in the Low-Medium Density designation.~~
- ii) It is the intention of this Plan to locate Medium-High Density Residential designations on lands adjacent to certain parts of Bayview Avenue, St Johns Sideroad near Bayview, and Wellington Street East where commercial, recreational, community services and transit facilities will be most accessible. The location and size of such areas are intended to allow for a wider range of housing choices in the Bayview East area, provide a strong built form presence along these major roads, and ensure an appropriate transition to the lower intensity housing comprising most of the community. In evaluating development plans, the Town shall seek appropriate vehicular circulation and parking arrangements in Medium-High Density Residential Designations.
- iii) ~~The maximum net residential density for any individual lot and/or block designated Medium-High Density Residential shall generally not exceed 99 units per hectare (40 units per acre). Buildings heights shall generally not~~

~~exceed four storeys.~~ At certain locations along Wellington Street East, building heights may increase provided such an increase is considered appropriate as articulated in the Urban Design Guidelines and does not exceed seven storeys in height as set out in the Official Plan.

22.3.3 Mixed Use Policies

Lands within the Mixed Use designation shall be planned in accordance with the Mixed Use designation policies of **Section 8** of this Plan, except as modified by the following additional policies.

22.3.3.1 General Policies

- ~~a. The Mixed Use designation is intended to accommodate a variety of uses, community services and facilities, all in close proximity to Wellington Street and in a manner that contributes to pedestrian activity and amenity.~~
- ~~b. Retail and service commercial uses shall be encouraged on the ground floor of multi-storey buildings within all lands designated Mixed Use. Residential apartments and offices shall be permitted on the upper levels of multi-storey buildings where the ground floor is provided as commercial retail and service uses.~~
- c. Development within the Mixed Use designations shall generally not exceed four storeys in height. At certain locations on Wellington Street East, building heights may increase provided such an increase is considered appropriate as articulated in the Urban Design Guidelines and does not exceed seven storeys in height as set out in the Official Plan.
- ~~d. All development shall comply with municipal topsoil and regional tree preservation By-laws.~~
- e. Outdoor parking shall be well-screened and buffered along Wellington Street East, with specific requirements determined through rezoning applications and the site plan approval process.
- ~~f. Outdoor storage of materials shall not be permitted.~~

22.3.3.2 Permitted Uses

~~The following uses shall be permitted within the Mixed Use designation:~~

- ~~a) Business and professional offices;~~
- ~~b) Convention centres and banquet halls;~~
- ~~c) Institutions, community services, civic and cultural uses, as established in Section 3.6 of this Plan;~~
- ~~d) Sports, health, fitness and recreation facilities;~~

- ~~e) Convenience and Community Commercial uses, as established in Section 3.4 of this Plan;~~
- ~~f) Banks and financial institutions;~~
- ~~g) Restaurants; and~~
- ~~h) Medium-High Density Residential uses, as established in Section 3.2 of this Plan.~~

22.3.4 Commercial Policies

22.3.4.1 General Policies

- a) Commercial development is to be primarily focused on Wellington Street East to enhance the street's role as an important element in the new community. Commercial uses along Wellington Street East are intended to primarily serve the shopping and service needs of residents, businesses and employees of the new community, as well as elsewhere in Aurora. A key focus of commercial development in the Bayview Northeast Plan is the Bayview-Wellington intersection in order to emphasize the importance of this location in the Town's structure and to complement the commercial uses newly established and planned in the Bayview-Wellington Centre.
- b) The development of lands at Highway 404 has been identified by Council as a high priority, with an intent to encourage high quality building and site design in the near to long term. These lands, ~~as shown on the attached Schedule "A",~~ are designated for a combination of Business Park and Business Park – ~~Regional Commercial Centre~~ uses, in recognition of the high visibility and accessibility of lands between Leslie Street and Highway 404, and the attractiveness of this location for uses serving not only the growing population of Aurora but also the surrounding urban and rural areas. The development of these lands shall be subject to site plan approval to ensure pre-eminent site, building and landscape design.
- c) For the purposes of this Secondary Plan, the following commercial categories are hereby established:
 - i) Community Commercial
 - ii) Convenience Commercial
 - iii) Business Park – ~~Regional Commercial Centre~~

~~In addition to these commercial categories, restaurant, retail and service commercial uses are permitted within the Business Park designation subject to Section 3.5.2 c) and d) of this Secondary Plan.~~
- d) A high standard of building design and landscaping shall be encouraged in all commercial areas, particularly where those developments are adjacent to residential development. Buildings shall be sited, where feasible, close to the street lines in order to provide definition and enclosure to the street and mitigate the negative visual impact of extensive parking in front of a building. Design shall

ensure that parking areas are landscaped, lit, shaded and screened to be visually attractive, safe and supportive for pedestrians.

- e) ~~The 2% open space dedication provision under Section 42 of the Planning Act shall apply to all commercial sites.~~
- f) ~~All development shall comply with municipal topsoil and regional tree preservation by-laws.~~
- g) ~~Adequate parking shall be provided in accordance with the standards of the Zoning By-law.~~
- h) ~~Development shall be served with full municipal services, unless otherwise permitted by this Plan.~~

22.3.4.2 Convenience Commercial

Lands within the Convenience Commercial designation shall be planned in accordance with the Convenience Commercial designation policies of **Section 11.14** of this Plan, except as modified by the following additional policy.

- a) ~~The Convenience Commercial designation of land is intended accommodate uses which cater to day to day shopping needs including convenience stores, personal service establishments, drug stores and retail stores. Restaurants, places of entertainment, and offices shall also be permitted. Upper floor office and/or residential uses shall also be permitted.~~
- b) Where upper level residential or office uses are proposed, the maximum building height shall generally not exceed three storeys.

22.3.4.3 Community Commercial

Lands within the Community Commercial designation shall be planned in accordance with the Community Commercial designation policies of **Section 11.12** of this Plan.

- a) ~~The Community Commercial designation applies to certain lands along Wellington Street East predominantly at the intersections of Bayview Avenue and Leslie Street. This designation is intended to provide opportunities for low-rise multi-tenant buildings to accommodate uses which generally cater to weekly shopping and service needs of residents and businesses in the community including: drug stores, specialty stores, retail stores, offices, places of entertainment, studios, personal services, and recreational and health establishments, and uses permitted in the Convenience Commercial designation. Food stores and/or supermarkets are also permitted subject to the provisions of Section 3.4.3 (d).~~
- b) ~~Uses prohibited in a Community Commercial designation generally include automobile service stations, car washes, automobile repair uses, and large scale retail warehouses catering to a regional market. However, in the northeast and southeast corners of the Wellington-Leslie intersection automobile service stations and accessory car washes are permitted, subject to the following:~~

- i) Development shall be of a very high quality and shall have regard for Section 3.9 Urban Design;
- ii) ~~Building and site design of service stations shall be designed to acknowledge the broader context of the Community Commercial and Business Park designations;~~
- iii) ~~A limited amount of retail goods and services and fast food restaurant uses are permitted provided such uses are located within and accessory to the kiosk associated with the automobile service station.~~
- c) ~~Outside storage or display of goods shall not be permitted.~~
- d) ~~Council recognizes that food stores and/or supermarkets typically have an important role in the planned function of a Community Commercial designation. Accordingly, such uses will be permitted subject to re-zoning, and the provision of a study demonstrating that there is adequate market support for such use.~~
- e) ~~Drive-through commercial uses, such as restaurants and financial institutions, are allowed provided they are designed as an integral part of the overall development, and are situated close to the street in a manner which assists in screening and buffering surface parking and contributing to an enhanced urban design.~~

~~22.3.4.4 Business Park – Regional Commercial Centre~~

- a) ~~The Business Park – Regional Commercial Centre designation applies to certain lands along the north side of Wellington Street East between Highway 404 and Leslie Street as shown on Schedule “A” attached hereto. As detailed in subsections b) to h) inclusive below, this designation shall maintain underlying policy permissions for Business Park uses, while also enabling major, regional-serving retail/service commercial uses on the subject lands. This A mix of permitted uses shall be designed and developed in a manner compatible with and complementary to the planned business park uses on adjacent lands to the east, as well as other planned business park development to the north and south. A key design objective shall be a cohesive overall development scheme which exhibits a high standard of urban design, commensurate with the prominent regional location of the site at this important gateway to Aurora. Development of the subject lands shall also reflect due regard for the Urban Design Guidelines of the Wellington Street East Corridor.~~
- b) ~~The underlying use and development policies applicable to Business Park uses on the subject lands, as set out in Section 3.5 of this Secondary Plan, shall continue to apply. It is the intent of this Plan that the Business Park – Regional Commercial Centre be fully integrated and support the planned function of the surrounding lands designated Business Park. Expansions of the limits of the Business Park – Regional Commercial Centre shall not be permitted.~~
- c) ~~In addition to the Business Park uses permitted, in Section 3.5 of this Secondary Plan, also permitted on the subject lands are Regional Commercial uses, including a department store as an anchor along with a full range of complementary retail and~~

~~service commercial, recreational, cultural, office, entertainment, institutional and hospitality service uses. Commercial uses are anticipated to include a mix of large floorplate, mid-size and smaller operators.~~

- ~~d) There shall be a minimum of two (2) primary (large-floorplate) retail operators having a minimum commercial floor area of 9,300 sq. m. and 7,000 sq. m. respectively; and,~~
- ~~i) the maximum aggregate commercial floor area for the Regional Commercial Centre component shall be approximately 50,200 sq. m.~~
- ~~ii) Development of regional serving retail commercial uses shall occur on a phased basis, with the first full year of operation of the initial development phase not to occur before 2006. Appropriate phasing details shall be established on a site specific basis through implementing zoning provisions.~~
- ~~e) The primary uses shall be regional-serving in nature. The number and size of smaller retail uses (under 370 square metres) shall be controlled through the implementing site specific zoning by-law. It is not the intent of this Plan that the uses replicate or impair the planned functions of other existing commercial areas within the Town. In this regard certain uses such as liquor stores and beer stores are not permitted uses at this time in order to encourage these uses continue to provide anchor functions within the Yonge Street retail area. A beer store or liquor store may be established without an amendment to this Plan, if it is additional to any beer store or liquor store that exists in the Yonge Street retail area or if such use no longer exists in the Yonge Street retail area. Any proposal to permit a beer store or a liquor store may be considered through an application to the Committee of Adjustment.~~
- ~~f) The development of the subject lands shall be consistent with the Wellington Street East Corridor (Area 2B) Urban Design Guidelines prepared by Brook McIlroy Inc. dated November 2002 and more specifically with the Aurora Gateway Business Park Urban Design Guidelines prepared by Turner Fleischer Architects Inc. dated May 2, 2005. The development of the lands shall be subject to a site plan agreement that shall be reviewed in accordance with the Urban Design Guidelines to ensure pre-eminent site, building and landscape design. The master plan included within the Urban Design Guidelines is conceptual and may be revised during the site plan process provided such revisions are in accordance with the objectives of the Guidelines.~~
- ~~g) The development of the site as implemented through a site plan agreement shall promote efficient on-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading spaces, building entrances, adjacent streets, and future transit routes, having specific regard for the business park/office component.~~
- ~~h) Subsection 3.5.2 e) is deleted in its entirety, and the subsequent subsections f), g) and h) are re-labeled e), f) and g), respectively.~~

22.3.5 Business Park Policies

Lands within the Business Park designation shall be planned in accordance with the Business Park policies of **Section 11.7** of the Official Plan.

22.3.5.1 General Policies

- ~~a) The Business Park designation is intended to provide opportunities for a mix of high quality employment uses and a variety of supporting commercial and community facilities geared generally to satisfying the needs of residents, businesses and employees in the Town of Aurora and the Region.~~
- ~~b) Development in the Business Park designation shall display high design standards and shall include uses such as corporate head office, research and development facilities. The visual attractiveness and consistent image of such areas are of prime importance. Restaurants, retail and service commercial activities will be strictly controlled by the implementing Zoning By-law. Other industrial uses and employment activities are also permitted within the Business Park designation subject to the more specific policies in Section 3.5.2.~~
- ~~c) Business Park lands shall be planned, designed and built in an integrated campus-like setting to create a striking built presence on Highway 404 and Wellington Street East. Building and landscape design shall facilitate the establishment of distinctive, landmark buildings. Two key locations are envisioned:

 - ~~i. Adjacent the existing Magna International Corporate Headquarters and along Wellington Street in the vicinity of Magna Drive; and~~
 - ~~ii. A new Business Park generally between Leslie Street and Highway 404 on both sides of Wellington Street East, and which provides a major gateway into the Town.~~~~
- ~~d) To ensure a high quality of development, the Town shall have regard for the following planning considerations, and the Urban Design guidelines to be developed in accordance with Section 3.1.2 and Section 3.9 of this Plan:

 - ~~i) site planning of buildings, parking areas, access driveways, loading areas, landscaped areas and walkways, in a manner that enhances the campus-like setting of the Business Park;~~
 - ~~ii) building and site design aimed to achieve a harmonious relationship with the surrounding natural environment and topography;~~
 - ~~iii) on-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading spaces, building entrances, adjacent streets, and possible future transit routes.~~
 - ~~iv) lot grading and drainage; and~~
 - ~~v) design and location of signs and external lighting.~~~~
- ~~e) Buildings shall generally be low to mid-rise in form and shall generally not exceed four storeys in height. At certain key intersection locations on Wellington Street, building heights may increase provided such an increase is considered appropriate as articulated in the Urban Design Guidelines and does not exceed seven storeys~~

~~in height. Council may also consider re-zoning applications for an increase in height beyond seven storeys on lands adjacent to Highway 404 provided:~~

- ~~i) the lands are part of a contiguous and comprehensive development proposal;~~
 - ~~ii) any increase in height is terraced, and required to create a distinctive, landmark architectural design;~~
 - ~~iii) will not create any adverse impact on adjacent land uses; and~~
 - ~~iv) the proposal is consistent with Urban Design Guidelines prepared for the area.~~
- ~~f) Large surface parking areas should not be highly visible from public streets.~~

22.3.5.2 Permitted Uses

~~The Business Park designation permits an integrated mix of employment activities and businesses that occur within buildings and on sites that are designed, and landscaped to present a high quality, prestige image.~~

~~a) Permitted uses include:~~

- ~~• business and professional offices;~~
- ~~• hospitality and accommodation related uses including hotels and motels, and other alternative forms providing extended stay accommodation;~~
- ~~• limited retail and service commercial uses subject to in Section 3.5.2 (c)~~
- ~~• research, development, training facilities and laboratory uses;~~
- ~~• scientific, technological or communications establishments;~~
- ~~• institutional uses including government services compatible with and complementary to the planned function and policies of the designation;~~
- ~~• daycare centres; and~~
- ~~• conference centres.~~
- ~~• Industrial and other employment uses subject to Section 3.5.2(f)~~

~~b) Lands designated Business Park may be approved to also permit the following uses, subject to the review of a specific development proposal and rezoning, pursuant to the provisions of this Plan:~~

- ~~• private and commercial schools;~~
- ~~• community facilities;~~
- ~~• banks or other financial institutions~~
- ~~• places of worship;~~
- ~~• sports, health and fitness recreational uses;~~
- ~~• banquet halls; and~~
- ~~• entertainment uses and night clubs, where internally integrated as a component of an office building or hotel or other compatible and complementary use.~~

~~In addition, uses permitted in the Mixed Use designation as established in Section 3.3.2 of this Plan may be permitted, with the exception of Medium-High Density~~

~~Residential, provided they are part of a contiguous and comprehensive development proposal on adjacent lands designated Mixed Use.~~

- ~~e) Limited retail sales and service commercial uses may be permitted as part of a hotel, a motel or an office building subject to satisfying the following criteria:~~
- ~~i) the retail sales or service commercial use shall be designed as an integral part of and located internal to the hotel, motel or office building;~~
 - ~~ii) primary access shall be provided from the interior lobby of the building;~~
 - ~~iii) retail sales in an office building shall be limited to convenience goods necessary to serve the occupants;~~
 - ~~iv) retail sales in a hotel or motel shall be those normally and customarily provided to cater to the exclusive needs of hotel or motel patrons; and~~
 - ~~v) personal services shall be limited to those generally servicing businesses and employees within the Business Park designation such as barbershops, beauty salons and dry cleaning pick-up establishments.~~
- ~~d) It is intended that restaurants be developed within hotel, motel or office buildings. Where free standing restaurants are proposed, Council shall consider those applications based on the following:~~
- ~~i) the proposal will not result in an undesirable concentration of such uses;~~
 - ~~ii) the proposal will not create problems regarding traffic congestion, site access or on-site traffic circulation; and~~
 - ~~iii) the proposed building and site design of the restaurant is consistent with the character and quality of development in the Business Park.~~
- ~~e) Industrial uses and other employment activities including such business activities as manufacturing, assembly, fabrication, processing, warehousing and storage of goods and materials are permitted within the Business Park designation provided they occur within buildings and on sites that have a high quality, prestige design standard. Accessory office uses will be permitted provided they are on the same lot and related to the main industrial use. Ancillary retail uses are permitted within this designation, provided that such retail uses are clearly accessory to the main permitted use and that the area from which the retail sale occurs is clearly separate from the area where the industrial use is carried out. Uses likely to cause air pollution, odour, or excessive noise shall be prohibited.~~
- ~~f) The following uses shall be prohibited in the Business Park designation:~~
- ~~• commercial "self-storage" warehouses;~~
 - ~~• outdoor storage;~~
 - ~~• auto commercial uses;~~
 - ~~• automobile service stations;~~
 - ~~• car washes;~~
 - ~~• automobile repair uses;~~
 - ~~• autobody paint and repair; and~~
 - ~~• retail uses involving accessory outdoor storage and/or display of merchandise.~~

- ~~g) Development of lands in the Highway 404 Business Park designation which fall within the Oak Ridges Moraine Planning Area are recognized by this Secondary Plan as occurring within a significant and sensitive area. Planning and development considered in this area shall comply with the Oak Ridges Moraine Legislation and the Oak Ridges Moraine Conservation Plan.~~

22.3.6 Institutional Policies

22.3.6.1 Schools

Schools within the Secondary Plan shall be planned in accordance with the Elementary and Secondary School policies of **Section 10.4** of this Plan, except as modified by the following policies.

- ~~a) Provision shall be made in the Bayview Northeast Area 2B for two public and one separate elementary school sites as shown schematically on Schedule "AA". The location and configuration of school sites to support the community structure and patterns of land use shall be further defined through plans of subdivision, in consultation with and approval of the School Boards.~~
- b) Council recognizes that a new secondary school is expected to be needed for students in the Bayview East urban expansion areas. A possible location for the secondary school within Bayview East Area 2B has been schematically shown on Schedule "AA". Council acknowledges that the secondary school may be relocated when detailed secondary planning for the Bayview East Area 2C lands occurs. Any alternate location should be centrally located within the Bayview Northeast area, and should have access on a major collector road. The final location and configuration of the secondary school should support the community structure and pattern of land use and shall be further defined through plans of subdivision, and in consultation with and approval of the Public School Board.
- ~~c) Joint use sites and multiple use buildings among schools, day care centres, parks and other community services will be encouraged.~~
- ~~d) Council will encourage high quality site planning and architectural design of all school buildings in order to:~~
- ~~i) — promote safety and interest for pedestrians;~~
 - ~~ii) — provide efficient transit, school bus and private automobile drop-off functions to allow the unrestricted flow of through traffic;~~
 - ~~iii) — provide attractive vistas for collector or local streets; and~~
 - ~~iv) — provide exposure and access to public use areas.~~
- ~~e) Land for schools shall be set aside according to procedures outlined in the Planning Act and the Development Charges Act in consultation with and approval of the School Boards.~~
- ~~f) In the event that all or part of a Secondary School or Public Elementary School site is not required by a School Board, the site may be developed for Low-Medium Density housing, in conformity with all policies of this Secondary Plan. An~~

~~amendment to this Secondary Plan, to reflect the approved change in land use shall not be required.~~

~~NOTE: Also see site specific policy 3.4.2c of the Official Plan of the Town of Aurora.~~

22.3.6.2 Other Community Services

Community services shall be planned in accordance with the Community Services and Facilities policies of **Section 10** of this Plan.

- ~~a) A full range of community support services shall be permitted within the Bayview Northeast area including, but not limited to, child, social and health care agencies; a private hospital; performing arts theatre, or other cultural centre; fire hall; libraries, ambulance facilities and recreation centres.~~
- b) These community services, particularly those requiring larger areas or buildings that may serve residents from beyond the Bayview East communities, shall be encouraged to locate within the Community Commercial and Mixed Use designations of the Wellington Street East corridor. Council may require traffic studies to demonstrate adequacy of parking and acceptability of traffic impacts.
- ~~c) Places of worship and community facilities are permitted subject to Sections 3.2.1 d) and 3.5.2 b) of this Plan.~~
- ~~d) Council may award density bonuses under Section 37 of the Planning Act to ensure the provision of facilities, space or capital costs for social or recreational services which will benefit the community subject to Section 4.5 of this Plan. This may include services such as workplace child care, or other neighbourhood or community-based services, not provided for through other provisions of the Planning Act or the Development Charges Act.~~

22.3.7 Parks And Open Spaces

Parks and Open Spaces within the Secondary Plan shall be planned in accordance with the Parkland designation policies of **Section 13** of this Plan.

22.3.7.1 General Policies

- a) The Parks and Open Space designations in this Secondary Plan, ~~in conjunction with the road system and trails conceptually shown on Schedule "AA" of this Plan,~~ will provide a continuous green way system throughout the community which links neighbourhood parks, community facilities, and adjacent development, as appropriate. Such designations also generally serve to protect the Holland River Valley system and specifically the East Aurora Wetland Complex, while providing the foundation for a Wildlife Park.
- b) ~~Having regard for Schedule I: Aurora Trail Network Concept of the Official Plan,~~ this This Secondary Plan identifies a trail system to be created along the East Holland River Valley with street connections to the existing community in the west

and the proposed community to the south, acknowledging possible future connections to the north and east. The trail along the Holland River Valley may be established within the buffer areas adjacent to the East Aurora Wetland Complex, but not within the Wetland Complex, ~~as identified in the Environmental Management Plan and update.~~

c) For the purposes of this Secondary Plan, the following Parks and Open Space categories are established in this Secondary Plan:

- i) Linear and Other Open Space
- ii) Neighbourhood Parks
- iii) Parkettes
- iv) Wildlife Park

~~d) Lands designated Parks and Open Space and shown schematically on Schedule "AA" have been determined in consultation with the Town's Leisure Services Department, having regard for the Town of Aurora Culture and Recreation Master Plan, and the Bayview Northeast Master Servicing Plan, Environmental Management Plan and update, and the Municipal Financial Impact Study. Detailed boundaries for these designations, particularly the Environmental Protection Line as shown on Schedule "AA" and as identified in the Environmental Management Plan update, shall be finally determined in accordance with Section 3.7.2.a.~~

e) Woodlots and tree stands worthy of preservation may be incorporated as areas for passive recreation, in addition to the minimum amount of clear land required by the Town to accommodate the desired active recreational facilities. Where a park is entirely or partly established to preserve wooded areas only passive recreational uses and supportive conservation practices approved by the Town shall be permitted within those wooded areas.

~~f) Stormwater management facilities may be incorporated into Parks and Open Space designations but shall generally not be accepted as part of the parkland dedication, nor shall be allowed within the East Aurora Wetland Complex and the required setback areas adjacent to it.~~

~~g) Park design, including layout, parking, landscaping, equipment, lighting and signage, shall contribute to the safe enjoyment of all open spaces and ensure the privacy and amenity of adjacent residents.~~

22.3.7.2 Parks and Open Space Categories

Where appropriate, functions and facilities of the Parks and Open Space categories may be combined or integrated.

a) Linear and Other Open Space

The Linear and Other Open Space designation generally consists of the East Holland River Valley which is identified as an Environmental Protection Area on **Schedule "D B"** of the Official Plan. These lands should be protected and planned

for in accordance with the Environmental Protection Area policies of **Section 12** of this Plan.

~~It also includes part of the East Aurora Wetland Complex, which has been identified as being of provincial significance. The Linear and Other Open Space designation also provides a natural limit for urban development along the west side of the Holland River valley. Uses within this designation shall generally be restricted to passive recreation, including trails along the Holland River and in the setbacks adjacent to the East Aurora Wetland Complex, and other uses and activities that contribute to conservation and enhancement of the natural landscape and features.~~

No development and site alteration will be permitted in the Aurora East Wetland Complex. As a first priority, development proponents shall stake and survey the wetland boundary of the provincially significant East Aurora Wetland Complex. In addition, a development setback from the boundary of the Aurora East Wetland Complex and other lands designated Linear and Open Space along the Holland River Valley, shall be provided as shown by the Recommended Environmental Protection Line on Schedule "AA". ~~For greater certainty the limit of the recommended Environmental Protection Line on Schedule "AA" shall be defined more precisely as part of the implementing Zoning By-law and subdivision approval process based on a mandatory environmental impact statement satisfactory to the Town, Region of York and Conservation Authority. In no case, however shall such limit be less than the development setback shown on Schedule "AA". This setback is intended to protect and maintain all wetland features and functions that contribute to its evaluation as provincially significant in accordance with the Provincial Policy Statement.~~

In addition to this development setback, the following environmental management policies shall apply:

- i) The adjacent development setback area should be significantly landscaped with a mixture of conifer and deciduous planting so as to ensure the open water ponds are effectively screened from adjacent development.
- ii) The two southerly ponds should be rejuvenated to achieve wetland values and enhance wildlife habitat.
- iii) Water levels in the two northern ponds should be maintained at lower management levels than present to enhance wetland vegetation and habitat.
- iv) A program for managing water levels on a regular basis should be developed and maintained for all pond areas.
- v) Part of the existing conifer plantation on the east side of the central pond on lands adjacent to this secondary plan and referred to as Bayview Northeast Area 2C should be managed to increase diversity and provide more open field habitat.
- vi) Only one road crossing of the Linear and Other Open Space designation should be provided in the location conceptually shown on Schedule "AA", so as to

minimize impacts on the East Aurora Wetland Complex and reduce fragmentation of this natural open space corridor along the Holland River valley.

b) Neighbourhood Parks

- i) The Neighbourhood Park designation is established in accordance with Official Plan **Section 3.5.2.3 13.2.2.b.**
- ii) ~~Neighbourhood Parks will generally be located adjacent to schools, as shown on Schedule "AA", to facilitate multi-purpose shared use of community facilities and where possible are to be accessible by the trail system.~~
- iii) ~~Joint, shared or multiple use of functions and facilities of Neighbourhood Parks and Community Parks shall be encouraged.~~
- iv) ~~Council recognizes that a Community Park, as defined in the Official Plan, will not be needed in the Bayview Northeast Area 2B.~~
- v) ~~Notwithstanding 3.7.2 (b) iv) above,~~ Council has identified the need to provide an expanded Neighbourhood Park on the east side of the Holland River valley just south of the proposed east-west collector road crossing, to supplement and complement the smaller Neighbourhood Parks schematically shown on Schedule "AA", and to provide for some of the needs of larger-scale, active, outdoor recreation including basketball, soccer, baseball, tennis and playgrounds for Bayview Northeast 2B residents as the area grows. This Neighbourhood Park shall have direct access to a collector road and shall be located and planned to minimize adverse impacts on the potential Wildlife Park.
- vi) Council anticipates the need to expand the larger scale Neighbourhood Park identified schematically on the east side of the Holland River valley, so as to accommodate a potential Community Park that could serve residents of both the Bayview Northeast Areas 2B and 2C over the longer term. Council will, accordingly, protect for this potential parkland expansion during any future secondary planning of the Bayview Northeast Area 2C. The parks final location, size and configuration will be determined by the Towns Leisure Services Department, in consultation and agreement with affected area landowners.

c) Parkettes

- i) Small park spaces over and above those designated as Neighbourhood and Community parks on Schedule "AA" will be encouraged to be incorporated into development along Wellington Street as urban design elements and amenities for residents, employees and shoppers, and/or as connecting links with the open space system. Parkettes shall be designed in accordance with **Section 13.2.2.d** of this Plan.

- ~~ii) Parkettes must be of a high quality of design. The inclusion of seating, planting areas, sculptures, fountains and other visual amenities is encouraged by the Town. Parkettes deemed acceptable by the Town shall be accepted toward the parkland dedication requirement.~~

d) Wildlife Park

Council endorses the concept of a Wildlife Park, a significant natural base for which is provided in the general vicinity of the East Aurora Wetland Complex and other environmental protection areas within the Linear and Other Open Space designation as identified on Schedule "AA". In addition to the policies below, policies for the Wildlife Park are contained in **Section 13.2.2.c** of this Plan.

The western boundary of the Wildlife Park shall be consistent with the Recommended Environmental Protection Line as shown on Schedule "AA" of this Plan and will be staked and surveyed in accordance with the recommendations of the Environmental Management Plan update.

~~In considering expanded opportunities for the Wildlife Park, the~~ The following policies shall apply:

- i) Natural features east of the Holland River valley within lands referred to as Bayview Northeast Area 2C, including its extensive forested areas, fields and tributaries, should be identified and evaluated in detail and development setbacks determined. Such a study should occur prior to, or in concert with, any future secondary planning for the Bayview Northeast Area 2C area.
- ii) Investigate opportunities to naturalize stormwater management facilities located immediately west of the Linear and Other Open Space designation, as additional open space areas that could improve wildlife habitat and provide enhanced visual and physical buffers to the East Aurora Wetland Complex.
- iii) In addition to allowable parkland dedications under the Planning Act, creatively explore other regulatory controls and methods of protecting or securing additional open space either independently or in combination, including:
 - ~~Bonusing provisions, as set out in Section 4.5 of this Plan~~
 - Conservation Easement Agreements, as provided for in Conservation Land Act
 - Conservation Land Tax Rebate Program
 - Voluntary Land Dedication, as provided for in the federal Income Tax Act
 - Fundraising and sponsorship
 - Municipal purchase through general tax revenue

No further amendments to this Plan will be required should additional lands designated for urban uses west of the Recommended Environmental Protection Line, be negotiated and secured for the purpose of broadening and enhancing the Wildlife Park.

22.3.8 — Heritage

- ~~a) Ten heritage resource structures or sites have been identified by the Town within this Secondary Plan area by Schedule "C" of the Official Plan. Prior to recommending draft approval of a plan of subdivision for the lands on which these resources are located, Council shall obtain the recommendation of the Local Architectural Conservation Advisory Committee as to whether the resource should be retained, removed or can be demolished.~~
- ~~b) Retention and conservation of buildings of architectural and/or historical merit on their original sites is encouraged and the integration of these resources into new development proposals in their original use or an appropriate adaptive re-use is promoted.~~
- ~~c) Retention of natural heritage resources of historical, aesthetic and/or scenic value is encouraged for integration into new development.~~

22.3.9 Urban Design

- ~~a) Development of lands fronting onto and generally within about 200 metres of Wellington Street East will have regard for Urban Design Guidelines which will be prepared to the satisfaction of the Town prior to the approval of the first draft plan of subdivision or site plan within the Wellington Street corridor and will be adopted by resolution of Council as an addendum to this Plan. The Guidelines may be prepared by landowners provided they are completed in a comprehensive manner and are subject to a peer review by the Town, the cost of which will be borne by the affected landowners.~~
- b) In several locations within the Secondary Plan area, especially adjacent to the East Holland River Valley and east of Leslie Street, lands reflect the rolling topography which is characteristic of Aurora. Long range views are afforded from a number of vantage points.
 - i) Protection of views and view corridors shall be determined as part of the submission of applications for plans of subdivision, condominium and/or site plan approval, to the satisfaction of the Town.
 - ii) Development within the Secondary Plan area shall conform to the principles of landform conservation to preserve the unique visual qualities of the area.
 - iii) Minimizing disruption to landform and landscape, minimizing grading and changes to topography, and clustering of development on less sensitive areas of the site shall be encouraged as a policy of this Secondary Plan.
- ~~c) In order to assist in assessing the proposed development of an automobile service station and accessory uses, it is anticipated that Council will have adopted Urban Design Guidelines. In the event that the proposed development for an automobile service station use within the Wellington Street Corridor precedes the adoption of such Guidelines, the Town will consider undertaking the preparation of Urban Design Guidelines specifically for automobile service station uses, based on contemporary practices in other municipalities.~~

22.3.10 Transportation

22.3.10.1 Roads and Circulation

- ~~a) The proposed transportation network servicing the Secondary Plan area shall include public roads, pedestrian walkways, and pedestrian and/or bicycle trails. Private roads internal to developments will directly access this network. Transit routes will be accommodated on public roads as determined by the Town.~~
- b) The road network shall generally be comprised of a grid of roads which connect to existing major arterial roads (Bayview Avenue, Wellington Street East, Leslie Street and St. John's Sideroad) at intersections with existing and proposed roads within adjacent communities to the west and south.
- c) The alignment of collector roads, as shown schematically on Schedule "AA" and the location of local roads, shall be determined as part of the submission of applications for plans of subdivision, condominium and/or site plan approval, to the satisfaction of the Town and the Region. ~~In addition, the need for additional collector roads will be determined at the subdivision, condominium and/or site plan stage by the Town and Region through the review of detailed traffic studies. Collector roads shall generally have rights of way width of 20 to 26 metres. The specific function, alignment and design may be subject to further study. The rights of way of all roads in and bordering the Secondary Plan area shall be protected and dedicated in accordance with the requirements of the Town and the Region of York. Minor adjustments to the proposed roads as shown on Schedule "AA" shall not require an amendment to this Plan provided that in general a grid-like circulation pattern of collector roads is maintained.~~
- ~~d) The location and design of proposed road connections to Wellington Street East will be determined by the Town and Region, in consultation with affected landowners and having regard for the planning and design objectives for the Wellington Street East Corridor and Urban Design Guidelines.~~
- ~~e) Local roads will generally not connect directly to arterial roads.~~
- f) In order to minimize negative impacts on the East Aurora Wetland Complex and as described in the Environmental Management Plan and update, only one crossing of the East Holland River Valley, designed to function as a collector road, will be allowed in a northerly location as conceptually shown on Schedule "AA".
- g) Roads terminating at the East Holland River Valley shall be designed to provide open vistas to the valley at the valley edge, wherever possible.
- ~~h) Roads shall be designed to showcase Aurora's topography subject to Section 3.9 b).~~
- i) Alternative road development standards are encouraged where such reduced standards complement the policies of this Plan and are acceptable to the Town of Aurora and the Region of York.

- ~~j) Locations for mid-block pedestrian walkways shall be identified as part of the submission of applications for plan of subdivision, to the satisfaction of the Town.~~
- k) The east-west collector road connecting the Bayview-Wellington Centre is an important entrance to the new community and a potential connecting east-west link in the trail system. Its entrance design east of Bayview Avenue to approximately the first north-south collector road shall be comparable to Hollidge Boulevard on the west side of Bayview Avenue. The right-of-way could be up to 30 metres through this section in order to accommodate a landscaped median, vehicular traffic, a bicycle path, sidewalk and landscaped boulevard. East of the first north-south collector road, the collector road right-of-way may be reduced to 20 to 26 metres, subject to further subdivision design and review.
- ~~l) Where residential development occurs adjacent to arterial roads or collector roads, studies to determine the need for noise attenuation measures shall be completed to the satisfaction of the Town, in consultation with the Region and the Ministry of Environment and Energy.~~
- m) The Town recognizes that the deletion of a portion of the designated east-west collector road, located south of Wellington Street along the southern boundary of the “Mixed Use” and “Business Park” designations, re-enforces the need for the implementation of the portion of the collector road system linking Bayview Avenue to Wellington Street in order to maximize accessibility to the abutting lands to the west without compromising traffic operations of the intersection. The Town shall require the collector road to be in place prior to, or at the same time as the development of the abutting lands to the west.
- ~~n) The Ministry of Transportation expects that future widening of Highway 404 will occur within the existing highway median and should not impact the secondary plan area. The Ministry will review traffic studies and drainage plans prior to approval of draft plans of subdivision within the secondary plan area to assess potential impacts on highway volumes and interchange areas. Setbacks from Highway 404 and permits will be required for buildings in certain areas proximate to the highway and interchange in accordance with Ministry policy.~~

22.3.10.2 Transit

- a) The Secondary Plan has been designed to encourage more intensive activities and development along Wellington Street and Bayview Avenue to encourage the provision of transit. The internal configuration of collector roads has also been generally designed in a grid to facilitate the provision of transit on roads internal to the community.
- b) Design of pedestrian circulation in all developments shall have regard for access to possible future transit routes along Wellington Street, Bayview Avenue, and along collector roads within the residential neighbourhoods.

22.3.11 Services

Development within the Bayview Northeast Secondary Plan shall be planned in accordance with the servicing policies of **Section 16** of this Plan.

- ~~a) The Bayview Northeast Area 2B Secondary Plan lands shall be developed on the basis of full municipal services including piped water, sanitary services, storm drainage facilities, utilities and streetlights, unless otherwise provided for in this Plan and approved by the Town. Roads are to be developed with curbs, gutters and sidewalks unless otherwise approved by the Town.~~
- ~~b) The Secondary Plan lands shall be serviced in accordance with the Master Servicing Plan and any modifications or amendments made thereto that are acceptable to the Town and Region.~~
- c) Development approvals, including the subdivision of land and site plan control, shall require implementation of the findings and recommendations of the Master Servicing Plan and Environmental Management Plan, and any updates made to those Plans. The number and location of stormwater management facilities on Schedule “AA” is conceptual based on the Master Servicing Plan, and Environmental Management Plan and update. The precise number, location and design of the stormwater management plan will be determined through future subdivision planning subject to the criteria set out in the Master Servicing Plan and the Environmental Management Plan and update.
- ~~d) The number of crossings of the East Holland River will be minimized and the detailed location of such crossings will have regard for the Environmental Management Plan and any updates to it, and be designed to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.~~
- e) The Town will consider private servicing arrangements for lands designated Community Commercial on the southeast corner of Wellington Street and Leslie Street on an interim basis only, provided such arrangements are satisfactory to the Town and do not preclude connection to municipal services when such services are extended.

22.4. Implementation

~~22.4.1 Phasing of Growth~~

~~Due to the scale, location and costs associated with extending municipal services to the Bayview Northeast Area 2B lands and beyond, the Town considers it appropriate to provide for a logical, co-ordinated and cost-effective expansion of urban development. The Town shall monitor development and assess the suitability of policies of this Plan, in the context of future planning objectives, required municipal infrastructure and the financial impact of growth.~~

~~The phasing or sequencing of growth within the Bayview Northeast Area 2B Secondary Plan will be implemented generally in accordance with the following considerations:~~

-
- ~~i) The initial phase of urban expansion shall encompass development that can be serviced by gravity into the existing Aurora East sanitary trunk system;~~
 - ~~ii) It is a municipal priority to extend sanitary and water services to lands designated Business Park at Highway 404 as soon as possible;~~
 - ~~iii) The equivalent of approximately 1,000 units of interim water capacity will be allocated to only those landowners participating in the “front ending” of serviced required for the Highway 404 Business Park. The Town agrees to work closely with the Region and affected landowners to make available additional water capacity beyond this initial interim allocation.~~
 - ~~iv) It is acknowledged that the build-out of certain lands in the Bayview Northeast Area 2B and lands in the Bayview Northeast Area 2C, will require major infrastructure improvements including a new trunk sanitary sewer generally along the Holland River valley, and an alternative long term water supply, as described in more detail in the Master Servicing Plan prepared for the Town.~~

~~The Town, in consultation with the Region, other agencies, and affected landowners will manage the phasing of growth through the subdivision approval process, and any related agreements that may be necessary. The Owners of Developer’s group will be required to submit staging plans that identify the necessary road improvements at the start of each phase.~~

~~22.4.2 Official Plan~~

~~The provisions of the Official Plan, as amended from time to time, relating to Implementation shall apply in regard to this Secondary Plan, insofar as they affect the subject area.~~

~~22.4.3 Zoning By-law~~

~~This Secondary Plan shall be implemented by amendment to the Zoning By-law to zone the lands in accordance with the policies of this Plan.~~

~~22.4.4 Site Plan Control~~

~~All lands within the Amendment area shall be subject to the site plan control provisions of Section 41 of the Planning Act, in accordance with the policies of the Official Plan.~~

~~22.4.5 Bonusing~~

~~Council may authorize bonuses (increases in the height and density of development) under Section 37 of the Planning Act, in accordance with Section 4.5 of the Official Plan. Council will have specific regard for the potential use of such bonuses where they facilitate the protection and securement of additional~~

~~lands for the Wildlife Park concept endorsed by Council and described in Section 3.7(d).~~

22.4.6 Densities

Subject to all other provisions in this Plan, areas for a range of residential densities are shown on Schedule "AA" attached hereto. Minor modifications to the area and location of the lands so designated may be permitted without an amendment to this Plan, provided that the intent of the Plan is maintained. Specific densities shall be determined as part of the development review process. ~~in accordance with Section 3.2 Residential Policies.~~

22.4.7 Development Charges

~~The Town may enter into "front ending" agreements contemplated in the Development Charges Act to provide for the construction and oversizing of services required to service lands external to this Secondary Plan area.~~

22.4.8 Cost Sharing

In addition to Development Charges capital contributions, the Town will require the use of Developer Cost Sharing Agreements or other suitable arrangements amongst landowners to address infrastructure and other public uses and services among related Plans of Subdivision in order to implement development of the secondary plan area and equalize the cost of development. Such costs may include secondary plan component studies, other common studies, infrastructure, facilities and works, including the establishment of school and park sites.

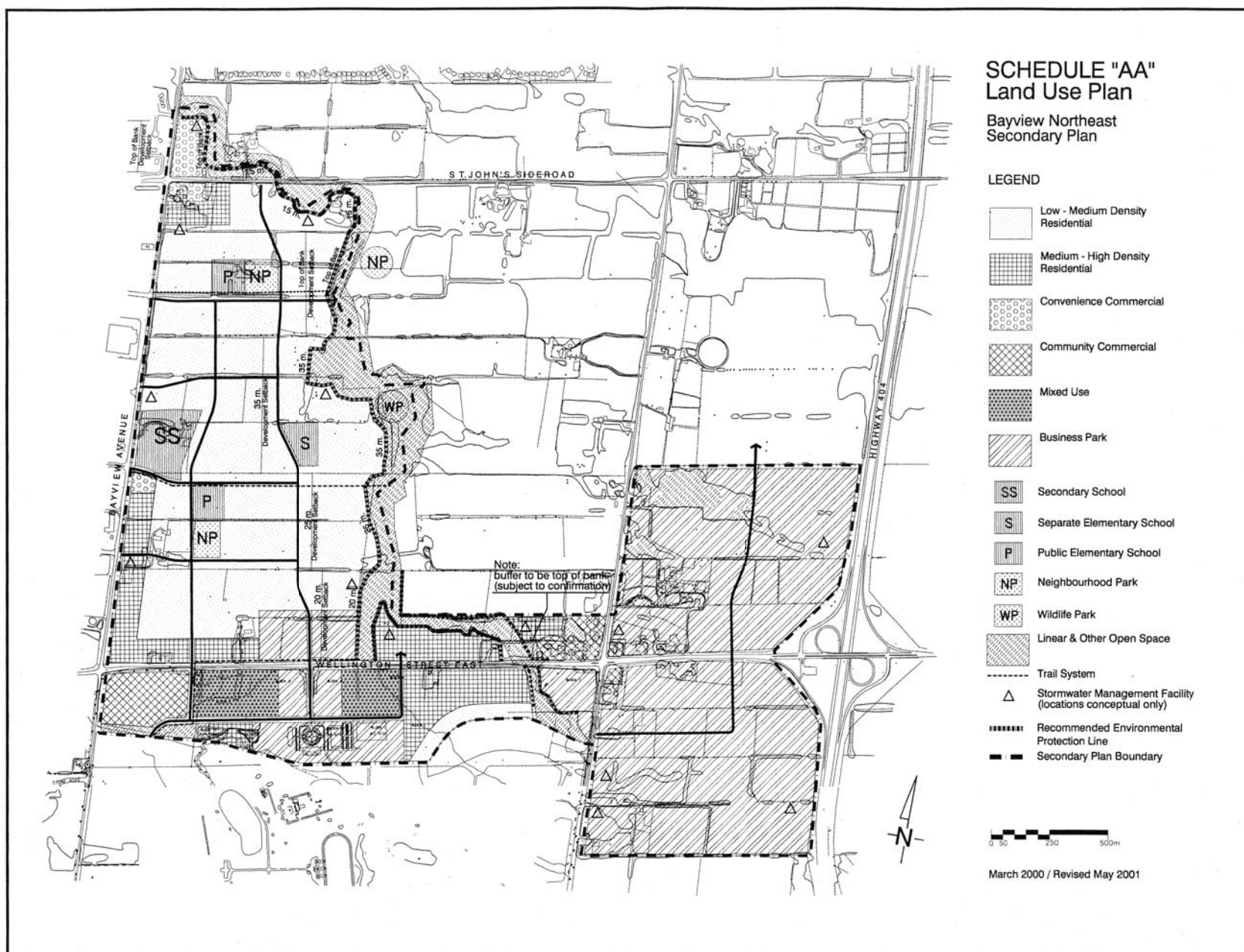
The Town will not negotiate or be a party to such arrangements but must be assured that the document assigns cost sharing in an equitable manner. The issuance of approvals or the release of lands for development may be subject to the finalization, execution or registration of such cost sharing agreements, as appropriate.

22.5 INTERPRETATION

- ~~a) The provisions of the Official Plan, as amended from time to time, relating to Interpretation, shall apply in regard to this Secondary Plan insofar as they affect the subject area.~~
- ~~b) Notwithstanding any other provisions contained elsewhere in the Official Plan, in the event of any apparent conflict or inconsistency between the provisions of this Secondary Plan and the provisions of the Official Plan, the provisions of the Secondary Plan shall prevail.~~
- ~~c) All policies of this Secondary Plan must be considered together when determining conformity. Individual policies should not be read or interpreted in isolation, and at all times policies should be interpreted in a manner that has regard for the objectives and intent of this Plan as set out in Sections 2.0 and 3.1.1.~~

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- d) ~~In this Secondary Plan metric measurements are the operative measurements; corresponding imperial measurements, typically shown in brackets, are provided for convenience only.~~
- e) ~~In accordance with Section 4.14.1 of the Town's Official Plan, Council recognizes that some flexibility regarding the urban boundary of the secondary plan shown on Schedule "AA" on the north side of Wellington Street between the Holland River Valley and Leslie Street may be appropriate when evaluating future development proposals in this area, provided it can be demonstrated that the inclusion of any additional lands beyond the general boundary shown is:~~
- ~~i) complementary and accessory to the land uses designated by this Plan for Wellington Street;~~
 - ~~ii) an integral part of land owned by the proponent within the Wellington Street corridor and is not separated from Wellington Street by a clearly discernable physical feature within the same ownership~~
 - ~~iii) beneficial to the Town's overall goals and objectives for Wellington Street and has been considered as part of the Urban Design Guidelines prepared for the corridor;~~
 - ~~iv) directly serviced with local municipal roads and other services from Wellington Street and will not preclude or have an adverse impact on the potential ability to service lands to the north as may be required in the longer term~~
 - ~~v) insignificant in terms of the Town's overall population and employment growth and will not have an adverse municipal financial impact.~~

NOTE: ~~The land use schedules for OPA 30 are kept up to date on Schedule "A" and "H" of the Consolidated Official Plan.~~



23 YONGE STREET SOUTH SECONDARY PLAN (OPA 34)

23.1 INTRODUCTION

~~23.1.1 All of this section of the document entitled "PART III; THE AMENDMENT", consisting of the following text and Schedules "AA", "BB", "CC" and "DD" attached hereto and forming part of this section, constitutes Amendment No. 34 to the Official Plan for the Town of Aurora and shall be known as the Yonge Street South Secondary Plan. It is noted that the lands subject to this Official Plan Amendment are also governed by Official Plan Amendment #48, regarding the Oak Ridges Moraine Conservation Plan in accordance with the provisions of Section 15 and 17 of the Oak ridges Moraine Conservation Act.~~

23.1.2 Land Use Plan and Text Changes

~~Schedule A of the Official Plan as amended by OPA # 17 identifies the lands subject to this Secondary Plan as being within and comprising the majority of Area 1, Yonge Street South. Two small portions of Area 1 of Schedule A, fronting onto Vandorf Road, have been omitted from this Secondary Plan.~~

~~Within the area of Schedule A corresponding to the boundaries delineated on Schedule AA identified as the "Limit of Secondary Plan", the land use designations of Schedule A, the Site Specific Policy Areas of Schedule H, and text of the Official Plan for the Town of Aurora, as amended, are hereby further amended as is necessary to give effect to this Amendment.~~

~~23.1.3 This Amendment will be implemented by appropriate amendments to the comprehensive Zoning By law for the Town of Aurora, procedures provided by the Planning Act including plans of subdivision, plans of condominium and site plan approval, and by other measures including preparation of further studies and more detailed Block Plans as identified in Section 11 of this Amendment.~~

~~23.1.4 The provisions set forth in Section 12 shall apply regarding the interpretation of the Amendment.~~

23.2 GENERAL CONCEPT AND OBJECTIVES

23.2.1 GENERAL CONCEPT

23.2.1.1 The Yonge Street South area is contained within the Oak Ridges Moraine (ORM), a significant and sensitive landform of Provincial interest. Within the Secondary Plan area, the ORM includes the height of land and watershed divide of the moraine and contains significant landforms and natural features including significant wooded areas and other plantation areas, kettle features and fishery resources. Most of the area has been identified as an Environmentally Significant Area (ESA) by the Lake Simcoe Region Conservation Authority in recognition of its function as an aquifer recharge area. Control of existing development and permission for new development will be based on an Environment First approach to ensure that future development shall only be supported based on demonstration that the natural environmental features and functions are protected, enhanced, restored and sustained over the long term.

23.2.1.2 ~~The majority of the 600 hectare (1500 acre) Yonge Street South Secondary Plan Area is already developed primarily with estate forms of housing on private services, cluster housing and open space uses including the Beacon Hall Golf Course and the Aurora Cemetery. Institutional uses have also been developed, most notably along Bloomington Road near Yonge Street. In accordance with the established Vision of the Town, it~~ It is intended that the area will continue to develop as a low density, primarily residential precinct designed to co-exist in a harmonious manner with the natural environment. New development will be characterized primarily by ground-oriented housing located in clusters of smaller lots within a setting of significant open space or on larger individual lots. ~~The density, is in accordance with the Growth Management Strategy which culminated in O.P.A. 17, (as well as the site specific approvals contained in OPAs 38 and 39) and averages approximately 2 units per acre over the constrained and unconstrained portions of areas considered for new development. A limited number of small-scale institutional uses which are compatible with the residential fabric and environmental objectives of the area may also be developed in the area of Yonge Street near Bloomington Road.~~

23.2.1.3 Yonge Street, the historic north-south arterial road within the Region, will continue as the central transportation spine of this area linking it with the downtown core as well as with other municipalities to the north and south within the Region. While Yonge Street is not identified as an Urban Regional Corridor by the York Region's Official Plan, within this portion of the Region, and due to the location of the Secondary Plan within the Oak Ridges Moraine, it is intended by the Town that development along Yonge Street will continue to serve as a low density gateway to Aurora through this area. Despite its function as a ~~regional arterial road~~ Regional Corridor carrying traffic through the area, new development along the edges of Yonge Street and urban design within the corridor will be encouraged to reflect a distinctive landscape amenity by

minimizing the impact of built form, maintaining generous setbacks from the street, limiting building height or massing and requiring a high standard of new landscaping.

~~23.2.1.4 It is anticipated that development permitted by this Plan will accommodate a total of approximately 700 new residential units in addition to the 565 residential units currently built or approved within its boundaries, and the approximately 115 units approved south of Vandorf Road by other Secondary Plan amendments but included within the Master Servicing Analysis for this area.~~

23.2.1.5 Through the development of new areas permitted by the Plan, additional open space trail linkages will be provided to further pedestrian access through the area and connections to areas beyond, in order that the topography and environmental features of the moraine can be enjoyed by residents of the area, the Town and the wider region.

23.2.1.6 Implementation of anticipated development over the planning period will occur in a manner which matches growth with the capacity for full municipal servicing, new roads, and other identified infrastructure improvements, and may require phasing.

23.2.1.7 This Plan is intended to provide an approach to development which will require more focused study and refinement at subsequent stages of the development process. 'Block Plans' supported by identified studies are intended to provide a determination of local road pattern, internal servicing, and definition of environmental areas including Ecological Buffers, Ecological Restoration Areas, Environmental Protection Areas and Environmental Function Areas, as well as areas suitable for residential clusters on lands designated Cluster Residential. Further specific and detailed studies shall occur at the final development approval stage which may be a plan of subdivision, a plan of condominium, or a site plan.

~~23.2.1.8 This Plan is intended to guide development of the Yonge Street South Secondary Plan area until 2026 in accordance with the Growth Management Study and current Regional projections of population for the Town of Aurora. However, this Plan will be reviewed and updated if necessary based on s. 4.2.3 of the Aurora Official Plan.~~

23.2.2 GENERAL OBJECTIVES

23.2.2.1 To establish an 'Environment First' approach to future development, which means that development shall only be approved where it is demonstrated that significant natural areas, features and the ecological functions of the area are protected, enhanced, restored and sustained over the long term.

23.2.2.2 To provide a high quality of life for present and future residents with respect to health, amenity, and security; and to recognize that continued enjoyment and

stewardship of the natural environment is a component of the special quality of life within this area.

- 23.2.2.3 To establish a development pattern which continues to provide a high quality human environment while equally maintaining the visual and functional quality of the natural environment as characterized by the rolling topography, vistas, significant natural areas, features, and hydrogeological function provided by the Oak Ridges Moraine.
- 23.2.2.4 To implement the principles, criteria and study requirements of the Oak Ridges Moraine Conservation Plan and the environmental policies of the York Region Official Plan.
- 23.2.2.5 To continue the distinctive community identity and heritage character of the area through a low intensity development pattern which blends with, and reinforces, the natural landscape quality of this primarily residential precinct.
- 23.2.2.6 To identify, protect, enhance and restore the distinctive environmental attributes of natural areas, and wherever possible and environmentally feasible, to provide for public access, trail systems and natural, open space linkages between such identified natural areas.
- 23.2.2.7 To maintain the ground water recharge function provided by the Oak Ridges Moraine in this area and prevent any negative impacts on ground water quantity or quality.
- 23.2.2.8 To encourage a linked and integrated system of pedestrian trails including development of a pedestrian route along Yonge Street and to locate and, where necessary, construct such facilities in an environmentally sensitive manner.
- 23.2.2.9 To minimize the need for additional roads and paved surfaces while maintaining safe and convenient access to existing and new residents of the area.
- 23.2.2.10 To provide an opportunity for the development of a limited number of new, small scale institutional uses that are compatible with the residential character of the area; are able to develop in a manner which maintains the topography and landscape quality of the area; and do not result in pressure for increased levels of service to the area.
- 23.2.2.11 To provide for a variety of housing types and forms compatible with the desired low density, environmentally sensitive character of the area.
- 23.2.2.12 To match the approval of new development with the ability to provide full municipal services, roads and other necessary infrastructure.
- 23.2.2.13 To provide design criteria which maximize the aesthetic qualities of the Secondary Plan area; ensure that new development is compatible with the significant environmental qualities of the area; and with other established or

planned uses; as well as to provide detailed direction for development of the Yonge Street Corridor.

- 23.2.2.14 To implement the objectives and land use direction presented in this Secondary Plan through preparation of detailed Block Plans, additional studies, as well as procedures provided by the Planning Act including re-zoning, plans of subdivision, plans of condominium and site plan approval.
- 23.2.2.15 To provide policy direction with respect to continued use and potential expansion of existing uses within the Secondary Plan Area in accordance with the General Concept and Objectives for the area.
- 23.2.2.16 To provide public works and public services under the jurisdiction of the Town and to co-ordinate public activities involving residents and/or other government agencies in a manner which is compatible with the objectives of this Plan.
- ~~23.2.2.17 To comply with legislation adopted by Regional and Provincial bodies, including further policy or regulation which may be formulated to protect the Oak Ridges Moraine, and to incorporate same into the Plan wherever necessary to establish such compliance.~~

23.3 RESIDENTIAL LAND USE POLICIES

The following policies apply to lands which are designated Estate Residential, Transitional Residential, Suburban Residential, Low Density Suburban Residential or Cluster Residential on Schedule AA to this Plan.

23.3.1 INTENT

The intent of these policies is to encourage the development of the residentially designated lands for the purposes set out herein. In addition, the policies are to be used as a guide for Council when considering the appropriateness of development proposals.

- 23.3.1.1 These policies are designed to create a development framework that will reinforce the distinctive identity and character within the Yonge Street South Secondary Plan Area. The policies are intended to provide a range of development patterns which are mutually compatible with the low density of existing development and the environmentally sensitive features and function of the area.
- 23.3.1.2 Within existing Estate Residential designations, additional development of a limited number of new lots created by infill shall be permitted to continue on private services. No new areas designated Estate Residential will be approved.
- ~~23.3.1.3 New development will generally occur at somewhat higher densities or intensity than that of the existing area and shall only be approved on the basis of full municipal services. Residential densities within Blocks identified on~~

~~Schedule CC, will average no more than 5 units/ha. (2 units/ac) over the constrained and unconstrained lands which are subject to a development application.~~

- 23.3.1.4 Matters such as building size, lot coverage, height, setbacks, minimum areas of open space and parking for each designation are to be set out in one or more implementing zoning by-laws which may be further refined to reflect individual site characteristics and proposed development pattern for site specific locations.

23.3.2 DESIGNATIONS AND GENERAL POLICIES

The Residential land use designations are shown on Schedule AA and include the following:

- a) Estate Residential
- b) Transitional Residential
- c) Suburban Residential
- d) Cluster Residential
- e) Low Density Suburban Residential

23.3.2.1 ~~Permitted Uses General to all Residential Designations~~

~~Notwithstanding the provisions of s.3.1.1 of the Aurora Official Plan, the following uses shall be permitted in all Residential designations, subject to all other relevant provisions of this Plan and the inclusion of appropriate provisions in the Zoning By-law:~~

- ~~a) Residential uses, in accordance with the provisions for the specific designation;~~
- ~~b) Home occupations which are clearly accessory and secondary to the use of a dwelling unit for residential purposes, provided any such home occupation creates no noise, odour, traffic or additional parking requirement incompatible with the residential purpose of the area. The implementing Zoning By-law shall further establish the specific provisions governing home occupations;~~
- ~~c) Suitable forms of supportive housing subject to a re-zoning application which will consider the ability of the proposed supportive housing use to develop in accordance with the form and type of housing within the respective residential designation, the compatibility with the surrounding residential fabric, and whether the form of supportive housing is suitable to the limited range of services which exists or will be available in this Secondary Plan Area;~~
- ~~d) Minor institutional facilities serving the immediate neighbourhood in accordance with the provisions of Section 4.2 and 4.3 herein, including an~~

~~elementary school and a childcare centre. Such uses will only be permitted in areas provided with municipal water and sewer services;~~

- ~~e) Neighbourhood Park facilities, including linear trails in accordance with the provisions of Section 5 herein;~~
- ~~f) Private Open Space;~~
- ~~g) Utilities, necessary to serve the community, including storm water management facilities; and~~
- ~~h) Buildings and structures accessory to a permitted use.~~

23.3.2.2 Density Policies

- a) ~~The following definitions shall be used in applying the density provisions for residential development within this Secondary Plan area:~~
 - ~~i) "Net residential density" means the number of dwelling units divided by the net residential land area. Net residential land area means the residential land area which excludes all road allowances, schools, places of worship, parks and playgrounds, trails, private open space, environmental features and any use or area not directly related to dwelling units and related area of individual private use; or~~
 - ~~ii) "Gross residential density" means the number of dwelling units divided by the gross residential land area. Gross residential land area includes local roads within the residential area, trails, shared private open space, Environmental Protection and Environmental Function Areas, an elementary school and a local or Neighbourhood Park. Excluded areas include institutional uses such as government offices, a healthcare facility, nursing home, open space associated with a cemetery, or major valley.~~
- b) Density transfers for the purpose of clustering residential development in a manner which assists in the preservation or conservation of landscape features such as treed areas, slopes, or other desirable features, may be permitted within and between residential development sites without amendment to this Plan provided that:
 - i) land from which density is transferred is deeded to the municipality or subject to a conservation easement, restrictive covenant or other form of legal agreement which ensures that it will remain in an undeveloped and natural form, in perpetuity, continuing its environmental function within the community; and
 - ii) the resultant building form, location and density of clustered housing is in accordance with the policies, provisions and general intent of this Plan.

- c) The gross residential density averaged over the constrained and unconstrained lands subject to a development application shall be no more than 5 units per hectare (2 units/acre).

23.3.2.3 Compatibility, Buffering and Transitional Density Policies

- a) ~~In the design of residential developments, measures shall be taken to ensure the appropriate compatibility with nearby uses and environmental features in terms of setbacks or siting, massing, building height, orientation and required landscaping.~~
- b) ~~Residential developments shall have regard for existing and potential sources of noise, odour, visual, traffic and pollution related nuisances arising from any nearby Commercial, Institutional, Open Space, Rural or agricultural land use, as well as existing and potential noise or hazards from transportation facilities including major roads and rail lines.~~
- c) ~~New residential development proposed in areas where adjacent lands have or will have substantially different lot area or density characteristics, will be required to provide significant separation between existing and proposed new buildings. This may be achieved through setbacks, intervening areas of open space, graduated lot areas, landscaping and other means of providing a sensitive transition.~~
- d) Generally more dense development shall be directed towards Yonge Street and lower densities shall form a transition to Estate Residential interfaces.
- e) New units abutting properties on Ridge Road shall be in the form of detached dwelling units.

23.3.2.4 ~~Typical Infrastructure and Amenities for New Development~~

~~All development in Transitional, Suburban, Cluster or Low Density Residential designations shall be designed so as to incorporate the following:~~

- a) ~~municipal water supply service;~~
- b) ~~municipal sanitary sewer service;~~
- c) ~~Best Management Practices related to storm drainage requirements;~~
- d) ~~paved streets, together with appropriate lighting, walkways and landscaping;~~
- e) ~~any other services, works or considerations that are appropriate for the development or that are required elsewhere in this Plan.~~

23.3.2.5 Estate Residential Infrastructure

- a) Development in Estate Residential designations is expected to continue on the basis of private septic disposal systems and individual wells. It is not

intended that such areas will be retrofitted with municipal water or sewer services.

- b) In the future, should municipal water and/or sewer service become desirable or necessary, the Town may consider installation of water and/or sewer services in existing Estate Residential areas to be paid for by local improvement levy after undertaking the following procedures:
 - i) consultation with affected property owners;
 - ii) completion of a study which provides full consideration of the impact on servicing allocation within the Town and fiscal impact of servicing in this area; and
 - iii) consideration of the planning implications that municipal servicing may have for redevelopment and intensification within the respective area under consideration as well as for any abutting areas which may remain on private services.

23.3.2.6 Block Plan Requirements

Prior to approval of an application to permit new development (including a rezoning, consent application, plan of subdivision, plan of condominium, or a site plan) within any Transitional, Suburban, Cluster or Low Density Suburban Residential designation, a Block Plan for the respective area as identified on Schedule CC must be approved by the Town in accordance with ~~s.~~ Section 11.1.

23.3.2.7 Supporting Studies

Prior to approval of a development application within any Residential designation, the proponent shall submit appropriate Supporting Studies in accordance with ~~s.~~ Section 11.2.

23.3.3 ESTATE RESIDENTIAL

The following policies shall apply to lands having an Estate Residential designation on Schedule AA. Development and redevelopment within the Estate Residential designation shall be in accordance with the Estate Residential designation policies of **Section 7.5.3** of this Plan, except as modified by the following additional policies.

~~23.3.3.1 Notwithstanding s.3.1.2.a of the Aurora Official Plan, the permitted uses in an Estate Residential designation shall be limited to only one detached dwelling per lot, accessory structures, and compatible home occupations.~~

~~23.3.3.2 Lots within the Estate Residential designation of this Plan area shall preserve a minimum of 75% of the lot area in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.~~

~~23.3.3.3 Notwithstanding Subsections 3.1.2.b.ii and 3.1.2.n of the Aurora Official Plan,~~
 within Within the area fronting Ridge Road a very limited amount of additional development may be permitted through division of an existing oversized lot to create one or more new lot(s) subject to the following provisions:

- a) the minimum area of any new lot as well as the remaining lot shall not be less than 0.6 hectares (1.5 acres);
- b) the minimum frontage of any new lot or any remaining lot shall not be less than 30 metres (100 feet) fronting onto a municipal road;
- c) a high standard of urban design ~~as outlined in s. 3.9 of the Aurora Official Plan~~ is achieved;
- d) a supporting hydrogeological study is submitted which demonstrates to the satisfaction of the Town and appropriate agencies that each lot meets the established requirements to support a subsurface sewage disposal system;
- e) supporting documentation is submitted to the satisfaction of the Town and appropriate agency, as necessary, which demonstrates that each lot is able to be supplied with a potable source of water; and
- f) any other study described in this Plan which is deemed necessary by the Town or other authority having jurisdiction, in order to evaluate an environmental feature or function of significance on the site.

23.3.3.4 Any proposed development of the approximately 4.4 ha. ~~(11 ac.)~~ property at the end of Ridge Road shall also address, to the satisfaction of the Town, the following matters:

- a) the creation of a cul de sac built to municipal standards;
- b) relocation of the communication tower and related infrastructure from the site; and
- c) resolution of the extent of the municipal right of way at the end of Ridge Road.

23.3.4 TRANSITIONAL RESIDENTIAL

The following policies shall apply to lands having a Transitional Residential designation on Schedule AA. Development and redevelopment within the Transitional Residential designation shall be in accordance with the Suburban Residential designation policies of Section 7.5.2 of this Plan, except as modified by the following additional policies.

~~23.3.4.1 Permitted uses within a Transitional Residential designation shall be limited to detached dwellings, accessory structures and compatible home occupations.~~

23.3.4.2 To ensure a high standard of development for this low density use, the following standards shall be achieved:

- a) a minimum lot area of 0.4 hectare (1 acre);
- b) a minimum lot frontage of 30 metres (100 ft.); and

- c) a high standard of urban design, ~~as outlined in s. 3.9 of the Aurora Official Plan.~~

23.3.4.3 Development in a Transitional Residential designation shall ensure sensitivity to the natural environment through conservation of topography, Environmental Function Areas and meaningful areas of natural open space. Compatibility with the interface of an existing area of Estate Residential development shall be maintained through a minimum building setback of 35 metres from any lot line adjacent to such interface and such screening or landscaping as may be appropriate.

23.3.4.4 ~~Lots within the Transitional Residential designation of this Plan area~~ shall preserve a minimum of 70% of the lot area in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.

23.3.5 SUBURBAN RESIDENTIAL

The following policies shall apply to lands having a Suburban Residential designation on Schedule AA. Development and redevelopment within the Suburban Residential designation shall be in accordance with the Suburban Residential designation policies of Section 7.5.2 of this Plan, except as modified by the following additional policies.

~~23.3.5.1 Notwithstanding s.3.1.2.a of the Aurora Official Plan, permitted residential uses within a Suburban Residential designation are limited to one detached dwelling per lot and compatible home occupations.~~

~~23.3.5.2 To ensure a high standard of development, and in accordance with the provisions of subsection 3.1.2.b.i of the Aurora Official Plan, lots within a Suburban Residential designation shall achieve the following minimum standards:~~

- ~~a) a minimum lot area of 0.2 hectare (0.5 acre);~~
- ~~b) a high standard of urban design as outlined in s. 3.9 of the Aurora Official Plan.~~

23.3.5.3 Lots within the Suburban Residential designation of this Plan shall preserve a minimum of 55% of the lot area in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.

23.3.5.4 There shall be no direct access from an arterial road to any Suburban Residential lot. Access shall be by means of a local road. Innovative lot patterns may be approved which would enable houses to face Bloomington Road while providing access from a local internal street.

23.3.5.5 Lots in a Suburban Residential designation abutting Bathurst Street shall provide a generous setback in order to provide a transition between urban development

and rural or agricultural uses within the Township of King. Significant areas of native trees and vegetation shall be required to be provided on the portion of lots facing the inter-municipal boundary to further buffer the impact of urban development on the adjacent municipality.

~~23.3.5.6 Based on the provisions of an approved Block Plan, Suburban Residential areas may be placed in one or more separate zone categories in the Zoning By-Law, requiring differing frontage, building orientation or development standards. The Zoning By-law shall establish the standards and requirements which are appropriate for particular locations and for each zoning category.~~

23.3.6 CLUSTER RESIDENTIAL

The following policies shall apply to lands having a Cluster Residential designation on Schedule AA. Development and redevelopment within the Cluster Residential designation shall be in accordance with the Suburban Residential designation policies of **Section 7.5.2** of this Plan, except as modified by the following additional policies.

23.3.6.1 In addition to the permitted uses of the Suburban Residential designation, Permitted uses in a Cluster Residential designation are single detached dwellings, semi-detached dwellings, linked housing, townhouses and Private Open Space shall also be permitted. Land may be conveyed to the municipality as Public Open Space without amendment to this Plan. The Block Plan process will encourage an appropriate mix of units related to consideration of landform conservation efforts and overall compatibility with existing development.

23.3.6.2 Buildings shall not cover more than twelve percent (12%) of all the lands with a Cluster Residential designation. To the greatest extent possible, land within a Cluster Residential designation shall be retained in an open or natural condition, either as Private or dedicated Public Open Space and shall not form part of individual lots, or similar area devoted to exclusive use in a condominium. Areas of open space shall be significant and sufficient to visually and functionally distinguish development clusters from one another, in order to reduce the impact of massing and to enable the landforms and retained natural areas of the Oak Ridges Moraine to be visually and functionally linked to areas of low intensity development. Areas retained as open space are intended to preserve the natural landscape quality of the area and shall not contain buildings, swimming pools or other areas of paved or impervious surface covering more than 5% of such area. Any necessary setbacks, roads, parking areas or private driveways shall not be considered to form any portion of this open space area.

23.3.6.3 Within a Cluster Residential designation, residential units within individual clusters shall be sited in a manner that provides for:

- a) adequate set back and buffering from environmental features, including conformity with the requirements of any Environmental Impact Study as required in ~~s. **Section 18.1 b) ii)** 44.2.2;~~ **Section 18.1 b) ii)**

- b) arrangement and design which conserves landform in accordance with the Oak Ridges Moraine Conservation Plan Development Guidelines 7.1.8 and 7.1.9 of Background Study # 5 titled "Landform Conservation and the Oak Ridges Moraine"¹ and has minimal effect on the natural hydrogeological recharge function of the moraine as established by a Hydrogeological Study in accordance with the provisions of ~~s. Section 18.1 b) ii)~~ 11.2.5;
- c) screening by topography and/or vegetation, from existing areas of Estate Residential designation, institutional uses, arterial roads and rail corridors, and maintenance of a minimum separation of 35 metres between any Estate Residential designation and the lot line or limit of any area of private amenity space of any cluster residential unit;
- d) separation from other clusters of residential lots, and from other residential or institutional land use designations, by areas of zoned open space which will remain in common private use or may be dedicated to the municipality; and
- e) minimum setback, and screening by topography or vegetation, from Yonge Street in accordance with the Urban Design Guidelines ~~contained in Appendix A in Section 8.3 of this Secondary Plan.~~

23.3.6.4 Lots within the Cluster Residential designation of this Plan shall preserve a minimum of 40% of the lot area, or similar area devoted to exclusive use within a condominium, in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.

23.3.6.5 In the preparation of Block Plans, areas suitable for residential clusters shall be identified. Such potential areas will be evaluated by the Town based on the above criteria, required studies, and the degree to which the proposed siting of clusters and open space areas conforms with the overall policies and intent of this Plan.

~~23.3.6.6 Permitted forms of housing and areas of common open space within a Cluster Residential designation shall be identified in a site specific Zoning By-law based upon the provisions of this Secondary Plan including an approved Block Plan.~~

23.3.6.7 A Block Plan shall be further refined during approval of a plan of subdivision or of condominium, to more specifically address the constraints and amenities of a given site in accordance with the provisions of ~~s. Section 11.3~~. This more specific and detailed development scheme shall form the basis of a site specific Zoning By-law.

23.3.6.8 Development within a Cluster Residential designation which is proposed to proceed by means of a tenure arrangement which does not include a plan of subdivision or condominium shall be subject to the provisions of Site Plan Control

¹ Background Study #5 to the Oak Ridges Moraine Area Planning Study by Johnson Sustronk Weinstein & Associates and HBT AGRA Limited, April 1993

and Supporting Studies required in accordance with the provisions of ~~§~~ Section 11.5.5 of this Plan.

23.3.7 LOW DENSITY SUBURBAN RESIDENTIAL

The following policies shall apply to lands having a Low Density Suburban Residential designation on Schedule AA. Development and redevelopment within the Suburban Residential designation shall be in accordance with the Suburban Residential designation policies of **Section 7.5.2** of this Plan, except as modified by the following additional policies.

~~23.3.7.1 Permitted uses in a Low Density Suburban Residential designation are limited to single detached dwellings. In addition to the permitted uses of the Suburban Residential designation, semi-detached dwellings, duplex dwellings, linked housing and compatible home occupations as well as private or public open space shall also be permitted.~~

23.3.7.2 The predominant form of housing shall be single detached dwellings. Semi-detached, link housing and duplex dwellings may be integrated in the design of Low Density Suburban Residential areas provided that the overall density does not exceed 15 units per hectare ~~(6 units per acre)~~ of gross residential land within an area designated Low Density Suburban Residential and, further that the overall density of the Block Plan area within which such designation is contained (as shown on Schedule CC) is no more than 5 units per hectare ~~(2 units per acre)~~ of gross residential land.

23.3.7.3 Maximum density within a Low Density Suburban Residential area may only be achieved if it can be demonstrated that roads, servicing and housing construction can occur with minimal disruption to the natural topography.

23.3.7.4 All lots within the Low Density Suburban Residential designation of this Plan shall preserve a minimum of 50% of the lot area in an open, landscaped condition and such required landscaped area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.

~~23.3.7.5 Standards and requirements for the development of Low Density Suburban Residential areas shall be established in the Zoning By-Law, in one or more zoning categories reflecting the range of densities and forms which are appropriate for a particular location. The Zoning By-Law shall establish appropriate provisions for each unit type related to such matters as dwelling unit size, lot coverage, minimum area of landscaped open space, height, parking and setbacks.~~

23.3.8 SITE SPECIFIC POLICIES

~~The following special provisions shall apply to specific sites within the Yonge Street South Secondary Plan.~~

~~23.3.8.1 — The lands in Lots 73, 74 and 75, Concession 1 E.Y.S., which are designated Cluster Residential and Private Open Space, were developed as part of an overall concept for a golf course, tennis club and residential enclave. No additional dwellings shall be permitted without amendment to this Plan.~~

~~23.3.8.2 — Notwithstanding the Cluster Residential designation, all, or a portion of lands abutting Yonge Street in part of Lot 71, 1 E.Y.S. as marked on Schedule AA may alternatively develop for Minor Institution use in accordance with s. 4.3.2. The potential residential density of 5 u/ha (2 u/ac.) applies only to land to be developed for residential use and shall not be transferred from any portion developed as a Minor Institution use to any remaining residential land.~~

~~23.3.8.3 — The lands north of Ridge Road and west of Yonge Street (Block F) established Ecological Buffer Areas and Ecological Restoration Areas shown on Schedule AA resulting from further detailed planning which addressed many of the requirements of a Block Plan. Permitted residential uses in Block F on sites abutting Ridge Road properties shall be limited to detached dwellings. Access from Ridge Road shall be limited to pedestrian and emergency vehicle access only. Before any development may be approved, the Town and Region shall approve a Block Plan which has established the location of two access points to the lands and an internal road pattern. Until the access to Yonge Street has been constructed, development shall not occur within this area [OPA 38].~~

~~23.3.8.4 — Permitted uses in the Cluster Residential designation located on the Elderberry Farm site north of Elderberry Trail, shall be limited to detached dwellings and public or private open space. A minimum separation distance of 44 metres shall be maintained between existing estate residential houses on Elderberry Trail and any new dwelling within this site specific area. [OPA 39].~~

23.4.0 INSTITUTIONAL LAND USE POLICIES

The following policies apply to Institutional land uses and areas containing municipal utilities as indicated on Schedule AA.

23.4.1 INTENT

It is the intent of this Plan to recognize existing institutional uses and provide for a limited number of new small scale Minor Institution uses that are designed to blend with the topography and landscaped context of the Oak Ridges Moraine and with the surrounding low density residential precinct. Institutions which provide a public service to the existing and future residents of the community (and potentially, to other areas of the Town) such as schools or a place of worship, are permitted. Such uses shall not create a demand for higher levels of service than are presently available, or intended to be provided, within the Plan area in the future.

Development and redevelopment within the Institutional designation shall be in accordance with the Community Services and Facilities designation policies of **Section 10** of this Plan, except as modified by the following additional policies.

23.4.1.1 Designations

The following Institutional uses are recognized and permitted by designations illustrated on Schedule AA:

- a) Elementary Schools (depicted by symbol);
- b) Minor Institution;
- c) Major Institution.

23.4.1.2 Range of Uses and Future Provision

- a) ~~Institutional uses are uses providing a public service including public administration, education, health care, cultural and religious facilities, government or agency offices, schools, day care centres, nursing homes, libraries, and community centres. Open space and recreation uses, fire halls, police and ambulance stations, utilities, storm water management ponds, and like facilities necessary to serve the community are also permitted within an Institutional designation.~~
- b) The difference between Major and Minor Institution uses is related to matters of scale, intensity of use and/or area to be served. Major Institution uses are large scaled buildings and sites, serving a large portion of the Town or broader region. They are utilized by significant numbers of people, may require a higher level of community services, and have a noticeable impact either visually or functionally on surrounding uses with respect to such matters as building size, noise, traffic, extent of parking and normal hours of operation. No new Major Institution uses are anticipated by this Plan.
- c) A limited number of new Minor Institution sites designed to be of modest scale, functionally compatible with the predominant low density residential fabric, and serving a local population may be created in accordance with s. Section 4.3.2 and will be placed in separate zoning categories in the Zoning By-Law to reflect specific use requirements for parking and buffering and any other applicable considerations.

23.4.1.3 ~~Typical Infrastructure and Amenities~~

~~All development in Institutional designations shall be designed so as to incorporate the following:~~

- ~~a) municipal water supply service;~~
- ~~b) municipal sanitary sewage service;~~
- ~~c) management of storm drainage as provided in s. 10.5;~~

- ~~d) appropriately scaled and sited parking areas, lighting, walkways and landscaping; and~~
- ~~e) any other services, works or considerations that are appropriate for the development or that are required elsewhere in this Plan.~~

23.4.1.4 Buffering and Compatibility

~~All Institutional uses shall be designed to minimize any noise, traffic, pollution, visual impact or other related nuisance and hazard arising therefrom. To ensure that new institutional facilities do not create a visual, environmental, or traffic nuisance for their surroundings, a development agreement may be required in accordance with the provisions of s. 3.4.1.g of the Aurora Official Plan, and the following provisions:~~

- ~~a) The scale, bulk and design of all Institution uses shall be functionally compatible and able to blend visually with adjacent uses and with the natural environment.~~
- ~~b) Vehicular access to all Institution uses shall be located and designed to discourage vehicular traffic or parking generated by such uses from intruding into local residential neighbourhoods.~~
- c) All Institution uses within the Secondary Plan area shall be required to maintain as much of the site area as possible, and a minimum of 40% of the site area as an open area, landscaped or in natural condition and such area shall not include any driveway, parking area or other area related to the use or storage of vehicles. No outdoor area covered by an impervious material shall be included as part of the required landscaped area.
- d) The Institutional user shall be required to use its best efforts to identify and use designs, materials and ground treatments that ensure maximum permeability and infiltration. Innovative alternatives which achieve a similar infiltration rate with further open space reductions, will be considered subject to satisfying the Town and the Lake Simcoe Conservation Authority, without further amendment to this Plan.

23.4.1.5 Supporting Studies

~~Prior to approval of a development application within any Institutional designation, the proponent shall submit such Supporting Studies as required by the Town in accordance with the provisions of s. 11.2 of this Plan.~~

23.4.1.6 Site Plan Control

~~Applications for development of any Institutional use shall be subject to the provisions of Site Plan Control.~~

23.4.2 ELEMENTARY SCHOOL

The proposed location of a public Elementary School site of approximately 2 to 2.4 hectares (~~5 to 6 acres~~) is shown by symbol on Schedule AA and relates to a publicly funded institution. The development of the elementary school shall be in accordance with the Elementary and Secondary School policies of **Section 10.4** of this Plan, except as modified by the following additional policies.

23.4.2.1 The location of this school is approximate and may be relocated in consultation with the York Region District School Board without amendment to the Plan, subject to the following provisions:

- a) The specific size, configuration and location of a school site will be determined in consultation with the York Region District School Board during the preparation of a Block Plan and shall be co-ordinated with the planning of municipal parkland. The co-ordinated use of recreational space and facilities to meet the needs of both the school and the local area will be encouraged;
- b) ~~Adequate parking and other required facilities shall be provided on site;~~
- c) ~~Safe and convenient pedestrian access routes shall be planned between the school and the surrounding residential areas;~~
- d) The selected site will generally be a maximum of 3 hectares in size, and shall have frontage on a local road;
- e) The selected site will be able to develop in accordance with the Oak Ridges Moraine Conservation Plan including preservation of environmental features and functions, and the necessity for minimal grading in order to preserve the landform; and
- f) The public elementary school site is to be located within the first phase of development.

23.4.2.2 If the elementary school site is not required in future for school purposes, it may develop in accordance with the underlying Cluster Residential designation.

23.4.3 MINOR INSTITUTION

The existing locations of Minor Institution uses are shown on Schedule AA.

23.4.3.1 Permitted uses in a Minor Institution designation include small scale public service uses including places of worship, private schools, daycare and residential facilities for children, nursing homes, senior citizen homes, government operated clinics or counseling services, and similar uses which are deemed by the Town to be compatible with existing or proposed development, oriented to the local population, and requiring a limited number of support services.

23.4.3.2 On sites with Yonge Street exposure on the east side of Yonge Street as indicated on Schedule AA, new compatible Minor Institution uses may be permitted within the Cluster Residential designation subject to amendment of the Zoning By-

law, and further provided that the following matters have been addressed to the satisfaction of the Town:

- a) the relationship of the use to surrounding development in an approved Block Plan;
- b) safe and, where possible, co-ordinated access to Yonge Street to be shared with other compatible uses, in order to limit the number of access points;
- c) the proposed grading preserves topographic features and functions in accordance with the Implementation Guidelines for the Oak Ridges Moraine;
- d) building height, massing, location of parking, landscaping, pedestrian and vehicle circulation, have been addressed in a Site Plan and are in accordance with the Urban Design Guidelines ~~contained in Appendix A in~~ Section 8.3 of this Secondary Plan;
- e) availability of municipal servicing;
- f) completion of required studies in accordance with ~~s-~~ Section 11.2; and
- g) any other reasonable concern related to the specific nature of the proposed use has been addressed to the satisfaction of the Town or relevant authority.

23.4.3.3 Sites containing municipal utilities, including a water tower or storm water detention pond, have been designated as Minor Institution sites but such designation shall not imply that such sites are intended to be redeveloped for any use except a utility without amendment to this Plan.

23.4.4 MAJOR INSTITUTION

~~The Provincial government complex, York District Catholic School Board offices, and Cardinal Carter Secondary School are designated Major Institution uses on Schedule AA. The Provincial government complex contains the historic De La Salle College building which is currently used as offices, and portions of a wooded area known as Monk's Walk, a driver testing centre, and offices of the Ontario Provincial Police. A depression located on the site is designated as Open Space.~~

23.4.4.1 The permitted uses for Cardinal Carter Secondary School on Bloomington Road include a secondary school, daycare centre, recreation uses, open space uses and related activities normally associated with these uses.

23.4.4.2 The permitted uses of the Provincial government site designated Major Institution at the north west corner of Yonge St. and Bloomington Road include administrative offices, a driver testing centre, Ontario Provincial Police headquarters and open space.

- a) The Town shall seek to obtain an open space trail linkage along the northern boundary of this site and a conservation easement over the landform depression identified as an Environmental Function Area on Schedule AA.

- b) Any future development or redevelopment of this site shall preserve and respect the identified Heritage Resource in accordance with the provisions of ~~§~~ **Section 3.8 14** of the Aurora Official Plan.

23.4.4.3 The permitted use of the York District Catholic School Board site on Bloomington Road includes administrative offices, recreation, open space and activities normally related to such uses.

23.4.4.4 Any significant change of use on a permitted Major Institution site and any application for a new Major Institution use designation shall require an Official Plan Amendment. In considering an application for Official Plan Amendment, the Town shall be satisfied that:

- a) municipal services are available;
- b) the use will not create a demand for higher levels of community services than are intended by this Plan;
- c) the proposed Major Institution use is compatible with the intent and policies of this Plan;
- d) satisfactory Supporting Studies required in ~~§~~ **Section 11.2** have been submitted;
- e) the proposed use can develop and function in a manner both sensitive to the environment and compatible with surrounding low density residential uses; and
- f) any other reasonable concern related to the specific nature of the proposed use has been addressed to the satisfaction of the Town or relevant authority.

23.4.4.5 i) Site Specific Policies (Official Plan Amendment 59)

~~Notwithstanding any policies to the contrary of Section 4.4 of the Yonge Street South Secondary Plan (Official Plan Amendment No. 34) the following special policies apply to the property designated "Major Institution" described as Part of Lot 71, Concession 1, and shown on Schedule "A" as OPA 59 attached hereto:~~

- ~~a) The lands shall only be used for a secondary school (grades 7 through 12) including, recreation uses, chapel and childcare centre having a maximum gross floor area of 9290 m².~~
- ~~b) The policies contained herein shall be implemented by way of a site specific zoning by-law.~~
- ~~c) The major institution use shall be subject to an individual site plan agreement(s), as may be required by Council.~~
- ~~d) Council shall require a high standard of urban and architectural design~~

~~which will be incorporated on the subject lands. This site is an entrance to the Town and to the Secondary Plan Area and therefore it is important that its architecture and landscape combine to produce a suitable image for entering the community. This objective will be implemented through the site plan approval process, which will ensure that the design of the secondary school is compatible with the surrounding land uses and a high standard of landscaping which will include a strong built or landscaped edge at the corner of Bathurst Street and Bloomington Road. A controlling architect shall be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.~~

-
- ~~e) Given the significance of this site, the location of the building should present a significant frontage to the street and be planned as an important civic element within the community. The architectural style of the building should show regard for the architectural style of the existing and proposed community through its sitting, massing, proportions, and specific consistence of style, colour and materials.~~
-
- ~~f) Screening and landscaping of parking areas, loading areas, service area, and rooftop mechanical equipment shall be required.~~
 - ~~g) The design shall ensure that lighting for buildings and parking will be designed and sited to minimize adverse impacts onto adjacent properties.~~
 - ~~h) All signage is to be grade related and integrated into the landscape, and /or architecture.~~
-
- ~~i) Prior to site plan approval, the applicant is required to prepare and implement a Stormwater Management Report to the satisfaction of the Town of Aurora and the Conservation Authority.~~
 - ~~j) Prior to site plan approval, Council shall be satisfied with the design and location of access roads, water and sanitary sewer servicing. This shall include the execution of any agreements necessary to provide water and sanitary sewer servicing to the site. Such agreements shall include but not be limited to matters of maintenance, operation and administration.~~
 - ~~k) In the event that it is determined to be in the best interests of the Town that servicing arrangements other than through the Town of Richmond Hill, are appropriate, the developer shall assist the Town in implementing such servicing arrangements as shall finally be determined for the area.~~
-
- ~~l) Prior to construction, the applicant is required to establish an approved Groundwater Monitoring Program and Contingency Plan to the satisfaction of the Planning Department.~~
-

- m) ~~Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of Yonge Street South Secondary Plan (OPA 34) shall apply.~~

23.5.0 OPEN SPACE LAND USE POLICIES

~~In accordance with s. 3.5 of the Aurora Official Plan, the~~ The following policies recognize the significance of Open Space areas to the use and enjoyment of recreational activities as well as to the passive use and enjoyment of the natural environment, within the Yonge Street South Secondary Plan area of the Oak Ridges Moraine. The following policies shall apply to Open Space designations on Schedule AA, including a proposed Neighbourhood Park, linear park linkages, trails, areas of private open space and other areas which are intended to be preserved in a natural state.

23.5.1 INTENT

The Open Space resources within the Plan area, whether in public or private ownership, are intended to maintain the characteristic topography and open, landscaped quality of the Oak Ridges Moraine; preserve and protect natural features; and maintain the aquifer recharge function. Council recognizes that the general character of the Town's landscape (and in particular that of the Oak Ridges Moraine) is a natural resource which is essential to the well-being of the Town's residents and visitors, and will attempt to maintain and enhance such landscape characteristics. ~~Designated Environmental Protection Areas, Environmental Function Areas, and Ecological Restoration Areas may be used for passive recreation use where environmentally feasible.~~ The Plan area provides a unique opportunity to provide for passive recreational use in a natural setting with significant vistas and views. Public enjoyment of this environmental resource and connections to significant natural resources in the broader region will be obtained through provision of linear park and trail linkages between and through natural features as appropriate if it can be demonstrated that public access will not have negative impact on the natural features and their functions.

23.5.1.1 ~~Permitted Uses~~

- ~~Uses permitted on lands having an Open Space designation shall be uses which are primarily accommodated in an open setting with minimal buildings or structures. Areas designated Public Open Space are primarily intended for active or passive recreation use, including trails. Areas of Private Open Space may accommodate a specific function such as a cemetery or a golf course and are not usually intended to be open or accessible to the public.~~

23.5.1.2 ~~Zoning~~

- ~~Land designated for Open Space use will be placed in separate categories in the Zoning By-law to reflect the specific uses to be permitted. Amendments to the By-law may be site specific in nature.~~

23.5.1.3 Open Space Linkages

Lands designated Open Space and Environmental Protection Areas on Schedule AA, as well as Environmental Function Areas, Ecological Buffers and Ecological Restoration Areas which have been dedicated to the Town, will be linked wherever possible and environmentally feasible to form a system of connected natural features both within the Plan area and with other significant natural areas within the Region and beyond in order to form an interconnected recreational and environmental system.

23.5.2 PUBLIC OPEN SPACE

Lands designated Public Open Space on Schedule AA are owned or proposed for public acquisition or access by the Town or other public authority and intended for active or passive recreation. The Public Open Space designation shall be in accordance with the Public Parkland designation policies of **Section 13.2** of this Plan, except as modified by the following additional policies.

~~23.5.2.1 _____ Land designated Public Open Space shall be acquired and used in accordance with the policies of s. 3.5 of the Aurora Official Plan.~~

~~23.5.2.2 _____ Permitted uses in areas designated Public Open Space shall be restricted to the following:~~

- ~~a) _____ Neighbourhood Parks including playing fields, a children's playground and structures associated with such uses; and~~
- ~~b) _____ Linear open space parks, and trail linkages for non-motorized use;~~
- ~~c) _____ Stormwater detention features.~~

~~23.5.2.3 _____ Lands dedicated for parks shall be in a location and condition acceptable to the Town. All active parks should have frontage on a public road. Stormwater detention areas shall not be accepted as part of the required parkland dedication in accordance with the policies of the Aurora Official Plan and the provisions of the Planning Act.~~

23.5.2.4 A Neighbourhood Park of approximately 1.12 hectares (2.8 acres) shall be located in conjunction with any elementary school to be provided within the Secondary Plan area as shown by symbol on Schedule AA.

23.5.3 PRIVATE OPEN SPACE

Lands designated Private Open Space on Schedule AA are held in private ownership and shall not be construed as being open or available to the public. The Private Open Space designation shall be in accordance with the Private Parkland designation policies of **Section 13.3** of this Plan, except as modified by the following additional policies. Lands

with this designation include the Aurora Cemetery, the Beacon Hall Golf Course and the Timberlane Tennis Club.

~~23.5.3.1 _____ Permitted uses within an area of Private Open Space shall be limited to uses which retain the site in a primarily open condition.~~

~~23.5.3.2 _____ In order to facilitate the completion of a network of trails through the area as shown on Schedule DD, Council will endeavour to achieve easements or rights of way indicated along the boundaries or through areas of Private Open Space.~~

23.5.3.3 Within Private Open Space designations, Council may promote measures which will maintain and enhance the aquifer recharge function of the Oak Ridges Moraine, protect the topography and landform character representative of the Oak Ridges Moraine, or protect natural features. Such measures may relate to the treatment of storm water quality or quantity, use of pesticides or herbicides, control of grading, landscape design, or protection of environmental features and shall be implemented through site plan and zoning controls or through such legal agreements as conservation easements or restrictive covenants, as well as through encouragement of stewardship initiatives.

23.5.4 TRAILS

The location of existing and proposed trails is identified on Schedule DD. The exact location of proposed trails may be altered without amendment to this Plan. The trail network shall be planned in accordance with the Aurora Trail Network policies of **Section 15.6.2.**

23.5.4.1 Wherever possible, identified trails will be brought into public ownership and designated as Public Open Space. In some areas, trails may utilize public road allowances, utility rights of way or easements over private land, including areas designated as Private Open Space. Nothing in this Plan shall imply that any trail shown on private land is open to public use until it is acquired, or alternative legal arrangement is made for public access.

~~23.5.4.2 _____ Wherever environmentally feasible, trails will be encouraged in locations which link and provide access within or adjacent to Environmental Protection Areas and Ecological Buffers, Environmental Function Areas, or Ecological Restoration Areas.~~

~~23.5.4.3 _____ Trails shall be used for passive recreation, including walking and shall not be designed or intended for use by motorized vehicles. Cycling, cross country skiing and similar more intense recreational activities may be permitted and encouraged in certain trail locations but restricted from other more sensitive areas where there is concern~~

~~for the impact on the environment due to vegetative damage, erosion or habitat disturbance.~~

~~23.5.4.4 Trails shall be located, designed and maintained in a manner which retains topographic features, minimizes risk of erosion or other ecological damage, and utilizes natural materials rather than impervious materials (except where road surface or sidewalks form trail components).~~

23.5.4.5 Wherever possible, public access to exceptional Vistas as identified on Schedule DD shall be provided by means of trails.

~~23.5.4.6 Where additional landscaping is desirable along trails, it shall consist only of native species.~~

23.5.4.7 It is the intent of this Plan to secure an alignment for the Oak Ridges Trail which provides an opportunity to enjoy the Oak Ridges Moraine in its natural setting and minimizes reliance on access provided along roads.

23.6.0 ENVIRONMENTAL LAND USE POLICIES

The Environmental designations on Schedule AA contain natural features and functions of significance which are intended to be protected and, where possible, enhanced whether in public or private ownership. Lands within the Environmental designations shall be protected and planned for in accordance with the Greenlands System policies of Section 12 of this Plan, except as modified by the following additional policies. ~~Efforts will be made, where possible, to bring such areas into public ownership. Where lands are retained in private ownership, they shall not be construed as being open or available to the public unless specific easements or other legal arrangements have been granted to provide public access.~~

23.6.1 INTENT

~~The intent of the Environmental Protection Area, Ecological Restoration Area and Environmental Function Area designations on Schedule AA is to protect and enhance areas containing significant natural features and functions. The Environmental designations include significant natural features in the Secondary Plan area which provide a high or moderate environmental function. It should be noted that despite the identification of these specific areas and features, these are not the only lands which may provide an important environmental function. Most of the area within the Secondary Plan is identified as providing a high/moderate ground water recharge function as shown on Schedule BB. This function is to be maintained, as much as possible, through natural rather than engineered means in accordance with the provisions of Section 7.~~

~~Other less significant treed areas such as non-native plantations contribute to ground water recharge and are intended, as much as possible, to be retained and encompassed within development.~~

~~The Environmental designations include:~~

- ~~a) Environmental Protection Areas;~~
- ~~b) Environmental Function Areas;~~
- ~~c) Ecological Restoration Areas;~~
- ~~d) Ecological Buffers.~~

23.6.2 GENERAL POLICIES

~~23.6.2.1 The Town shall seek the dedication of environmental areas through transfer of density to other appropriate lands within the Secondary Plan area. Where the Town chooses not to accept the dedication of an environmental area, conservation easements will be required to protect the area in its natural state and provide for public access, if it can be demonstrated that public access will not impact on the natural features and functions.~~

~~23.6.2.2 It is not the policy of Council to purchase environmental areas or accept the dedication of environmental lands as part of the park land dedication requirements under the Planning Act.~~

~~23.6.2.3 Prior to consideration of development within or adjacent to an Environmental Protection Area, its associated Ecological Buffer or an Environmental Function Area or Ecological Restoration Area, an Environmental Impact Study shall be undertaken in accordance with Terms of Reference approved by the Town in consultation with the appropriate agencies or jurisdictions, as warranted. The Environmental Impact Study shall define the exact size, significance and extent of the environmental feature. As a minimum, an Environmental Impact Study shall address the matters set out in Section 11.2.2.~~

~~23.6.2.4 The removal, destruction, damage or alteration to the boundary of an Environmental Protection Area, its associated Ecological Buffer, Environmental Function Area, or Ecological Restoration Area (except such alteration as is supported by an Environmental Impact Study) shall not result in a change to the designation or policies for these areas, nor qualify such areas as suitable sites for development.~~

~~23.6.2.5 Where environmental features are intentionally removed, destroyed, damaged or altered, the Town shall use its available powers to require that such areas be restored to natural conditions.~~

~~23.6.2.6 ————— Where Environmental Protection Areas and their associated Ecological Buffers, Environmental Function Area or Ecological Restoration Areas, are dedicated to the Town, these lands shall be subtracted from the gross development area for purposes of calculating park land dedication.~~

~~23.6.2.7 ————— Ecological buffers shall be provided around each Environmental Protection Area. The intent of ecological buffers is to provide adequate separation between environmental areas and adjacent areas used or intended for development. The physical extent of an ecological buffer will be based on the environmental feature that is being protected and shall be determined during the preparation of an Environmental Impact Study in accordance with the provisions of s.11.2.2. Within Block F, as shown on Schedule CC Ecological Buffers shall be a minimum of 10.0 metres in width measured from the dripline of trees on the boundary of the Environmental Protection Area to the rear lot line or equivalent of the development. [OPA 38]~~

~~Two common impacts from development are the introduction of non-native horticultural plants to native woodlands and loss of small mammals and ground-nesting birds from predation by domestic animals. In such cases, buffers should be wide enough to provide edge habitat for the non-native plants and hunting territory for domestic animals. This will not eliminate the impacts to the environmental feature, but may mitigate them to acceptable levels.~~

~~23.6.2.8 ————— Ecological Buffers will form part of the Environmental Area designation which they abut. Buffers will not form part of the development area. In accordance with s. 3.2.3.b) of this Plan, residential densities may be transferred from the buffer areas to other lands in the Secondary Plan area. Ecological Buffer ownership will not be fragmented, wherever possible.~~

~~23.6.2.9 ————— Ecological Buffers shall be left in a natural state and, where possible and appropriate, augmented with native species. No development with the exception of defined and appropriate trails and stormwater management outlets is permitted within Ecological Buffers. Boundaries will be delineated by a structural boundary or “living fence” of natural plant materials, to the satisfaction of the Town.~~

~~23.6.2.10 ————— In conformity with s. 3.11.1 of the Aurora Official Plan, all private and public development adjacent to or incorporating Environmental Protection Areas and their associated Ecological Buffers, Environmental Function Areas and Ecological Restoration Areas shall be based on Site Plan Agreements which reflect the recommendations of an Environmental Impact Study, including appropriate development agreements and conservation easements.~~

23.6.3 ENVIRONMENTAL PROTECTION AREAS

- 23.6.3.1 Environmental Protection Areas contain the most significant areas of ecological importance within the Secondary Plan area. It is Council's intent to acquire such areas or ensure their preservation through conservation easements.
- 23.6.3.2 The intent in designating Environmental Protection Areas is to protect ecological structure and function, and significant landforms representative of the Oak Ridges Moraine. In these areas, the quality of the landform, vegetation and/or wildlife is high and should be protected on its own merits, in addition to the functional value it may have such as erosion control, wildlife habitat, enhancement of infiltration, nutrient cycling, etc.
- 23.6.3.3 Environmental Protection Areas include the following features:
- (i) Environmentally Significant Areas (ESAs) designated by the Lake Simcoe Region Conservation Authority (LSRCA) for flora, habitat or wildlife reasons, or Areas of Natural and Scientific Interest (ANSIs) (life science) designated by the Ontario Ministry of Natural Resources (OMNR);
 - (ii) all components of evaluated wetlands, plus any contiguous forest or wetland habitat;
 - (iii) areas supporting regionally, Provincially or nationally significant plant and animal species in York Region as designated by the OMNR;
 - (iv) woodlands greater than 4 hectares (10 acres) in size;
 - (v) significant vegetation communities including mature forests (greater than 100 years of age);
 - (vi) significant wildlife habitat including known deer wintering areas, fisheries habitat and waterfowl staging areas;
 - (vii) natural features that are part of the headwaters of the Holland River; and
 - (viii) landforms that are especially representative of the Oak Ridges Moraine or Schomberg Ponding in their form and/or composition (e.g., kettle depressions).
- 23.6.3.4 No new development or land alterations shall be permitted in an Environmental Protection Area except for erosion and flood control works; fish, wildlife or conservation management measures, or ecologically based restoration or management.
- 23.6.3.5 Pedestrian paths and essential public works may be permitted, subject to an Environmental Impact Study or an Environmental Assessment prepared under the Environmental Assessment Act, provided that the ecological function for which the area was identified is maintained and environmental impacts are adequately mitigated.
- 23.6.3.6 Where possible, the boundaries of Environmental Protection Areas shall be staked in the field and surveyed to the satisfaction of the appropriate authorities during the preparation of a Block Plan.

- 23.6.3.7 Removal or significant alteration in the boundaries of an Environmental Protection Area will require an amendment to this Plan. Changes to the boundaries of an Environmental Protection Area, due to the conclusions of an approved Environmental Impact Study conducted in accordance with the provisions of ~~Section~~ Section 11.2.2, shall not require an amendment to this Plan.
- 23.6.3.8 Existing homes and new homes on lots of record are permitted subject to other policies of the Official Plan and the provisions of the Zoning By-law.
- 23.6.3.9 Where residential density is transferred from an Environmental Protection Area to other lands within the Secondary Plan area, the Environmental Protection Area shall be dedicated to the Town at no cost. Where it is not dedicated to the Town, conservation easements or other legal agreements shall be required to ensure that the environmental features and functions of the area are protected and maintained, and that wherever possible, public access is provided, if it can be demonstrated that public access will not have a negative impact on the Environmental Protection Area.
- 23.6.3.10 Land designated Environmental Protection Area will be placed in separate categories in the Zoning By-law to reflect the relative sensitivity of a given area and specific uses to be permitted. Amendments to the By-law may be site specific in nature.
- 23.6.3.11 The Environmental Protection Area which has been designated northeast of Old Bloomington Road and Yonge Street is believed to include a kettle feature. If further on-site investigation in accordance with an Environmental Impact Study reveals that such a feature is not present, the Environmental Protection Area may be reduced or removed subject to the recommendations of such Study without amendment to this Plan.

23.6.4 ENVIRONMENTAL FUNCTION AREAS

- 23.6.4.1 The Environmental Function Area designation contains natural areas with a moderate level of environmental significance but which provide an important environmental function. The intent in designating Environmental Function Areas is to protect ecological function only. Many of these areas are located on soils with potentially high infiltration, with treed vegetation cover. In such instances, the vegetation itself does not have high enough quality to warrant protection. However, the presence of trees ensures that the soils will not be graded, compacted or otherwise disturbed, thus preserving their capability to infiltrate precipitation to the water table. Thus the vegetation plays a role in preserving function.
- 23.6.4.2 The Environmental Function Area designation includes:
- a) areas that have high/moderate potential for groundwater recharge and support native forest cover (including early successional areas) and coniferous plantations;

- b) areas that provide potential significant linkage within and outside of the Plan area; and;
- c) areas that exhibit significant Oak Ridges Moraine landform characteristics, i.e. kames, ridges, and slopes over 10%.

23.6.4.3 Development of residential lots or land alterations including pedestrian paths, storm water management facilities and public works may be permitted in an Environmental Function Area provided that it is demonstrated, through:

- a) an Environmental Impact Study, that the ecological function for which the area is identified and areas that exhibit significant Oak Ridges Moraine landform characteristics are, at a minimum, maintained;
- b) a Vegetation Preservation Plan prepared by a qualified professional to include a tree inventory, an assessment of alternative development options, identification of means of protecting high quality vegetation during and after construction, and other matters as set out in **Section 18.1 b) ii)**~~11.2.2~~, that vegetation is maintained to the greatest extent possible, and
- c) a Landform Conservation Plan as described in Section 7 of this Amendment and **Section 18.1 b) ii)**~~11.2.3~~ that illustrates how the landform is to be preserved.

23.6.4.4 Where an Environmental Function Area is adjacent to lands designated Cluster Residential, every effort shall be made to retain the area by transferring the residential density from the Environmental Function Area to the lands designated Cluster Residential. Development shall not be permitted within such Environmental Function Areas until it has been demonstrated that it would not adversely impact the function provided.

23.6.4.5 Deletion of an Environmental Function Area shall not require an amendment to this plan provided that all other relevant policies of this Plan have been addressed to the satisfaction of the Town.

23.6.4.6 Existing homes and new homes on lots of record are permitted subject to other policies of the Official Plan and the provisions of the Zoning By-law.

23.6.4.7 Where possible, the boundaries of Environmental Function Areas shall be staked in the field and surveyed to the satisfaction of the appropriate authorities during the preparation of a Block Plan.

23.6.4.8 Where residential density is transferred from an Environmental Function Area to other lands within the Secondary Plan area, the Town may request that the Environmental Function Area be dedicated to the Town at no cost. Where it is not dedicated to the Town, Conservation Easements or other legal agreements shall be required to ensure that the environmental features and functions of the area are protected and maintained and that, wherever possible, public access is provided.

23.6.4.9 Notwithstanding any other provision of this Section, no stormwater management facility will be permitted on slopes greater than ten percent (10%), and grading of slopes over 10% shall be strongly discouraged.

23.6.5 ECOLOGICAL RESTORATION AREAS [OPA 38]

23.6.5.1 Ecological Restoration Area's have been identified through additional investigation within Block "F" as shown on Schedule "CC". An Ecological Restoration Area is intended to link and enhance Environmental Protection Areas and Environmental Function Areas to provide wildlife movement corridors and habitat. Such areas may or may not contain natural features in their current state, however, it is intended that they will eventually resemble those areas in terms of species diversification and ecological function.

23.6.5.2 The boundaries of an Ecological Restoration Area shall be determined at the Block Plan stage and where possible, shall be staked in the field and surveyed to the satisfaction of the appropriate authorities at the Block Plan stage.

23.6.5.3 Ecological Restoration Areas are generally not to be developed. Within such areas, appropriate trails, stormwater management facilities and public works are permitted provided that the ecological functions of these areas are not compromised. Development within an Ecological Restoration Area is restricted to pedestrian paths, stormwater management facilities, roads and public works provided it is demonstrated that ecological function is maintained and vegetation is preserved to the greatest extent possible through the following studies:

- a) an Environmental Impact Study to assess the ecological function for which the area has been identified; and
- b) a Vegetation Preservation Plan prepared by a qualified professional to include a tree inventory, an assessment of alternative development options, means of protecting high quality vegetation during and after construction and other matters set out in **Section 18.1 b) ii) 11.2.4.**

23.6.5.4 Ecological Restoration Areas will be the subject of further study to determine what interventions, if any, are required to encourage the process of increasing species diversity, wildlife habitat and ecological function. Interventions may range from "do nothing" (allow natural regeneration to occur), to removal of invasive plant species, to planting of native trees and shrubs.

23.6.5.5 Road crossing of Ecological Restoration Areas will be designed to provide wildlife crossing in an appropriate manner. Design considerations may include: narrow pavements widths with vegetated edges to minimize road width, culverts to provide amphibian crossings under the road, and warning signage to motorists of wildlife crossing areas and maintenance of adjacent vegetation in a natural state.

23.7. ENVIRONMENTAL MANAGEMENT

The following policies shall apply to development throughout the Secondary Plan area as well as to specific identified sites within the Secondary Plan Area which have inherent environmental constraints. These areas are designated Environmental Protection and Environmental Feature Areas on Schedule AA and include the Area of High/Moderate Infiltration Potential shown on Schedule BB.

23.7.1 GROUND WATER MANAGEMENT

The Oak Ridges Moraine (ORM) is amongst the most important aquifer systems in southern Ontario. From a hydrogeological perspective, the ORM is a regional recharge area characterized by a hummocky surface and permeable soils which collect and infiltrate precipitation through a network of channels, tunnels and subterranean lenses of sand and gravel into three aquifers at increasing depth beneath the surface. The Upper and Intermediate Aquifers appear to be connected and supply most domestic water requirements. The Deep Aquifer supplies municipal potable water to the Town of Aurora and other municipalities within the Region. A portion of infiltrating water is discharged as baseflow to the headwaters of streams originating in the ORM and is of a quality sufficient to support a cold water fishery south of Vandorf Road in the eastern portion of the area.

~~These factors highlight the exceptional significance of proper groundwater management within this area, underlie Provincial interest in the Oak Ridges Moraine, and explain the identification of most of the area by the Lake Simcoe Region Conservation Authority as being within an “Environmentally Significant Area” (ESA) identified because it is an “infiltration area which contributes to a regionally significant groundwater system” and “contributes to high quality reaches of streams”. A water budget analysis indicates that the Yonge Street South area as presently developed retains sufficient infiltration potential (i.e. 234 mm/yr.) to maintain a stable regime that will protect groundwater supply and streams.~~

23.7.1.1 It is Council's intent that additional development within the Yonge Street South area will preserve or enhance the water budget in terms of both quantity and quality in order to maintain the significant groundwater recharge function of the area.

23.7.1.2 The area of permeable soils related to the identified aquifer recharge function of the Environmentally Significant Area has been further refined through studies leading to the preparation of this Secondary Plan as shown on the High/Moderate Infiltration description of Schedule BB. The limits of the High/Moderate Infiltration area shall be more precisely determined at the time of preparation of Block Plans or development applications in consultation with the Town and Lake Simcoe Region Conservation Authority through preparation of a Hydrogeological Study in accordance with the provisions of ~~§~~ **Section 18.1 b) ii)** 44.2.5. Proposed new development shall demonstrate that the current level and

quality of infiltration will be maintained through natural rather than engineered means, to the greatest extent possible.

- 23.7.1.3 Stormwater runoff from paved surfaces may contain a wide range of contaminants including chloride, petroleum, hydrocarbons and metals (such as cadmium, zinc and lead) which may remain in solution and negatively impact groundwater quality. The Town shall require that stormwater Best Management Practices be implemented to prevent groundwater contamination.

23.7.2 FLOOD PRONE AREAS

- 23.7.2.1 ~~Prone Areas are identified in the Official Plan in accordance with the mapping and regulations of the Lake Simcoe Region Conservation Authority and include portions of the Holland River. Within the Secondary Plan area, such areas lie within an Environmental Protection Area or area of Private Open Space where no development is intended.~~ Flood

- 23.7.2.2 ~~These areas shall be reflected in a category of the Zoning By-law which precludes development.~~ These

23.7.3 FISHERIES HABITAT

- 23.7.3.1 A Fisheries Habitat area is located in portions of the Holland River watercourse ~~and identified in the Official Plan~~. Areas of fish habitat are designated as Environmental Protection Areas on Schedule AA and protected from development.

- 23.7.3.2 Any future development proposed adjacent to areas of Fisheries Habitat identified in the Official Plan shall demonstrate through an Environmental Impact Study that there will be no damage to the fish habitat. Development agreements may also restrict the timing of construction in the vicinity of fish habitat to reduce potential impacts.

- 23.7.3.3 Storm water management planning shall take account of the necessity for control of quality and quantity of run-off, so that damage to fish habitat is avoided.

23.7.4 LANDFORM CONSERVATION

- 23.7.4.1 ~~In accordance with s. 3.11.4 of the Aurora Official Plan, Council recognizes that the~~ The Oak Ridges Moraine feature is ~~considered to be~~ a significant and sensitive landform. However, it is also recognized that at a local scale, it is feasible to undertake low intensity development that results in minimal impact to the topography and still preserves that essential topographic character of the Moraine which forms part of the distinctive character of this Secondary Plan area.

- 23.7.4.2 Where development is proposed within or around landform features that are characteristic and representative of the moraine (including rolling or hummocky terrain, steep slopes, flat segments, seasonally wet areas, significant landscapes, views and vistas), a Landform Conservation Plan as described in ~~§. Section 18.1 b) ii)-11.2.3~~ shall be prepared during the preparation of a Block Plan. Where landform features are considered to be highly representative of the moraine and contribute to the distinctive character of this Secondary Plan area, they shall be preserved. Features of lesser significance also contribute to the distinct character of the precinct and shall be retained to the greatest degree possible.
- 23.7.4.3 The preservation of significant representative landform features shall be achieved, wherever possible, through incorporating them within Environmental Function Area or Open Space designations. Where development is proposed, grading may be controlled, and clustering of lots or other innovative development configurations shall be used to maximize the retention of landform features. Permitted development will generally be directed to less significant areas or shall be required to proceed in a manner which is compatible with the natural landform feature.
- 23.7.4.4 In order to preserve significant and representative landforms, the Town shall permit and may encourage the transfer of residential density to other development areas within the Secondary Plan area and shall secure the preservation of the landform through the establishment of a conservation easement or other legal agreement.
- 23.7.4.5 Proponents of a plan of subdivision or plan of condominium may also be required to demonstrate means of protecting the landform in accordance with the provisions of ~~§. Section 18.1 b) ii)-11.3~~.
- 23.7.4.6 In order to preserve landforms, some flexibility may be exercised in implementing the Town's and the Region's road grades and cross section standards, where practical.
- 23.7.4.7 Areas of significant Vistas are intended to be preserved and protected from development which would encroach on the area or impede the view. Wherever possible, such areas shall be secured in public ownership and made accessible through public trail linkages.
- 23.7.4.8 A number of prominent Vistas have been identified on Schedule DD. Additional Vistas may be identified during preparation of Block Plans.
- 23.7.4.9 Where areas which are seasonally wet have been identified during the preparation of Block Plans, to the greatest extent possible, development shall be directed away from these areas so that they may continue their natural drainage or recharge function. Seasonally wet areas may form a yard area which is well setback from buildings or other more intensive uses of the site, or may form part of a common open space area within areas of clustered development, or may be used as a stormwater management feature.

23.7.5 KETTLE FEATURES LAKES

~~Kettle features are deep depressions created during the glacial period and are significant features of the Oak Ridges Moraine.~~

~~23.7.5.1 Kettle features are to be designated as Environmental Protection Areas.~~

23.7.5.2 Groundwater systems which serve to maintain the hydrology of kettle features lakes, are to be protected.

23.7.5.3 For purposes of these policies, groundwater systems are defined as any of the following:

- a) local, shallow groundwater flow from the area immediately adjacent to the kettle feature;
- b) shallow perched groundwater flow from within the watershed of the kettle feature; and/or
- c) the regional groundwater table in instances where it intercepts the base of the kettle feature.

23.7.5.4 Proponents of development in or near the watershed of a features lake shall be required to undertake appropriate hydrology and hydrogeology studies to demonstrate that the development will not have a negative impact on any of the groundwater systems.

23.7.5.5 Kettle features lakes and their immediate local watershed shall only be used for wildlife or conservation management, or scientific study.

23.7.5.6 Within the watershed of a features lake, no new development shall be permitted which alters the natural shoreline; results in a loss of natural vegetation along the shoreline or fish and wildlife habitat; adversely affects the natural hydrological characteristics of the lake including baseflow, water quality, temperature, storage levels or capacity or has any negative impact on the ecological functions of the feature.

23.7.5.7 Prior to approving new development that is demonstrated to contribute groundwater and/or surface water to kettle features within the amendment area, Council shall be satisfied that the development shall not have an adverse impact on the water quality or quantity of the kettle feature.

23.7.6 VEGETATION PRESERVATION

23.7.6.1 In addition to the Environmental Protection Areas, Environmental Function Areas, and Ecological Restoration Areas, other wooded areas are present within the Secondary Plan area including non-native plantations, hedgerows and early succession communities. These wooded areas, as well as individual trees, can be of environmental benefit, and require recognition and

consideration in the detailed planning for the development of land uses designated by Schedule AA. Although such areas do not require development to be precluded, it is the intent of the Town to retain vegetated areas of good quality wherever feasible.

~~23.7.6.2 Woodlots are subject to the provisions of the Regional Tree By-law as amended from time to time.~~

23.7.6.3 Where development is proposed within an Environmental Function Area, Ecological Restoration Area or other wooded areas, it is intended that development be designed and carried out in a manner which maintains the wooded areas as a protected amenity within the development area, and that construction activities, lot patterns, road locations and building footprints will be controlled as necessary to maintain the ecological function of the feature and as much of the wooded area as possible.

23.7.6.4 When assessing a development application, the Town may request that other wooded areas be identified through a Vegetation Preservation Study described in s. **Section 18.1 b) ii)** ~~11.2.4~~ which shall assess the location and quality of trees and vegetation, and assist in organizing land uses and development patterns to retain good quality trees wherever possible.

23.7.6.5 The Town shall encourage, that wherever possible and environmentally feasible, other wooded areas are contained within open space linkages and are used to link Environmental Protection Areas, Environmental Function Areas, Ecological Restoration Areas and other areas of open space.

23.7.6.7 In considering applications for development, the Town may request an applicant to enter into an agreement providing that only such trees as directly impede the approved construction of buildings and services may be destroyed and the applicant may be required to replace them, in reasonable amount, by trees of sufficient maturity to enhance the appearance of the development at completion. Alternatively, such agreement may attach a specific Vegetation Preservation plan and require development in compliance with that plan.

~~23.7.6.8 Council shall strive to protect soil erosion. Such protective measures shall include the requirement of a permit under the Aurora Topsoil Preservation By-Law before any vegetation or soil may be removed, and co-operation with the Region in enforcement of the Tree By-law to prevent wooded areas from being removed.~~

~~23.7.7 STEWARDSHIP POLICIES~~

~~The successful protection, management and restoration of natural systems requires involvement of many different parties, including the co-operation and assistance of residents and developers. If left alone, most natural areas would maintain and restore themselves but can become severely degraded from excessive ad hoc usage. A collaborative effort is necessary to protect and maintain natural areas. Council views~~

stewardship as an opportunity for individual landowners and groups of area residents to work together. In most cases, private landowners wish to be good stewards of their land, maintaining it with pride, and cherishing the qualities of natural features. Involvement of the community can increase individual knowledge of healthy environmental practices, restore a connection between people and the landscape, add to community identity, and increase respect for the natural systems which ultimately sustain us.

~~23.7.7.1 The Town shall work with resident groups to develop a landowner contact program which would include distribution of information packages on the Oak Ridges Moraine as well as meetings to discuss possible means of co-operation on management of the natural areas.~~

~~23.7.7.2 The Town, in collaboration with land developers, shall develop and distribute to all home purchasers within the Secondary Plan area, a 'landowner information guide' which describes the value and importance of the Oak Ridges Moraine, the impact homeowner activities can have on natural areas, and steps which can be taken to minimize such impacts.~~

~~23.7.7.3 The Town shall encourage residents and golf course management to reduce the use of pesticides, herbicides and fertilizers.~~

~~23.7.7.4 The Town shall encourage the golf course and other land owners to maintain a naturalized vegetated or forested buffer along the shoreline of the tributaries of the Holland River.~~

~~23.7.7.5 The Town shall encourage a programme of tree planting and preservation on private lands so that all areas are provided with a sufficient number of trees to maintain a high standard of amenity, as well as to foster infiltration and soil conservation. In addition, the Town shall encourage private landowners to avoid planting invasive non-native plant species.~~

~~23.7.7.6 The Town shall explore opportunities for local stewardship of publicly owned natural features by neighbouring residents, resident associations, and environmental groups similar to an adopt-a-park program. Opportunities for local initiatives may include monitoring, trail maintenance, tree planing, field work, restoration, policing and education. Particular efforts shall be made to involve local schools in such stewardship efforts.~~

~~23.7.7.7 In carrying out private servicing or municipal works, the the owner or developer, and the Town shall avoid unnecessary destruction of vegetation and landform. Where trees must be destroyed to accommodate the works, they shall be replaced by~~

~~native trees, where possible, sufficient in number and size to enhance the appearance of the works at the time they are completed.~~

~~23.7.7.8 When considering applications for development within established areas, the Town may request that the applicant enter into an agreement whereby only such trees as directly impede the construction may be destroyed and the applicant may be required to replace trees of sufficient maturity to retain or enhance the appearance of the property.~~

~~23.7.7.9 The Town may undertake a demonstration project in a local park to naturalize a portion of the park and provide education displays on the value and importance of naturalizing areas.~~

23.7.8 CONSTRUCTION PRACTICES

~~23.7.8.1 All development shall utilize best possible construction practices to protect natural features, conserve the landform and ensure a high level and quality of groundwater recharge in accordance with the policies of this Plan. The areas impacted by construction shall be constrained to minimize soil compaction, particularly in areas of silty soils that are subject to compaction. Wherever damage to natural features or landform or soil compaction is unavoidable, the restoration of the area shall be required to the greatest extent possible.~~

23.8.0 COMMUNITY IDENTITY, HERITAGE AND URBAN DESIGN

The Yonge Street South Secondary Plan area provides a respite from more intense urban development, allowing the rolling topography and natural landscape quality of the Oak Ridges Moraine to prevail within a setting of low intensity human activity. The area has been largely developed with estate and clustered residential development which has retained topographical features, wooded areas, and large preserves of open space thus providing a distinctive identity within the Town.

Heritage resources consist of both built and natural resources which have played a part in the development of the Town and are a reminder of its history and evolution. In particular, the stream corridors, forested areas and hummocky terrain remain as significant remnants of the natural features within the Town, while the Aurora Cemetery, former De La Salle College and other historic buildings bear testimony to the human history within the area. Archaeological resources may also be found that will contribute to this record. The sensitive integration of limited additional development within the established character will be guided by urban design and policy provisions.

23.8.1 COMMUNITY IDENTITY

- 23.8.1.1 The Yonge Street South community is a distinctive preserve within the Town of Aurora and is intended to retain its low intensity, landscaped character in order to provide visual relief from more intense forms of urban development, and to preserve and enhance the environmental amenity that is provided to the Town and wider region.
- 23.8.1.2 The significant environmental features, natural areas and topography of the Oak Ridges Moraine shall be preserved and enhanced as a fundamental component of the identity of the Yonge Street South area.
- 23.8.1.3 Areas currently developed with large, estate residential lots on private services are intended to be retained and to continue to accommodate low intensity residential use in harmony with the natural environment. New development shall reflect the established heights, massing and landscape quality found in the area and shall be integrated in a sensitive manner within the natural environment and alongside the established residential fabric.
- 23.8.1.4 The area has developed with scattered clusters of development set within environmental and open space preserves. This pattern is intended to continue with local roads providing a linkage to the arterial road system but not intended to provide a continuous route through the community.
- 23.8.1.5 To preserve the quiet character of existing low intensity development, connections shall be discouraged between existing local roads providing direct access to estate lots and new public or private roads or driveways providing access to development which involves a significant number of residential units, a more intense, or a different land use that will introduce increased levels of traffic. Where a connection cannot be avoided, it may be limited to a minor, secondary, or emergency access for new development rather than the principle means of access.
- 23.8.1.6 Connection within the area shall be provided through natural open space areas, linear parks, trails and pedestrian linkages.
- 23.8.1.7 The existing and planned low density and intensity of development is not expected or intended to generate a demand for such additional services within the area as commercial facilities, major institutions, social services, or local transit internal to the area.
- 23.8.1.8 Council does not consider industrial, commercial or intensive institutional facilities to be compatible with the low density, environmentally prominent identity of this portion of the Town due to the visual and functional impact which is characteristic of such land uses, including: required grading, extensive parking and building coverage and related traffic generation.
- 23.8.1.9 Yonge Street is a major gateway to the Town and a central focus for the Yonge Street South community. The height, massing and setback of buildings along Yonge Street, landscaping, streetscape treatment and entrance locations shall be

in keeping with the intended character of the area and shall be further described in the Urban Design Guidelines contained in ~~s-~~Section 8.3 and further elaborated in ~~Appendix A~~ of this Secondary Plan.

23.8.2 HERITAGE

23.8.2.1 It is Council's intention that heritage features, sites or structures shall be preserved and enhanced within the Yonge Street South area and that development proposed on related sites shall be massed, situated, designed or landscaped to respect and enhance the visual and contextual relationships that are important to retention of the heritage amenity.

23.8.2.2 The Aurora Cemetery, including the House of the Dead and the Keepers House, are heritage resources of significance within the Town. All proposed development abutting the Aurora Cemetery site shall have regard for maintenance or enhancement of the visual character and quiet amenity related to this site, as well as the potential impacts of drainage of adjacent areas.

23.8.2.3 Council supports the preservation and enhancement of the former De La Salle College and the related tree-lined trail known as Monk's Walk as identified heritage resources of historic and social significance to the Town. Proposed development abutting these resources shall have regard for the visual relationship of the former De La Salle College to Yonge Street and to means of preserving the amenity of Monk's Walk as a tranquil, tree-lined pedestrian trail.

23.8.2.4 In consultation with the Local Architectural Conservation Advisory Committee, any future development of the Yonge Street portion of Beacon Hall Golf Course shall consider means of preserving the historic Beverley farmhouse and sensitively integrating it within the Yonge Street context of the site.

23.8.2.5 A number of properties along Yonge Street have been identified for their architectural or historic significance. Future development of the Yonge Street corridor shall occur in consultation with the ~~Local Architectural Conservation~~ Heritage Advisory Committee and shall investigate means of maintaining as many of these structures as is considered advisable and feasible.

~~23.8.2.6~~ ~~Where archaeological resources are identified, these shall be assessed, catalogued or preserved in accordance with the requirements of the Ministry of Citizenship, Culture and Recreation in accordance with licensing and resource conservation requirements.~~

23.8.3 URBAN DESIGN

23.8.3.1 Within the Yonge Street South area, urban design shall emphasize the sensitive visual and functional integration of buildings and structures into the natural setting of the Oak Ridges Moraine in a manner that blends with, protects, and enhances the important features and functions of this significant environment.

23.8.3.2 The location, height, size and massing of all proposed infrastructure and development will be designed to be visually unobtrusive and compatible with the landform and landscape character, and with the existing low intensity character of development within the area.

~~23.8.3.3 In order to protect the visual character, amenity and function of the natural environment, controls may be placed on grading; construction and design of driveways, roads, parking areas or pedestrian routes; design of stormwater facilities and related infrastructure, lighting or signage. All these facilities may be limited in location or extent.~~

23.8.3.4 Location of buildings, individual lots or clusters shall be encouraged to complement the natural landscape, vegetation, and adjacent heritage features in addition to respecting the spacing, landscaping and open space amenity of existing development.

23.8.3.5 Additional landscaping shall be required:

- a) in areas which are deficient in vegetation;
- b) where buffering is required to screen facilities or more intense land uses;
- c) to augment natural features or functions; or
- d) as a means of providing a landscaped transition from existing areas of lower density.

23.8.3.6 To preserve and enhance the distinctive historic, low intensity, environmentally prominent identity of this portion of Yonge Street as the central corridor of the Yonge Street South community and as a principal approach to the more urban core of the Town, buildings shall be set back a minimum of 60 metres from the centerline of the road and other elements of development related to the use and perception of lands within or abutting the roadway will be guided by the provisions of the Urban Design Guidelines ~~contained in Appendix A~~ in Section 8.3 of this Secondary Plan, including:

- a) building height, massing;
- b) landscape treatment; and
- c) location of parking areas, driveways, and access roads.

23.8.3.7 In accordance with the Urban Design Guidelines ~~contained in Appendix A~~ in Section 8.3 of this Secondary Plan, it is Council's intent to provide a distinctive gateway comprised of natural elements on both sides of the intersection of Yonge Street and Bloomington Road to mark this significant entrance into the Town and to the Yonge Street South community.

23.8.3.8 In order to facilitate the safe and convenient travel of pedestrians along both sides of Yonge Street, Council in co-operation with the Regional Municipality of York intends to develop a lighted path compatible with the character of the area

and sensitive to the environment, in accordance with the more detailed provisions of the Urban Design Guidelines.

23.8.3.9 At the intersection of Elderberry Trail and Yonge Street, extensive treed areas shall be retained, and on the southern property, new bermed and landscaped areas created, to ensure that the natural environment continues to form the dominant character at this gateway to the existing estate community.

23.8.3.1 URBAN DESIGN GUIDELINES

The Yonge Street corridor, as it traverses the Secondary Plan Area, has been designated as a Heritage Resource in the Aurora Official Plan in recognition of its significance to the Town. The low intensity, environmentally prominent visual impression creates a distinctive entrance to the Town of Aurora. Its pastoral character provides both a visual and functional break and noted contrast to the more urban streetscape that has developed along this corridor to the south in Richmond Hill and to the north of the CNR where the urban core of the Town of Aurora is located. The rolling topography, wooded preserves and low intensity of development are fundamental components of this image.

This portion of the corridor is significant along Yonge Street with respect to its unusual and distinctive topography, landscape quality and unobtrusive level of human construction. Means of preserving or strengthening these elements, while continuing to incorporate historic buildings and providing for compatible new development are enunciated through the Urban Design Guidelines.

INTENT

23.8.3.1.1 It is intended that the incorporation of new development along the Yonge Street corridor within the Secondary Plan area shall occur in a sensitive and unobtrusive manner which preserves and enhances the distinctive topography and landscaped quality. This character will be further re-inforced through the encouragement of private actions and the implementation of public actions and works.

Landscaped Gateway at Yonge Street and Bloomington Road

23.8.3.1.2 A 'Gateway' to Aurora and to the Secondary Plan area shall be provided in a natural, landscaped format utilising property on the north-east and north-west corners of the intersection of Yonge Street and Bloomington Road.

- a) The easterly component of such Gateway consists of a wooded area owned by the Aurora Hydro Electric Company. The Gateway feature to be provided on the approximately 40 metre by 40 metre parcel of land may consist of landform elements such as berms and shall include native coniferous and deciduous trees and shrubs to be planted or maintained in sufficient quantity to create a natural wooded feature adjacent to the roadways. Consultation with an arborist and with other environmental consultants as necessary, shall ensure that such feature

is designed in a manner which will be self sustaining and sensitive to the environmental function of the area.

- b) The westerly component of the Gateway shall be implemented through negotiations between the Town and the Province, on a similarly sized area of property to that on the east side of Yonge Street which will be designed to mirror the gateway component to the east, thus providing strong vertical landscaped elements to frame this entrance to the Town.

Yonge Street Frontage

23.8.3.1.3 In order to preserve and enhance the existing rural character of the Yonge Street corridor as it passes through the Plan Area, a natural border to Yonge Street shall be preserved and new development shall:

- a) be setback a minimum of 60 metres from the centre line of Yonge Street;
- b) avoid all accessory buildings, facilities and structures, including parking areas, driveways and parallel service roads within the 60 metre setback;
- c) include extensively landscaped areas which preserve existing landscape components and where necessary include additional areas planted with native species trees and shrubs on both municipal and private property; and
- d) respect the existing topography of the sites, to the maximum extent possible.

23.8.3.1.4 It is Council's intent that Yonge Street through the Secondary Plan Area should continue to maintain a rural profile, with ditches on both sides of the street.

23.8.3.1.5 It is Council's intent to work with the Region in order to provide a lighted, hard-surfaced pedestrian path and bicycle route within the boulevard of the street right of way, with the pedestrian path being located on the opposite side of the ditches to the road pavement. The path should be created in such a manner as to have low shrubbery on its street side, and the full scale landscaped setback described in 3 above, on the side bounded by private development. Subject to concerns for safety, convenience, construction and maintenance, the bicycle route may share this location or may be located in a separate location on the road shoulder more closely related to the lanes of automotive traffic.

23.8.3.1.6 Buildings which are to be constructed in proximity to Yonge Street should be designed with limited height and massing so that they may be sensitively integrated into the natural landscape setting in a manner which preserves the low intensity character of the area and maximizes its landscape components.

23.8.3.1.7 Parking areas should be located in areas which are removed or screened from Yonge Street.

23.8.3.1.8 Buildings should be sited and designed to function within the existing topography by avoiding grading, and being of a height, scale, and materials to blend within the natural elements of the site.

23.9.0 TRANSPORTATION POLICIES

~~The Yonge Street South Secondary Plan area is bounded by Bayview Avenue, Bloomington Road and Bathurst Street which are arterial roads under the jurisdiction of the Region. Yonge Street, the central transportation spine of the community is also an arterial road under the jurisdiction of the Region. Industrial Parkway and Vandorf Road are major collector roads under the jurisdiction of the Town. The remaining boundary is the CNR line on the west, which provides GO service between Newmarket and Toronto including a station in Aurora. Development within the area has been by means of local roads, which generally do not form an interconnected system through the precinct. There is no collector road system and such a system is felt to be unnecessary within this low density, environmentally sensitive precinct.~~

23.9.1.1 It is the intent of this Plan to provide a transportation network that offers ease of travel within and around the community in a manner that is compatible with the intended low density character of the area and with the environmental sensitivity of the Oak Ridges Moraine.

23.9.1.2 New development will be served by local roads which will take access primarily from the arterial road system at locations satisfactory to the Regional Municipality of York. The location of required roads will be determined during the preparation of Block Plans as indicated on Schedule CC.

23.9.1.3 No new road connections to existing local roads shall be permitted which would significantly increase current levels of traffic. New road access points to existing local roads shall only be permitted where traffic studies indicate this is feasible and appropriate. The location of the new road access as identified with an * within Block "E" on Schedule "CC" shall be subject to addition traffic and design studies to ensure that the sight lines and grades are acceptable to the Town of Aurora.

23.9.1.4 The Town supports the installation of new traffic signals on Yonge Street within the Secondary Plan Area to create breaks in the traffic flow which will facilitate access onto Yonge Street and to provide controlled locations for pedestrians to cross the street.

23.9.1.5 The level of development intended for the Yonge Street South area will not support an internal transit system. In determining locations of housing clusters and pedestrian linkages, proximity and accessibility to the arterial road system will be considered in order that the majority of new residents will be within reasonable walking distance of an arterial road which has or may in future be provided with, local or inter-regional transit service.

~~23.9.1.6 Pedestrian linkages within and between development areas, community facilities, and the open space system will be encouraged. Provision for pedestrian movement along Yonge Street shall be provided in accordance with the provisions of s. 8.4.8.~~

~~23.9.1.7 Development within 300 metres of a railway line shall be required to meet noise, vibration and safety requirements of the CNR or its successor in title.~~

23.9.1.8 The location of future points of access from development blocks to the arterial road grid is shown on Schedule CC. Such locations may be refined or altered during the preparation of a Block Plan, subject to approval of the Region or other authority having jurisdiction over the arterial road.

23.10 DEVELOPMENT POLICIES & GENERAL MUNICIPAL POLICIES

23.10.1 MASTER SERVICING STUDY

~~23.10.1.1 As a component part of this Secondary Plan, a Master Servicing Study has been prepared to assess the detailed design requirements, phasing and costs for the following matters to the satisfaction of the Town of Aurora and the Regional Municipality of York:~~

- ~~a) Water supply and distribution; and~~
- ~~b) Sanitary sewage.~~

~~23.10.1.2 This Master Servicing Plan has been prepared in consultation with the Region prior to approval by the Town. The methodology for assessing the appropriate financial contribution for particular development areas as defined in the Master Servicing Plan shall be incorporated into a Regional and Town Development Charge Study related to the Yonge Street South area.~~

23.10.2 DEVELOPMENT CHARGES AND FINANCIAL AGREEMENTS

23.10.2.1 It is a requirement of this Plan that the costs of all services, roads, and other facilities within a proposed development necessary to serve that development shall be borne by the proponent. As a condition to the draft approval of a plan of subdivision, plan of condominium or a consent application, the proponent developer shall enter into an agreement with the Town and, if required, York Region ~~the Regional Municipality of York~~, to provide for the construction of such works within the development.

~~23.10.2.2 The costs for services, road improvements and other facilities external to the development shall be provided for in accordance with the Development Charges Act and applicable sections of the Planning Act. The Development Charges By-Law of the Regional Municipality of York provides for~~

~~the external services, roads and other facilities under Regional jurisdiction which are required to serve the development contemplated by this Plan, and may be reviewed and updated as required from time to time.~~

~~23.10.2.3 The Development Charges By Law of the Town of Aurora shall be amended in order to provide for the external services, roads and other facilities under Town jurisdiction which are required to serve the development contemplated by this Plan.~~

23.10.2.4 Where development of a site occurs by means of plan of subdivision or plan of condominium, the draft approval conditions shall specify that financial or development agreements are to be executed prior to final approval of any plan of subdivision or condominium.

23.10.2.5 These agreements may incorporate front-end financing, accelerated development charge payments and/or services-in-lieu provisions under the authority of the Development Charges Act or other applicable legislation and may also contain provisions relating to the conveyance of land for park purposes to the Town or cash-in-lieu payment, in accordance with The Planning Act and conservation easements, restrictive covenants or other legal mechanisms to ensure that land from which density has been transferred remains undeveloped and environmental features or functions are preserved.

~~23.10.2.6 Where development is proceeding by means other than a plan of subdivision or plan of condominium, applicable agreements shall be required to be executed as a condition to the equivalent approval, as the case may be, of a:~~

- ~~a) zoning by-law amendment;~~
- ~~b) removal of a holding provision from the by-law;~~
- ~~c) site plan approval;~~
- ~~d) consent.~~

23.10.2.7 Agreements shall be registered against the land to which it applies, and the Town or Region shall enforce the provisions thereof against current and subsequent owners of the land.

23.10.3 FUNCTIONAL SERVICING PLAN

23.10.3.1 In accordance with the requirement of **Section 18.1 b) iii)** 11.1.2, a Functional Servicing Plan shall be prepared as a component of the approval of a Block Plan. No development shall occur within the Yonge Street South Area, without the preparation of a Functional Servicing Plan to the satisfaction of the Town. The only exception to this provision will be limited infill approved by consent within an Estate Residential designation.

23.10.3.3 A Functional Servicing Plan must conform to the Master Servicing Plan and shall demonstrate the feasibility of providing the following facilities and works to

appropriately serve the Block Plan area. It may be necessary to investigate lands beyond the boundaries, as is appropriate, to properly plan the following servicing facilities and works forming components of the Functional Servicing Plan:

- a) Water supply and distribution;
- b) Sanitary sewage system;
- c) Storm water management provisions, in accordance with an approved Storm Water Management Report as outlined in s. 10.5 and s. 11.2.6;
- d) Location of local roads and access to the arterial road system;
- e) All other utilities, which shall be located underground wherever possible;
- f) Locations for Canada Post centralized mail delivery systems; and
- g) Other necessary works as required by the Municipality.

~~23.10.3.4 The Functional Servicing Plan shall be reviewed by the appropriate governing authorities prior to approval by the Town.~~

23.10.3.5 A development application for draft plan of subdivision or other development approval shall be accompanied by a report demonstrating conformity with the Functional Servicing Plan for the respective Block.

23.10.4 PRIVATE SEWAGE SYSTEMS

~~23.10.4.1 The existing development in the Estate Residential designation is serviced by private sanitary sewage disposal systems. Such private systems shall conform with the standards and requirements of the Ministry of the Environment and its agent, the Regional Municipality of York.~~

23.10.4.2 Future development on private services within the community is generally not permitted by this Plan. The policies applicable to the Estate Residential designation allow new development on private sanitary sewage disposal systems to be considered only on the basis of infilling or completing established development, primarily on Ridge Road. Any such development proposal shall be required to undertake hydrogeological and other technical studies relating to soil condition, groundwater, and the suitability of the area for septic tank systems and tile beds. Such detailed studies are to determine, among other matters, whether the lot is of a size which would be acceptable for the accommodation of a private disposal system. Any such proposal shall be subject to the approval of the appropriate authority.

23.10.4.3 It is not intended that areas currently designated Estate Residential will be retrofitted with municipal water or sewer. If such retrofitting becomes desirable or necessary, it shall be considered in the context of the policy provision contained in s. 3.2.6 of this Plan.

23.10.5 STORM WATER DRAINAGE

~~23.10.5.1 All new development shall be provided with storm water management practices and facilities sufficient to control storm water run-off in an efficient, economic and environmentally sound manner designed to preserve the hydrogeological function of this portion of the Oak Ridges Moraine.~~

23.10.5.2 The preparation of a Functional Servicing Plan, as required by ~~subsection 10.3 Section 18.1 b) iii)~~, shall include a Storm Water Management Report, prepared by a professional engineer on a sub-watershed basis in order to take account of all drainage areas affected by the proposed development. Among other requirements, the following shall apply:

- a) Studies shall address methods of draining individual lots in a manner that provides maximum groundwater recharge in accordance with the established water budget and may include a variety of Best Management Practices. Studies shall also address methods of controlling erosion and sediment during and after construction, and the location and registration of any easements required for storm drainage purposes;
- b) Studies shall be prepared in consultation with the Town, and in accordance with the requirements of the appropriate authorities having jurisdiction;
- c) Due to the environmental sensitivity of the area, methods of storm water disposal are to be designed to minimize any negative impact on the aquifer recharge function of the Oak Ridges Moraine and the health of natural areas including areas of fish habitat and may require non-traditional methods of disposal; and
- d) Stormwater retention areas should be located adjacent to areas of open space or parkland and designed in a manner which is sensitive to the environment and is cognizant of the safety of children and other members of the public who may be utilizing adjacent areas.

23.10.6 PHASING

23.10.6.1 Development permitted by this Plan shall proceed in an orderly and logical sequence, so that extensions or improvements of roads and services are made available in a timely and efficient manner. By co-ordinating the provision of needed infrastructure with the development approval process, those facilities required to satisfy the needs of the new development for servicing capacity, road access and transportation capacity shall be concurrently provided.

23.10.6.2 Development permitted by this Plan shall proceed by plan of subdivision, plan of condominium, rezoning approval or other development application only when the municipal water supply and distribution facilities, municipal sanitary sewer services and storm drainage facilities, required by this Plan are available or will be made available in sufficient capacity to serve the subdivision or development application under consideration.

23.10.6.3 The new facilities, extensions or improvements which would rectify the deficiencies shall be identified together with relevant information as to their anticipated availability and timing.

23.10.6.4 As appropriate, approval of such subdivision or development application shall be considered premature pending the completion of actions which would rectify the deficiency, or alternatively, may be subjected to conditions of approval. Such conditions include holding provision by-laws or other measures which would ensure that the development, or portion thereof, for which a deficiency has been identified would not be permitted to proceed prior to the completion of the works necessary to rectify the deficiency.

23.10.7 BUFFERING AND COMPATIBILITY POLICIES

23.10.7.1 Buffering requirements shall apply to the development of differing adjacent land uses, or the impacts of transportation facilities where there is the potential for environmental hazard, nuisance, or other forms of incompatibility, and shall include the following measures:

- a) Control on the location, orientation and design of buildings, vehicular and pedestrian circulation routes, outside storage, lighting, parking, loading, structures, signs, works and other service areas so as to minimize detrimental effects;
- b) Maintenance of sufficient acoustic, vibration, visual and other buffering through the establishment and maintenance of adequate separation distances, vegetation barriers, and works such as walls, fences, screens and landscaped berms;
- c) Consideration of visual conditions, where proposed development may adversely affect the aesthetic quality of adjacent areas, in order to identify how the aesthetic quality of the area will be affected and the methods which would be employed to minimize adverse impacts;
- d) Conformity with the regulations of any Federal or Provincial ministry or agency having jurisdiction; and
- e) Conformity with required buffers pursuant to an Environmental Impact Study.

23.11 IMPLEMENTATION

It is intended that this Secondary Plan will be implemented through successively more detailed studies and plans related to specific areas of development. The location of local roads, boundaries of significant landform features and environmental areas, hydrogeological analysis and methods of servicing will be determined during the preparation of Block Plans for individual development areas defined on Schedule CC. Such analysis will be to a level sufficient to determine a specific pattern of development, natural areas to be preserved, location of trails and community infrastructure, and means

of servicing in an environmentally sound manner. Depending upon the constraints of a specific area, the number of landowners and the level of detail for each property which is provided in the Block Plan, more detailed studies and analyses will be required to accompany development applications such as plans of subdivision or condominium. The approach is intended to permit development within a Block Plan area composed of multiple ownerships where development may occur at different times or in a somewhat different format. By requiring that fundamental matters of common interest are addressed at the Block Plan stage, other more detailed site issues may be addressed at the time of development of a specific site.

The following section provides detailed policy provisions with respect to additional studies and plans which will be required in order to refine locations and types of new development so that a compatible integration of new uses within both the natural environment and established development patterns in the Yonge Street South Planning Area can be achieved.

23.11.1 BLOCK PLAN REQUIREMENTS

23.11.1.1 Prior to approval of any development application within an area identified as being within a Block Plan on Schedule CC, a Block Plan at a minimum scale of 1:2000 must be prepared by development proponents in consultation with the Town and appropriate agencies, and approved by the Town indicating:

- a) existing topography at 1 metre contour intervals;
- b) location of new public or private local roads;
- c) location of intersections with existing arterial roads to the satisfaction of the appropriate Region or Town jurisdiction;
- d) boundaries of landform features, Environmental Protection Areas and related Ecological Buffers, Environmental Function Areas and Ecological Restoration Areas ;
- e) boundaries of significant vistas;
- f) locations of proposed parks and trails;
- g) location and size of any potential residential clusters and areas of common open space;
- h) identification of any existing or proposed non-residential uses;
- i) areas of archaeological potential as identified by a qualified archaeological consultant;
- j) means of servicing as supported by a Functional Servicing Plan;
- k) identification of a water budget, through a supporting Hydrogeological Study; and
- l) consideration of the interface with adjacent areas which contain an Environmental Protection Area, an Environmental Function Area or an Ecological Restoration Area, or have developed for a less intense use; and means of screening or buffering such environmental feature or less intense land use.

23.11.1.2 As part of the supporting documentation, prior to the approval of a Block Plan for areas indicated on Schedule CC, the following studies shall be required:

- a) a Functional Servicing Plan in accordance with ~~s. 10.3~~ **Section 18.1 b) iii)**;
- b) a Landform Conservation Study in accordance with ~~s. 11.2.3~~ **Section 18.1 b) ii)**; and
- c) a Hydrogeological Study in accordance with ~~s. 11.2.5~~ **Section 18.1 b) ii)**.

23.11.1.3 Development of a Block Plan shall involve consultation with affected property owners within the respective Block. Wherever possible, a co-operative approach which includes a sharing of responsibilities and costs of supporting studies amongst those landowners having development potential shall be encouraged by the Town.

23.11.1.4 Block C contains a number of small property ownerships and is oriented to two different roads, Yonge Street and Old Bloomington Road. The Town may consider the preparation of more than one Block Plan for this area provided that it is satisfied that:

- a) road entrances and provision for road and trail linkages within the entire Block C area have been adequately addressed;
- b) the ultimate extension of municipal water and sewer services to the entire Block C area has been adequately considered and will not be impaired;
- c) stormwater drainage and continued hydrogeological function of the entire Block C area has been considered and can be adequately addressed;
- d) there will be no adverse impact on landform features and vistas in the remaining portions of Block C;
- e) there will be no adverse impact on Environmental Protection Areas or Environmental Function Areas within the reduced Block Plan area or adjacent to it; and;
- f) the policy provisions of s. 11.1.1 and 11.1.2. will be satisfied.

23.11.1.5 Within Block F, as shown on Schedule CC further detailed technical studies have been completed to determine the limits of environmental features and significant landforms. These studies include environmental impact review, landform conservation review, hydrogeological review, traffic analysis and Functional servicing study. Such studies and provisions for additional hydrogeological analysis shall be used, as appropriate, as a basis for completion of the Block Plan requirements for Block F. The Block Plan will determine appropriate road access from Yonge Street to serve Block F and demonstrate that any proposed access from Ridge Road will only be for emergency purposes. [OPA 38]

23.11.1.6 Additional studies have been undertaken related to the Elderberry Farm property (part of Block E) and have determined the limits of environmental features

and significant landforms. These studies and the terms of reference for a Hydrogeological Study will be used in the preparation of a Block Plan. [OPA 39]

23.11.2 SUPPORTING STUDIES

The following section describes Studies which are required in the preparation of a Block Plan, or prior to approval of a more specific development application or rezoning.

23.11.2.1 The Town may request a peer review of any supporting study and the reasonable cost of such peer review shall be borne by the proponent.

23.11.2.2 Environmental Impact Study

Where required, an Environmental Impact Study (EIS), shall be prepared to the satisfaction of the Town, the Region and the appropriate Conservation Authority or other authority having jurisdiction, and shall at a minimum:

- a) identify the limits of Environmental Protection Areas (EPAs); Environmental Function Areas (EFAs) and Ecological Restoration Areas (ERAs);
- b) provide a comprehensive description of EPAs, EFAs and ERAs including inventory of all flora, vegetation and wildlife,
- c) evaluate the quality and significance of the environmental feature with respect to disturbance, biological diversity, etc., in a local and regional context;
- d) identify any local, provincial or nationally significant components that occur in the feature;
- e) describe the ecological functions (e.g., linkage, erosion control, wildlife habitat, headwater protection, etc.) that the environmental feature provides;
- f) describe the proposed development including conceptual servicing and stormwater management;
- g) describe the relationship of EPAs, EFAs and ERAs to proposed development with respect to potential impacts to vegetation, wildlife, in terms of impacts to both structure and ecological function;
- h) demonstrate if, how and where development can proceed without negative impact to EPAs, EFAs and ERAs;
- i) describe negative impacts and any proposed mitigation of impacts, including buffers;
- j) identify net environmental impacts; and
- k) have regard for Provincial Policy Statements, and the Oak Ridges Moraine Conservation Plan.

23.11.2.3 Landform Conservation Study

A Landform Conservation Study shall be prepared to the satisfaction of the Town including the following information:

- a) identification of topographic contours;
- b) the opportunities and limitations posed by the area with respect to landform conservation having particular regard to Development Guidelines 7.1.8 and 7.1.9 of Background Study 5 to the ORM Planning Study;
- c) slope and soil analysis including erosion potential;
- d) identification of the toe and crest of each significant slope;
- e) inclusion of all landscape units and visual character elements;
- f) identification of natural edges of vistas;
- g) lotting or design alternatives to ensure the protection and enhancement of the landform and natural topography; and
- h) a description of recommended construction practices and how such practices comply with Provincial requirements on sedimentation and erosion control.

23.11.2.4 Vegetation Preservation Study

A Vegetation Conservation Study, carried out by a professional arborist, shall include an inventory of trees and shall:

- a) identify individual trees or wooded areas which because of their location, age or species are worthy of protection;
- b) describe methods to protect identified trees or wooded areas during construction;
- c) recommend appropriate lotting and development patterns, including building envelopes, in order to encourage substantial tree retention in yard and setback areas; and
- d) include a plan for restoration and enhancement of any significant identified trees and wooded areas which are destroyed or removed.

23.11.2.5 Hydrogeological Study

A Hydrogeological Study is intended to determine infiltration/runoff targets and to maintain a water budget; to preserve and enhance water budgets in order to maintain groundwater recharge; and to prevent groundwater contamination by implementing stormwater Best Management Practices. A Hydrogeological Study shall:

- a) demonstrate to the satisfaction of the appropriate authorities having jurisdiction that the proposed development preserves the hydrogeological recharge function of the area. Submitted hydrogeological studies shall be publicly available to proponents, reviewers and consultants.

- b) extend at least 500 metres beyond the study area boundary and include the following matters:
 - (i) assessment of soil types;
 - (ii) assessment of off site impacts;
 - (iii) potential well interference; and
 - (iv) reasonable use policies, where applicable, in accordance with Federal, Provincial, Regional and Town procedures.

23.11.2.6 Stormwater Management Report

Prior to initiation, Terms of Reference for Storm Water Management Reports shall be prepared to the satisfaction of the Town of Aurora. At a minimum such reports shall:

- a) review the local topography, soils and geology of the subject area;
- b) identify existing drainage patterns and delineate drainage areas;
- c) identify external drainage sources and other off-site drainage constraints;
- d) identify the proposed drainage patterns of the subject area including proposed major and minor drainage systems;
- e) conduct hydrologic analyses to determine pre-development and post-development runoff rates;
- f) define stormwater management requirements necessary to meet water quality, erosion and flood control standards;
- g) assess the existing water budget and determine the groundwater recharge function provided by the site;
- h) define infiltration requirements with respect to groundwater quality and quantity, necessary to maintain the existing groundwater recharge functions;
- i) identify, screen and evaluate alternative management practices based on guidelines provided in the MOE Stormwater Practices Planning and Design Manual;
- j) recommend the preferred stormwater management actions necessary to meet any infiltration requirements;
- k) recommend the preferred form of any stormwater management facilities necessary to meet water quality, erosion and flood control targets; and
- l) provide preliminary design of the stormwater management facilities including size, location and operational characteristics.

~~23.11.3 SUBDIVISION CONTROL~~

~~The following information and Studies will be required to be submitted in support of any proposed Plan of Subdivision or Plan of Condominium in accordance with Section 18.2 of this Plan and the below additional policies:~~

~~23.11.3.1 In addition to the requirements of the Planning Act, plans of subdivision or plans of condominium within the Plan area must include:~~

- a) ~~mapping at a minimum scale of 1:1000 showing existing grades at minimum 1.0 metre intervals, vegetation cover, landform features, water courses and seasonally wet areas;~~
- b) ~~soil characteristics and ground water levels;~~
- c) ~~location of any sewage disposal, septic tank, tile fields, wells, storm drainage or stormwater facilities on the site or adjacent to the site;~~
- d) ~~location of any existing and all proposed buildings, parking areas and driveways; and~~
- e) ~~any proposed alteration to grades or vegetation.~~

~~23.11.3.2 In considering plans of subdivision the Town shall require, as appropriate, the following studies or reports prepared by experts qualified in the field and approved by the Town, Region or authority having jurisdiction:~~

- a) ~~an Environmental Impact Study of all Environmental Protection Areas, Environmental Function Areas and Ecological Restoration Areas within the subject plan area;~~
- b) ~~a Vegetation Preservation Plan;~~
- c) ~~a Landform Conservation Plan (or demonstrated conformity with the Land Conservation Plan prepared during the approval of the Block Plan) which demonstrates preservation of landform features;~~
- d) ~~a Functional Servicing Plan¹ (or demonstrated conformity with the Functional Servicing Plan approved in support of the respective Block Plan) including stormwater management practices;~~
- e) ~~a Hydrogeological Study (or demonstrated conformity with the Hydrogeological Study approved during the approval of the Block Plan) including maintenance of the water budget to preserve hydrogeological function and groundwater infiltration;~~
- f) ~~in an area where archaeological potential has been identified during the preparation of a Block Plan, a proponent shall carry out an archaeological resource assessment of the subject property prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the approval authority indicating that all archaeological resource concerns have met licensing and resource conservation requirements;~~
- g) ~~a proposed grading plan which illustrates proposed topographic change as a result of grading; and~~
- h) ~~any other study reasonably deemed necessary by the Town or other public agency to address a specific concern with respect to the site~~

¹ Special provisions apply to Block F through OPA 38 and to the Elderberry Farm property through OPA 39

~~23.11.3.3 Except as provided in the existing Estate Residential designation, all lots must be provided with municipal services.~~

~~23.11.3.4 All lots shall be well proportioned and be of an appropriate size and shape relative to the proposed land use, topography, environmentally significant features, and the characteristics of related areas.~~

~~23.11.3.5 No part of any lot subject to the danger of flooding, subsidence or erosion, or having topographic or other significant environmental constraints shall be used in calculating the minimum net lot area.~~

~~23.11.3.6 All lots shall have appropriate frontage upon and access to a public road of a standard of design, construction and maintenance that is appropriate for the volume of traffic it must carry and the accesses to it.~~

~~23.11.3.7 Where areas which are seasonally wet have been identified, to the greatest extent possible, development shall be directed away from such areas so that they may continue their natural drainage or recharge function. Such areas may form a yard area which is well setback from buildings or other more intensive uses of the site, or may form part of a common open space area within areas of clustered development, or may be used as a stormwater management feature.~~

23.11.4 ZONING BY LAWS

23.11.4.1 Implementing By-laws

~~— This Plan shall be implemented by the passage of Zoning By laws pursuant to The Planning Act and in compliance with the provisions of this Plan, including the following:~~

- ~~a) No Zoning By-law or Zoning By-law amendment, except a Holding Provision By-law related to s. 10.6.4 or a by-law pursuant to Section 34(5) of The Planning Act shall be enacted until adequate services to meet the needs of the development proposed by the By-law or By-law amendment are available.~~
- ~~b) No provision of this Plan shall be deemed to require the Council to implement forthwith the designated uses and development contemplated by this Plan for any or all of the lands affected.~~

23.11.4.2 Holding Provision By-law

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- ~~The Town may zone lands in a manner which includes a holding symbol "(H)" in conjunction with a specific zoning category. This approach would enable the Town to specify the details of future permitted use of lands, and at the same time, by use of the holding symbol, to require certain pre-requisites to be met before release. The interim uses of the lands permitted may include existing uses and a limited range of uses compatible with the intended future use of the lands. The use of the holding symbol shall be restricted to the following situations:~~
- ~~a) where adequate services to meet the needs of the proposed development are not available, and will not be available until service expansions or improvements are approved and implemented. At such time as adequate services are available, the Town shall amend the Zoning By-law to remove the holding symbol;~~
 - ~~b) where such lands are affected by adverse impacts on the environmental, or have been subject to environmental degradation, or possess other constraints to development which can be resolved to the Town's satisfaction. Upon resolution of the adverse environmental impacts or other constraints on development, or upon restoration of the environment to the Town's satisfaction, the Town shall amend the Zoning By-law to remove the holding symbol;~~
 - ~~c) where the phasing of development or redevelopment is deemed necessary by the Town and/or the Region, including phasing provisions of this Plan related to availability of sanitary sewage treatment capacity; and,~~
 - ~~d) where the development of the land requires a development agreement, including a conservation easement, until such time as the development agreement has been completed and registered on title.~~

~~23.11.4.3 Interim Control By-laws~~

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- ~~The Town may pass interim control by-laws pursuant to The Planning Act where the Town has directed that a study be undertaken of land use planning policies in the Plan area or in any defined area(s) within it.~~

23.11.5 SITE PLAN CONTROL

- ~~23.11.5.1 Pursuant to The Planning Act, the Town designates all of the land within the "Limit of Secondary Plan" as identified on Schedule AA as a site plan control area. Council may pass a by-law designating any portion of this area as a site plan control area.~~
- ~~23.11.5.2 Due to the expressed Provincial interest in the Oak Ridges Moraine and the designation of most of the Plan area as an Environmentally Significant Area, Council may require submission of plans and studies and site plan agreements for all development or redevelopment within the Plan Area including development of detached or semi-detached houses.~~

~~23.11.5.3 For the purpose of this Plan "development" and "redevelopment" shall be the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot.~~

23.11.5.4 No development or redevelopment shall be undertaken within the designated area unless Council has approved one or more of the following as required by the location and nature of the proposed development:

- a) a site plans showing the location of all buildings and structures existing or to be erected and all facilities such as parking areas, landscape areas, walkways, etc.;
- b) for proposals involving an institutional use or more than three residential units: drawings showing plans, elevations and cross-section views for each building to be erected including the massing and conceptual design, the relationship of the buildings to adjacent buildings, streets and exterior public area, and the provision of interior walkways, stairs, elevators, escalators to which the public has access from streets, open spaces and interior walkways in adjacent buildings;
- c) grading plans which show the existing contours at 1 metre intervals and any proposed changes to the existing topography;
- d) landscape plans showing the location of natural features, treed areas and other vegetation and any proposed alteration to the natural vegetation; and
- e) the location and extent of proposed landscaping.

23.11.5.5 In considering a proposed site plan for a site which has not been created by a plan of subdivision or condominium and therefore has not been subject to studies required for sites created by plan of subdivision or condominium, the Town shall require, as appropriate, the following supporting studies or reports prepared by experts qualified in the field and approved by the Town, Region or authority having jurisdiction:

- a) an Environmental Impact Study of all Environmental Protection Areas, Environmental Function Areas and Ecological Restoration Areas within the subject area;
- b) a Vegetation Preservation Plan;
- c) a Landform Conservation Plan (or demonstrated conformity with the Landform Conservation Plan prepared during the approval of the Block Plan) which demonstrates means of conserving topography and significant landform features;
- d) a Functional Servicing Plan or demonstrated conformity with the Functional Servicing Plan approved in support of the respective Block Plan including stormwater management practices;
- e) a Hydrogeological Study or demonstrated conformity with the Hydrogeological Study approved during the approval of the Block Plan

- including maintenance of the water budget to preserve hydrogeological function and groundwater infiltration;
- f) in an area where archaeological potential has been identified during the preparation of a Block Plan, a proponent shall carry out an archaeological resource assessment of the subject property prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the approval authority indicating that all archaeological resource concerns have met licensing and resource conservation requirements;
 - g) a proposed grading plan which illustrates proposed topographic change as a result of grading; and
 - h) any other study reasonably deemed necessary by the Town or other public agency to address a specific concern with respect to the site.

23.11.5.6 Site Plan Agreement

- ~~In accordance with Section 40 of The Planning Act, an owner of land may be required to enter into a site plan agreement and provide to the satisfaction of, and at no expense to, the Town any or all of the following:~~
- ~~a) required widenings of highways and roads that abut on the land as established in an Official Plan;~~
 - ~~b) subject to the Public Transportation and Highway Improvement Act, facilities to provide access to and from the land such as access ramps and curbings and traffic direction signs;~~
 - ~~c) off-street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways;~~
 - ~~d) walkways and walkway ramps, including the surfacing thereof, and all other means of pedestrian access;~~
 - ~~e) facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon;~~
 - ~~f) walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands, or the protection of adjoining lands;~~
 - ~~g) vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;~~
 - ~~h) easements conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the municipality or local board thereof on the land;~~
 - ~~i) maintenance of significant features, vegetation or landform; and, where appropriate, provision of new landscaping, pedestrian access or protection or enhancement of these features; and~~
 - ~~j) restrictions to areas which may be impacted by construction activities to minimize soil compaction, particularly in areas of silty soil where groundwater infiltration may be impaired.~~

23.11.6 — PUBLIC and PRIVATE WORKS

~~23.11.6.1 It is intended that the construction of public and private services or works such as roads, sewers, sanitary and stormwater facilities, or utilities within the Yonge Street South Secondary Plan area will be carried out in an environmentally sensitive manner using best possible construction practices to protect significant features, conserve the landform, and ensure a high level and quality of groundwater recharge in accordance with the policies of this Plan. Wherever damage to natural features or landform or where soil compaction is unavoidable, the restoration of the area shall be required to the greatest extent possible.~~

23.11.7 — LAND AND RIGHT OF WAY ACQUISITIONS

~~23.11.7.2 The Council of the Town may acquire land for open space, trails or to implement any feature of this Plan in accordance with the provisions of The Municipal Act, The Planning Act or The Regional Municipality of York Act or any other legislation through, but not limited to, the following measures:~~

- ~~a) — the land dedication and cash-in-lieu provisions of The Planning Act;~~
- ~~b) — subsidies for open space or right of way acquisition from other levels of government or agencies;~~
- ~~c) — funds allocated in the capital budget;~~
- ~~d) — donations, gifts, contributions or bequests of individuals or corporations;~~
- ~~e) — easements,, restrictive covenants or other legal agreements; and~~
- ~~f) — expropriations.~~

23.11.8 — OFFICIAL PLAN AMENDMENTS

~~23.11.8.1 Prior to approving an amendment to this Plan to permit a type or level of development not otherwise anticipated which could have potential negative economic or fiscal effects both within the Plan area or in terms of impact on alternative development planned by the Town in other locations, the Town may require, the submission of an Economic and Fiscal Impact analysis. Such analysis shall provide information on the economic and fiscal effects of the proposal upon affected jurisdictions and boards, with respect to anticipated costs and benefits, development charges, capital costs including front-end financing requirements, tax revenues and operating costs, and implications for phasing. Where such a proposal would impact the Town's servicing allocation or planned development in alternative areas, Council may request the analysis to also include the impacts on such alternative area.~~

~~23.11.8.2 Such amendment to this Plan, if approved, shall require that before such development proceeds, all agreements required by this Plan shall be in place, including front-end agreements, financial agreements and development agreements to provide for the servicing and transportation infrastructure to accommodate the resulting growth.~~

23.12 — INTERPRETATION

~~23.12.1 The Yonge Street South Secondary Plan is intended to be read in the context of the overall policy provisions of the Aurora Official Plan and to provide further elaboration to those policies. Where there appears to be conflict between the two, the Secondary Plan provisions shall prevail.~~

23.13.0 SCHEDULES

This Plan shall be read in conjunction with the following schedules:

- AA LAND USE PLAN**
- BB ENVIRONMENTAL CONSTRAINTS**
- CC BLOCK PLAN and ENTRANCES**
- DD TRAILS & VISTAS**

PART IV: APPENDIX A

Appendix A: URBAN DESIGN GUIDELINES

The Yonge Street corridor, as it traverses the Secondary Plan Area, has been designated as a Heritage Resource in the Aurora Official Plan in recognition of its significance to the Town. The low intensity, environmentally prominent visual impression creates a distinctive entrance to the Town of Aurora. Its pastoral character provides both a visual and functional break and noted contrast to the more urban streetscape that has developed along this corridor to the south in Richmond Hill and to the north of the CNR where the urban core of the Town of Aurora is located. The rolling topography, wooded preserves and low intensity of development are fundamental components of this image.

This portion of the corridor is significant along Yonge Street with respect to its unusual and distinctive topography, landscape quality and unobtrusive level of human construction. Means of preserving or strengthening these elements, while continuing to incorporate historic buildings and providing for compatible new development are enunciated through the Urban Design Guidelines.

INTENT

1. It is intended that the incorporation of new development along the Yonge Street corridor within the Secondary Plan area shall occur in a sensitive and unobtrusive manner which preserves and enhances the distinctive topography and landscaped quality. This character will be further re-inforced through the encouragement of private actions and the implementation of public actions and works.

Landscaped Gateway at Yonge Street and Bloomington Road

2. A 'Gateway' to Aurora and to the Secondary Plan area shall be provided in a natural, landscaped format utilising property on the north-east and north-west corners of the intersection of Yonge Street and Bloomington Road.
 - a) The easterly component of such Gateway consists of a wooded area owned by the Aurora Hydro Electric Company. The Gateway feature to be provided on the approximately 40 metre by 40 metre parcel of land may consist of landform elements such as berms and shall include native coniferous and deciduous trees and shrubs to be planted or maintained in sufficient quantity to create a natural wooded feature adjacent to the roadways. Consultation with an arborist and with other environmental consultants as necessary, shall ensure that such feature is designed in a manner which will be self sustaining and sensitive to the environmental function of the area.
 - b) The westerly component of the Gateway shall be implemented through negotiations between the Town and the Province, on a similarly sized area of property to that on the east side of Yonge Street which will be

~~designed to mirror the gateway component to the east, thus providing strong vertical landscaped elements to frame this entrance to the Town.~~

~~Yonge Street Frontage~~

- ~~3. In order to preserve and enhance the existing rural character of the Yonge Street corridor as it passes through the Plan Area, a natural border to Yonge Street shall be preserved and new development shall:~~
 - ~~a) be setback a minimum of 60 metres from the centre line of Yonge Street;~~
 - ~~b) avoid all accessory buildings, facilities and structures, including parking areas, driveways and parallel service roads within the 60 metre setback;~~
 - ~~c) include extensively landscaped areas which preserve existing landscape components and where necessary include additional areas planted with native species trees and shrubs on both municipal and private property; and~~
 - ~~d) respect the existing topography of the sites, to the maximum extent possible.~~
- ~~4. It is Council's intent that Yonge Street through the Secondary Plan Area should continue to maintain a rural profile, with ditches on both sides of the street.~~
- ~~5. It is Council's intent to work with the Region in order to provide a lighted, hard-surfaced pedestrian path and bicycle route within the boulevard of the street right of way, with the pedestrian path being located on the opposite side of the ditches to the road pavement. The path should be created in such a manner as to have low shrubbery on its street side, and the full scale landscaped setback described in 3 above, on the side bounded by private development. Subject to concerns for safety, convenience, construction and maintenance, the bicycle route may share this location or may be located in a separate location on the road shoulder more closely related to the lanes of automotive traffic.~~
- ~~6. Buildings which are to be constructed in proximity to Yonge Street should be designed with limited height and massing so that they may be sensitively integrated into the natural landscape setting in a manner which preserves the low intensity character of the area and maximizes its landscape components.~~
- ~~7. Parking areas should be located in areas which are removed or screened from Yonge Street.~~
- ~~8. Buildings should be sited and designed to function within the existing topography by avoiding grading, and being of a height, scale, and materials to blend within the natural elements of the site.~~

~~NOTE: The land use schedules for OPA 34 are kept up to date on Schedule "A" and "H" of the Consolidated Official Plan.~~

TOWN OF AURORA

YONGE STREET SOUTH SECONDARY PLAN

Sorensen Gravely Lowes Planning Associates Inc.

With

North-South Environmental

Aquafor Beech Limited

Read Voorhees and Associates Ltd.

Baird Sampson Neuert Architects Inc.



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SCHEDULE "DD"
 TRAILS & VISTAS

Aquafor
 Beech
 Limited

24 AURORA 2C SECONDARY PLAN AREA (OPA 73)

24.1 INTRODUCTION

- a) Lands in the 2C Secondary Plan Area are intended to accommodate approximately between 8,000 and 9,000 residents and between 4,400 and 5,500 employment opportunities, ~~over the next 20 years.~~
- b) The policies of this Secondary Plan are intended to result in vibrant new neighbourhoods that are well designed, attractive and sustainable and that are integrated with the existing community in a logical, compatible, efficient and cost- effective manner.

It is also the intent of this Secondary Plan to ensure the continued advancement of Aurora's economy through the designation and development of a well designed Business Park. This 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.

- c) Ultimately, it is the intent of this Secondary Plan to guide the development of a complete, healthy and sustainable community that meets the expectations for growth management, support for transit and all of the other objectives and policies of the Province, the Region and the Town of Aurora.

24.1.1 PURPOSE

- d) The purpose of this Secondary Plan is to provide a detailed land use plan and policies for the regulation of land use and development within the 2C Secondary Plan Area in the Town of Aurora.

24.1.2 LOCATION

- e) This Secondary Plan applies to the lands known as the 2C Secondary Plan Area as identified on Schedules A - Land Use Plan, Schedule B – Greenlands and Trails Plan, and Schedule C - Road Plan to this Secondary Plan. ~~The land uses, trails and roads shown on Schedules A, B and C of this Secondary Plan are conceptual, to be refined through the detailed development process. In the case of a conflict between any Schedule of this Secondary Plan and Schedules of the Official Plan, other than additional detail provided within this Secondary Plan, the Official Plan shall prevail.~~
- f) This Secondary Plan includes the following Appendices

- i. Appendix I: The Community Plan;
 - ii. ~~Appendix II: Urban Design Guidelines; will be prepared, where required, prior to any further development approvals to the satisfaction of Town. Preparation of the Urban Design Guidelines document is not solely the responsibility of either the Town or the Applicant, but is a mutual responsibility.~~
 - iii. Appendix III: Heritage Resources; and,
 - iv. Appendix IV: Environmental Resources.
- g) All development within the 2C Secondary Planning Area shall be generally consistent with the Area 2C West Secondary Plan Area Urban + Architectural Design Guidelines, ~~which will be prepared, where required, prior to any further development approvals to the satisfaction of Town. Preparation of the Urban Design Guidelines document is not solely the responsibility of either the Town or the Applicant, but is a mutual responsibility.~~

24.1.3 HOW THIS PLAN WAS DEVELOPED

- h) ~~Council has a responsibility and desire to involve and consult residents and businesses as it makes planning and development decisions. The process to review and update this Plan was comprehensive and benefited from the participation of many local stakeholder groups, landowner groups (numerous technical studies and plans were submitted by various landowner groups) and residents.~~
- i) ~~The preparation of this Plan was led by a Council appointed Steering Committee, chaired by the Mayor and consisting of three other members of Council. The Steering Committee ensured that openness and transparency was the cornerstone of the 2C Secondary Plan process.~~
- j) ~~This Plan is a direct extension of the stakeholder consultation process that was undertaken to define the Town's vision and identify underlying principles. As a result, the policies within this Plan reflect the collective aim and aspiration of the people of Aurora. This Plan is one means through which the Town's unique character and quality of life can be preserved while remaining competitive in the larger region.~~

24.2 VISION

24.2.1 VISION

- a) This Secondary Plan is based on a vision and supporting principles that were established through the consultation process. The vision for the 2C Secondary Plan Area is to create a complete community that protects the environment and includes well-

designed residential neighbourhoods and a business park. The 2C community is expected to be leading edge in implementing green building technologies, and is to be developed at densities and in a pattern that is compact and transit supportive. The community is to be beautiful and safe, and will encourage an active, healthy lifestyle through highly interconnected greenlands and trails systems.

- b) It is anticipated that the 2C Secondary Plan Area will accommodate between 8,000 and 9,000 new residents on lands west of Leslie Street, and between 4,400 and 5,500 new employment opportunities on lands designated for Business Park uses east of Leslie Street.

24.2.2 PRINCIPLES

- a) The 2C Secondary Plan is based on achieving the policies of the Province with respect to efficient, cost-effective development and land use patterns, the conservation of natural and cultural heritage features, the protection of public health and safety and the achievement of minimum development densities, ~~as by the Growth Plan for the Greater Golden Horseshoe. Further, this Secondary Plan is expected to achieve the goals and objectives of the York Region Official Plan and the Town of Aurora Official Plan. Fundamental to the development of the Secondary Plan is the achievement of a transit-supportive community structure and the achievement of an average minimum density of 50 residents and jobs combined per developable hectare.~~

~~The developable area includes all lands available for development for both private and public uses, including residential and employment uses, open space and infrastructure (e.g. local and Regional streets and stormwater management ponds). The developable area excludes:~~

- ~~i. Environmental features identified in A Places to Grow: Growth Plan for the Greater Golden Horseshoe;~~
 - ~~ii. Key natural heritage features and key hydrologic features and their associated buffers and/or minimum vegetated protection zone ;~~
 - ~~iii. Major infrastructure right of ways (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,~~
 - ~~iv. Existing uses (e.g. cemeteries, estate subdivisions).~~
- b) The 2C Secondary Plan is based on a community design that is diverse in use and population, is scaled to the pedestrian, can accommodate private automobiles and transit and has a well defined and high quality public realm, ~~the roads, Area 2C Greenlands System and public buildings.~~
- c) A primary principle inherent in the design of the 2C Secondary Plan is the conservation of significant existing natural heritage features and cultural heritage landscapes. These features and landscapes are conserved and integrated within the overall design strategy.
- d) The following design and development principles shall be considered in the review of all

public and private sector development applications within the Secondary Plan Area:

i. ~~Conformity/consistency with existing policy and directives~~

~~Development applications shall conform with current Provincial policy, Regional policy and Aurora policy, including the Trails Master Plan, Parks and Recreation Master Plan, and the Town's Economic Development Strategy.~~

ii. A Healthy, Safe and Complete Community

Healthy and safe complete communities shall be encouraged by development that reinforces a neighbourhood focus, supports walkable streets, Crime Prevention Through Environmental Design (CPTED) considerations, a range of housing types and a mix of uses.

iii. Conserve Natural and Cultural Heritage Features

The protection of woodlands, watercourses and wetlands is paramount in ensuring a lasting natural and cultural heritage legacy for the Town of Aurora. Development shall take an approach that minimizes road crossings, reinforces the protection of the natural landscape, recognizes and supports connected and contiguous natural systems and has the potential for restoration.

iv. Linked, Visible and Variety of Greenlands/Open Space

Development shall promote access to a range of types and scales of parks, which address both active and passive recreational opportunities, and provide a range of public and private community facilities. The Wildlife Park shall be established and enhanced, and storm water facilities shall be connected and visible.

v. Excellence in Sustainable Design

High quality design shall be promoted in both the public and private sectors. Development shall promote mixed use neighbourhood centers which support a 5 minute walk to parks, retail and community facilities. Green buildings, support for transit, housing and job proximity, as well as the promotion of alternative energy sources, water conservation and wastewater management shall also be promoted.

vi. Efficient and cost effective land use and infrastructure

Balanced growth management and staging of development, as well as road characteristics including capacity, level of service and safety shall inform development. Additionally, it is essential to ensure that road routes are flexible, offering a variety of connections to promote inherent traffic calming and increase the capability to accommodate and promote transit ridership. Alternative modes of transportation shall be encouraged through features that promote recreational and utilitarian cycling, with pedestrian connectivity encouraged between streets and trails. The provision of piped services and the potential for phasing must be incorporated in development, as well as consideration for storm water management ponds and delivery systems.

24.2.3 COMMUNITY STRUCTURE

- a) The community structure of the 2C Secondary Plan Area is based on achieving the principles identified in Section 2.1 of this Secondary Plan. The planned community structure is reflected conceptually on Schedule 'A' to this Secondary Plan. The components of the 2C Secondary Plan Area that define its urban structure are identified in the text below.
- b) **The Neighbourhoods** - Neighbourhoods are the fundamental structural element of the Secondary Plan Area. The Residential Neighbourhoods must be cohesive and comprehensible to their residents. Neighbourhoods are self-contained areas with a mix of housing types, land uses and activities.

~~The 2C Secondary Plan Area includes Residential Neighbourhoods. They~~ The Residential Neighbourhoods typically blend a mix of low, medium and higher density housing types as well as public open space features. Residential densities, lot sizes and building types shall vary throughout each Neighbourhood to achieve the variety and animation typical of the older, traditional neighbourhoods found in the Town of Aurora. The highest densities shall occur adjacent to St. John's Sideroad, Leslie Street and the Collector Road network, and within the designated Neighbourhood Centres. To encourage pedestrian activity, and reinforce their function, the majority of the Secondary Plan area is generally within 400 metres of a Neighbourhood focus or feature. Lower density housing is located in areas adjoining the identified natural heritage features, and toward the edges of the Neighbourhoods. It is a requirement of the Secondary Plan that the residential community west of Leslie Street achieves an average minimum density of 50 residents and jobs combined per developable hectare. Neighbourhoods are edged either by natural heritage features or the primary road network, giving each Neighbourhood a unique identity.

Public open spaces are located to define the character and structure of each Neighbourhood. Neighbourhood Parks may be located adjacent to planned school sites and/or integrated with adjacent natural heritage features. Parkettes are dispersed throughout each Neighbourhood and are located on visible road frontages.

- c) **The Business Park** - Business Parks provide employment lands and will ~~comprised of the following major structural elements:~~
 - i. ~~Area 2C Greenlands System where development is not permitted, including public open space, open space linkages, environmental conservation lands and storm water management facilities;~~
 - ii. ~~a road network that includes a system of Collector and Local Roads; and,~~
 - iii. ~~the lands where development is permitted including specific business park land use designations and gateway locations.~~

~~These structural elements all~~ play a significant role in responding to the development of the surrounding community in regards to design and integration, and in satisfying employment needs.

- d) **The Public Realm** - The public realm includes institutional/civic uses (schools, recreational buildings and facilities, places of worship, community centres and seniors housing), the Area 2C Greenlands System (public open space and natural heritage features), storm water management facilities and the road network. All of these components of the public realm are significant organizing elements in the pattern of development. They are located to provide interest, diversity and focal points within the community. The design of all elements of the public realm must be to the highest quality possible.

The Area 2C Greenlands System

- i. Public Open Space - The 2C Secondary Plan Area includes a full array of public open spaces. The public open space system is integrated with the natural heritage features, the Wildlife Park the cultural heritage landscape and storm water management facilities. A trail network will connect Neighbourhoods, and connect the 2C Secondary Plan Area to the wider community of Aurora. Public open space and rich natural heritage areas are a major attribute of the 2C Secondary Plan Area.
- ii. Natural Heritage Features - Existing natural heritage features are conserved and incorporated into the Area 2C Greenlands System and the Wildlife Park.
- iii. Storm Water Management Facilities - Storm water management facilities are treated as public assets. The ponds will be designed and planted with native upland, flood tolerant shoreline and aquatic species. Ponds and the overall drainage system are incorporated into the Area 2C Greenlands System.
- iv. Natural Hazard Lands - Areas that are subject to flooding and erosion and may contain unstable soils form part of the Area 2C Greenlands System.

The Road Pattern

- i. Arterials and Collectors - Roads play a multi-functional role in the 2C Secondary Plan Area by providing for a variety of activities and services, including parking, to meet the needs of residents and businesses. Roads provide access for pedestrians and bicycles, opportunities for vistas and view corridors, pedestrian amenity areas, and space for utilities and services.
- ii. The Secondary Plan Area road pattern follows predictable routes and is highly interconnected. Variations in the grid through road alignments and block geometrics create sites with identity and character. Within the road pattern, roads

are organized on a hierarchical basis reflecting their particular functional and design requirements.

- iii. In key locations throughout the Secondary Plan Area, there is the potential for garages to be removed from the front of the dwellings and placed to the rear of the lot, accessed by a system of rear lanes. This dramatically improves the visual quality of the streetscape by reducing the impact of garage doors and facilitates traffic flow along the Collector Road network. The lanes may also provide access to coach houses, routes for service infrastructure, garbage pick-up and may provide additional passive recreational space.

24.3 LAND USE POLICIES

24.3.1 GENERAL LAND USE POLICIES

- a) The basic pattern of land use for the subject lands is established as shown on Schedule A. The land use pattern provided on Schedule A is schematic and may be adjusted through the preparation of a Draft Plan of Subdivision, Draft Plan of Condominium, or site plan approval, taking into account the conservation of natural and cultural heritage features and cultural heritage landscapes, storm water management requirements, detailed land use relationships, road patterns and the achievement of the density targets of this Secondary Plan.
- b) Schedule A provides for the general location and distribution of the following land use Designations and Symbols:

The Area 2C Greenlands System

- i. Environmental Protection Area Designation;
- ii. Parks Symbols; and
- iii. Storm water Management Facility Symbol; and

The Residential Neighbourhoods

- iv. Urban Residential 1 Designation;
- v. Urban Residential 2 Designation;
- vi. Mixed-Use Residential/Commercial Designation;
- vii. Residential Interface Overlay Designation;
- viii. Place of Worship Designation; and

ix. Elementary Schools Symbol;

The Business Park

Business Park 1 Designation.

- ~~c) The locations of all land use designations and symbols shown on Schedule A have been selected without regard to property ownership. In order to ensure that the density requirements of this Plan are achieved and that individual property owners contribute their proportionate share towards the provision of community and infrastructure facilities such as schools, parks, roads and road improvements, external services and storm water management facilities, property owners will be required to enter into one or more agreements as a condition of approval of development for their lands, providing for the equitable distribution of the costs, including that of land, of the aforementioned community and common public facilities.~~
- ~~d) Notwithstanding any other policies of this Plan, storm water management facilities, including ponds, and all other municipal facilities and utilities, shall be a permitted use within any land use designation. It is, however, the preference of Council to direct, where possible, storm water management facilities, including ponds, and all other municipal facilities and utilities away from lands designated Environmental Protection Area. Notwithstanding this preference, where storm water management facilities, including ponds, and all other municipal facilities and utilities are proposed within an area designated Environmental Protection Area, an Environmental Impact Study shall be prepared to the satisfaction of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction.~~
- ~~e) In addition to the other policies of this Secondary Plan, any application to convert lands designated Business Park 1 to a non-employment use, including a major retail use, shall only be assessed on the basis of a Regional Municipal Comprehensive Review. The Regional Municipal Comprehensive Review shall be carried out by the Region of York, in consultation with the Town of Aurora, and shall demonstrate that:

 - ~~i. there is a demonstrated need for the conversion, including a detailed review of any significant shortfall in the inventory of land designated for the proposed land use;~~
 - ~~ii. the lands are not required over the long-term for the employment purposes for which they are designated and that the municipality will meet the employment forecasts allocated to the municipality pursuant to this Secondary Plan;~~
 - ~~iii. the conversion will not jeopardize the ability of the Town to achieve the Town-wide activity rate of 1 job for every 2 residents;~~~~

- ~~iv. the conversion will not adversely affect the overall viability of the employment area;~~
- ~~v. there is existing or planned infrastructure to accommodate the proposed conversion;~~
- ~~vi. cross-jurisdictional issues have been considered;~~
- ~~vii. the proposed use is compatible with adjacent land uses; and,~~
- ~~viii. there is no past on-site contamination that would negatively impact the proposed use or future users of the site.~~

24.3.2 THE AREA 2C GREENLANDS SYSTEM

- a) The Area 2C Greenlands System is a broad category that includes the Environmental Protection Area Designation as well as the various components of the public parks, linear parks, the Wildlife Park and storm water management systems. Together, these areas will work together to form a highly interconnected Area 2C Greenlands System that will serve both the community, and the broader Town of Aurora. The Area 2C Greenlands System provides the framework for the trails network.
- ~~b) Objectives for the Area 2C Greenlands System are:~~
 - ~~i. to provide a functional and highly interconnected Area 2C Greenlands System for the community that is accessible and visible to residents;~~
 - ~~ii. to ensure continuity of the Area 2C Greenlands System and to provide opportunities for recreational and naturalized links within the 2C Secondary Plan Area and to the broader Town of Aurora;~~
 - ~~iii. to conserve natural heritage features, the Wildlife Park, cultural heritage landscapes, and cultural heritage features and archaeological resources;~~
 - ~~iv. to provide a continuous Area 2C Greenlands System throughout the community that incorporates links of varying character and function, among natural heritage features, public parks, storm water management facilities and a full array of community amenities;~~
 - ~~v. to require innovative approaches to urban storm water management, including alternatives to conventional retention ponds, low impact development, green roofs, and water capture and reuse; and,~~
 - ~~vi. to provide for an urban public realm, including passive and active parks and meeting places, such as urban squares, which incorporate art, culture and~~

~~heritage, and that contribute to a sense of place and clear identity.~~

24.3.2.1 Environmental Protection Area Designation

Hazard Lands, natural heritage features, including their associated buffers areas, vegetated protection zones and/or setbacks within the Secondary Plan Area are designated as Environmental Protection Area on Schedule A and B to this Secondary Plan. Detailed mapping of key natural heritage features is provided in Appendix IV.

Lands within the Environmental Protection Area designation shall be planned in accordance with the Environmental Protection designation policies of **Section 12** of this Plan, except as modified by the following additional policies.

Intent

- ~~a) Hazard Lands, natural heritage features, including their associated buffers areas, vegetated protection zones and/or setbacks within the Secondary Plan Area are designated as Environmental Protection Area on Schedule A to this Secondary Plan. Detailed mapping of key natural heritage features is provided in Appendix IV.~~
- ~~b) Incompatible development and site alteration shall be directed away from hazardous lands that are impacted by flooding and erosion hazards. The flooding hazard limit is defined as the regulatory flood based on the historical Hurricane Hazel event (1954). The erosion hazard limit is defined using the confined (steep slope) or unconfined (meander belt) classification system established by the Ministry of Natural Resources. Technical flood plain or geotechnical studies may be required as part of a complete development application to confirm the flooding or erosion hazard limits.~~
- ~~c) The Environmental Protection Area Designation and associated policies are designed to identify, protect and enhance the natural heritage features and functions that will form a strong and permanent component of the broader Area 2C Greenlands System.~~

~~While the Environmental Protection Area designation and policies will contribute to the creation and protection of an extensive Area 2C Greenlands System within Area 2C, it is recognized that certain lands outside of the Environmental Protection Area designation may contain natural heritage features worthy of protection. It is also recognized that certain lands outside of the Environmental Protection Area designation are intended for development, and policies are required to ensure that such development provides the necessary buffers from natural heritage features, including key hydrologic features.~~

Permitted Uses

- ~~a) The permitted uses on lands designated Environmental Protection Area shall be:~~
 - ~~i. Woodland, fish and wildlife management;~~

-
- ~~ii. — stewardship, conservation, restoration and remediation undertakings;~~
 - ~~iii. — flood or erosion control projects, but only if the projects have been demonstrated to be necessary and in the public interest after all other alternatives have been considered;~~
 - ~~iv. — infrastructure including public and private utilities and new storm water management facilities and roads, but only if the need for the facility has been demonstrated through an Environmental Assessment or other similar environmental approval or planning approval and there is no reasonable alternative. The development of any of these facilities shall be subject to an Environmental Impact Study demonstrating no adverse impacts on any Natural Heritage Feature;~~
 - ~~v. — low intensity recreational uses and trails that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to:

 - ~~• — non-motorized trail use;~~
 - ~~• — natural heritage education and appreciation; and,~~
 - ~~• — passive park use on public lands.~~~~
 - ~~vi. — retrofits of existing storm water management works that improve the provision of storm water services to existing development in the watershed, where no feasible alternative exists;~~
 - ~~vii. — an existing dwelling and accessory uses, buildings and structures thereto; and,~~
 - ~~viii. — existing non-conforming uses, buildings and structures.~~
 - ~~b) — Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.~~

Policies

- ~~a) — Key natural heritage features, key hydrologic features and hazard lands including their associated typical buffer areas, are designated as Environmental Protection Area on Schedules A and B. The Environmental Protection designation includes the following buffer criteria:

 - ~~i. — 10 metres from a Woodlot;~~~~

~~ii. 15 metres from Warm Water Watercourses or Non Provincially Significant Wetland; and,~~

~~iii. 30 metres from a Provincially Significant Wetland or Cold Water Watercourses.~~

~~The boundaries and extent of the Environmental Protection Area designation shown on Schedules A and B are approximate. Minor adjustments or refinements to these boundaries may occur through an Environmental Impact Study that demonstrates the appropriateness of the adjustment to the satisfaction of Council, in consultation with the Region, the Conservation Authority and any other agency having jurisdiction. Such minor adjustments or refinements will not require an Amendment to this Plan.~~

- ~~b) Where Council, or any other relevant agency considers a change to the Environmental Protection Area boundary to exceed their definition of minor, such adjustment or refinement shall require an Amendment to this Plan. Such an Amendment shall be supported by an Environmental Impact Study that demonstrates the appropriateness of the change to the satisfaction of Council, in consultation with the Region, the Conservation Authority and any other agency having jurisdiction.~~
- ~~c) Where the boundary to the Environmental Protection Area designation is adjusted, the abutting land use designation or designations shall apply, provided the land use change will not result in development or site alteration that will have adverse effects on any key natural heritage features or key hydrologic features and their functions.~~
- ~~d) Development or site alteration is not permitted within the Environmental Protection Area designation, except in relation to the permitted uses and policies specified in this Secondary Plan. Development and site alteration shall not be permitted within wetlands and habitat of endangered species and threatened species.~~
- ~~e) The removal or destruction of a key natural heritage feature or key hydrologic feature by unauthorized development or site alteration is prohibited. Such removal or destruction will not provide the rationale for the removal of these lands from the Environmental Protection Area designation. Restoration, to the satisfaction of Council in consultation with the Region and the Conservation Authority, will be required for these lands.~~
- ~~f) Infrastructure and road design and construction shall be sensitive to adjacent key natural heritage features and key hydrologic features and their associated functions, and shall incorporate design treatments and technologies that minimize negative impacts and, where practical, enhance the overall Area 2C Greenlands System.~~
- g) Road crossings over lands designated Environmental Protection Area and any components of the Area 2C Greenlands System shall be accommodated within as

narrow a right-of-way as possible, subject to an Environmental Impact Study and approval of the Town.

- ~~h) Where Environmental Protection Areas are approved for passive recreation activities, appropriate measures shall be provided to ensure the protection of key natural heritage features and key hydrologic features.~~
- ~~i) Where lands within the Environmental Protection Area designation are held in private ownership, nothing in this Plan requires that these lands be free and available for public use. Similarly, Council is not obligated to purchase and/or obtain lands identified as part of the Environmental Protection Area designation.~~
- ~~j) The appropriate buffers, vegetated protection zones and/or setbacks from all key natural heritage features and key hydrologic features shall be established by an Environmental Impact Study, subject to the approval of Council, in consultation with the Region, the Conservation Authority and any other agency having jurisdiction.~~
- ~~k) Any development, including any buildings and any necessary grading, infrastructure and roads proposed within, or within 120 metres of the Environmental Protection Area designation shall be required to prepare an Environmental Impact Study that will determine the nature and extent of the feature and the appropriate buffer that will be required between the Environmental Protection Area designation and the limit of urban development.~~
- ~~l) Development or site alteration on lands outside of the Environmental Protection Area designation containing key natural features or key hydrologic features identified through an Environmental Impact Study, will be subject to the Environmental Protection Area designation permitted uses and policies.~~
- ~~m) An Environmental Impact Study, where required, is to be undertaken by the proponent of development in accordance with Town/Conservation Authority requirements and approved by Council, in consultation with the Conservation Authority and any other agency having jurisdiction. An Environmental Impact Study shall meet the following minimum requirements:~~
 - ~~i. demonstrate that the development or site alteration applied for will have no adverse effects on key natural heritage features, key hydrologic features, and Lake Simcoe;~~
 - ~~ii. identify planning, design and construction practices that will maintain and, where feasible, improve or restore the health, diversity and size of the key natural heritage features or key hydrologic features and connectivity with other key natural heritage features or key hydrologic features as well as connectivity and linkages to natural heritage systems identified in Provincial Plans or by neighbouring municipalities, the appropriate Conservation Authority, Ministry of~~

~~Natural Resources or other jurisdictions having authority;~~

- ~~iii. demonstrate how connectivity within and between key natural heritage features and key hydrologic features will be maintained and, where possible, improved or restored before, during and after construction to allow for the effective dispersal and movement of plants and animals;~~
- ~~iv. determine if natural areas are acting as or have been identified as a wildlife corridor to ensure that the area will continue to effectively act and function as a wildlife corridor.~~
- ~~v. determine a sufficient minimum buffer to protect areas adjacent to existing features that would be appropriate for restoration or renaturalization to enhance the ecological functioning of that feature, such as lands that provide for rounding out or filling of gaps in Woodland;~~
- ~~vi. protect the function of the feature or protect opportunities for feature enhancement, and specify the dimensions of the required buffer; and,~~
- ~~vii include an Edge Management Strategy. Further, the developer may be required to register on title any notices/maintenance requirements that result from the required Edge Management Strategy.~~
- ~~n) Where, through an application for development or site alteration, a buffer or vegetation protection zone is required to be established as a result of the application of the policies in this Secondary Plan, the buffer or vegetation protection zone shall be graded and planted with native species in a self-sustaining manner in accordance with an Edge Management Plan, as approved by the Town in consultation with the Conservation Authority.~~
- ~~e) In the review of development or site alteration applications on adjacent lands to tributaries of Lake Simcoe, Council shall consider, in consultation with the appropriate agencies, the restoration of watercourses to their natural state where appropriate. In this regard, an application for development or site alteration shall, where applicable:~~
 - ~~i. increase or improve fish habitat in Watercourses, Waterbodies and wetlands, and any adjacent riparian areas;~~
 - ~~ii. include landscaping and habitat restoration that increase the ability of native plants and animals to use valley lands or riparian areas as wildlife habitat and movement corridors; and,~~
 - ~~iii. seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving Watercourses, Waterbodies and wetlands.~~

- ~~p) Development and site alteration is not permitted within fish habitat except in accordance with federal and provincial requirements and approvals.~~
- ~~q) Where development and site alteration is proposed within an area regulated by the Conservation Authority, the owner or proponent is required to obtain all necessary approvals and/or permits from the Conservation Authority.~~
- ~~r) Any development proposal on land which contains trees may be required to undertake a Tree Preservation Plan prepared by a qualified professional, which shall inventory and assess the present conditions of the trees on the site and shall make recommendations on tree preservation with the objective of maximizing the number of trees that can be conserved on site, subject to grading requirements, community design objectives and the quality of the vegetation.~~
- ~~s) In the case of development applications that result in a net loss of trees, the developer shall compensate this loss on the development site or in another suitable location as determined by Council. In determining appropriate compensation, consideration should be given to the significance and value of the trees as assessed by a qualified Arborist.~~
- ~~t) Notwithstanding any policies to the contrary, one single detached dwelling and accessory uses, buildings and structures thereto may be permitted on an existing vacant lot of record, subject to obtaining any necessary planning approvals and an Environmental Impact Study that demonstrates to the satisfaction of Council, in consultation with the Region, the Conservation Authority and any other agency having jurisdiction, that the proposed dwelling will not result in an adverse effects on any key natural heritage features or key hydrologic features or their functions. A new single detached dwelling shall not be permitted within wetlands, the habitat of endangered, threatened or special concern species or environmentally significant areas.~~
- u) A Monitoring Plan will be developed to track the condition of the Natural Heritage System during and following the transition of the 2C Secondary Plan lands from a predominantly rural to an urban land use. The Monitoring Plan may consider such matters as, but not limited to:
 - i. Recommendations for a public agency to receive and store the monitoring data, and administer responses to undesirable trends, to develop management prescriptions; or to authorize the agency to undertake remedial action(s);
 - ii. Establishment of baseline goals and objectives to measure the future condition of the Natural Heritage System (where possible, baselines will be quantified and based on field studies, including existing data);
 - iii. An approach to monitoring trails;

- iv. An approach to monitoring biological diversity of the Natural Heritage System, possibly including significant species (e.g. species that are rare, threatened, endangered, or “of concern”) or species that are deemed to be sensitive, or species that are indicators of desirable habitat (e.g. area-sensitive or habitat-specific species); and,
- v. Recommendations for implementation of the Monitoring Plan, preferably including volunteer groups.

24.3.2.2 Hydrogeological and Hydrological Function Areas

- a) Development applications will be required to demonstrate that the hydrological function areas continue to provide the hydrological functions for which they have been identified, though they need not necessarily be retained in their natural state (e.g., they could provide locations for storm water management facilities or outlet channels). Where possible, any facilities developed in these locations should be naturalized, for example with gradual and/or naturalized shorelines to promote the growth of wetland vegetation, native plantings, nest boxes and other wildlife habitat structures such as woody debris etc.
- b) Future development proposals must demonstrate that there will be no adverse impacts to existing groundwater and surface water users as a result of the proposed development. This will be demonstrated through appropriate hydrogeological studies in accordance with the requirements of the Conservation Authority and the Town of Aurora.
- c) Land uses that are considered to pose a significant threat to drinking water supplies will not be permitted within wellhead protection zones, as established by York Region. These zones are shown on Appendix IV, Map 2. Uses that are not permitted within these zones will be determined through the Source Protection Process developed under the Clean Water Act, but may include the following:
 - i) Storage, except by an individual for personal or family use, of:
 - petroleum fuels
 - petroleum solvents and chlorinated solvents
 - pesticides, herbicides & fungicides
 - construction equipment
 - inorganic fertilizers
 - road salt, and

- contaminants listed in Schedule 3 of the Oak Ridges Moraine Conservation Plan (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990
- ii) Generation or storage of hazardous waste or liquid industrial waste;
- iii) Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal sites; and
- iv) Other uses as determined through the Source Protection Process from consultations with the Lake Simcoe Region Conservation Authority, and Regional Municipality of York.
- d) ~~Incompatible development and site alteration shall be directed away from hazardous lands that are impacted by flooding and erosion hazards. The flooding hazard limit is defined as the regulatory flood based on the historical Hurricane Hazel event (1954). The erosion hazard limit is defined using the confined (steep slope) or unconfined (meander belt) classification system established by the Ministry of Natural Resources. Technical flood plain or geotechnical studies may be required as part of a complete development application to confirm the flooding or erosion hazard limits.~~

24.3.2.3 Parks Symbols

The development of parks identified by parkland symbols shall be planned in accordance with the Public Parkland designation policies of **Section 13.2** of this Plan, except as modified by the following additional policies.

Intent

- a) The system of public parks is highly inter-connected and forms a fundamental structuring element of the Area 2C Greenlands System within the Secondary Plan Area. It is the intent of this Secondary Plan that every resident be generally within 400 metres of either a Community Park, Neighbourhood Park, Parkette or a component of the connecting trails network. Lands identified by a Parks Symbol on Schedule A, and ~~in more detail on~~ Schedule B, shall include lands within the following categories:
 - i. Community Parks;
 - ii. Neighbourhood Parks;
 - iii. The Urban Wildlife Park;
 - iv. Parkettes; and
 - v. ~~Linear Parks; and~~

- vi. Other smaller scale components of the parkland system that provide access and connectivity to / within the overall Area 2C Greenlands System.

Permitted Uses

- a) ~~On lands identified as a component of the public parks system, the following uses are permitted:~~
 - i. ~~active and passive recreational opportunities;~~
 - ii. ~~conservation uses;~~
 - iii. ~~pedestrian and bicycle trails;~~
 - iv. ~~other compatible special purpose uses that are appropriate within a public park;~~
 - v. ~~small scale and appropriate public and private utilities; and,~~
 - vi. ~~buildings, structures and uses that are accessory to any permitted uses.~~
- b) ~~The following additional uses are permitted within a Community Park:~~
 - i. ~~community centres, arenas and recreation facilities; and,~~
 - ii. ~~retail commercial uses ancillary to the primary recreational use.~~
- c) ~~Council reserves the right, through the implementing Zoning By law, to further refine the list of permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.~~

Policies

- a) ~~Public parkland shall be dedicated to the municipality on the basis of the requirements of the Planning Act. Further, Council reserves the right to implement the alternative parkland dedication requirement of 1 hectare for every 300 dwelling units.~~
- b) ~~Public Parks shall be established in accordance with the following:~~
 - i. ~~Community Parks – The Community Parks are shown symbolically on Schedule A and schematically on Schedule B. The Community Parks are expected to form the central focus for not only the 2C Secondary Plan Area, but also the adjacent existing communities in the Town of Aurora.~~

~~Community Parks shall provide for a variety of recreational activities and major facilities to be utilized by all residents of the Town of Aurora. Community Parks may include recreational equipment such as play equipment and sport facilities~~

~~and may be combined with school sites.~~

~~Community Parks shall have a minimum size of 4 hectares.~~

- ~~ii. Neighbourhood Parks — The Neighbourhood Parks are shown symbolically and schematically on Schedules A and B. The Neighbourhood Parks are expected to form the central focus of a neighbourhood.~~

~~Each Neighbourhood Park should include as a minimum an open free play area and climbing structures for children ages 2 to 10. Neighbourhood Parks shall perform an array of functions within the community and shall have a minimum size of 1.6 hectares.~~

- ~~iii. Council endorses the concept of a Wildlife Park, a significant natural base for which is provided in the general vicinity of the East Aurora Wetland Complex and other environmental protection areas within the Area 2C Greenlands System identified on Schedule 'A'. The Urban Wildlife Park, is identified and included as a requirement of this Secondary Plan. There are two primary objectives for the Urban Wildlife Park, these are to provide:~~

- ~~• As a main priority, a natural environment capable of sustaining populations of existing native wetland/grassland/woodland plant and animal species that are attracted to the diverse landscapes in the adjacent area; and~~
- ~~• Facilities which allow for passive, natural, resource-based educational and recreational opportunities that are in harmony with the requirements of the local environment.~~

~~The western limits of the Wildlife Park were established within the area 2B (OPA 30) secondary plan and a preliminary management plan was also undertaken for the west portion of the Wildlife Park. The Town shall build upon the existing management plan, in cooperation with the Conservation Authority, Ducks Unlimited and other stakeholders, with the goal of establishing a complete management plan for the entire Wildlife Park, within 1 year of the adoption of this Plan or as soon as possible. The management plan shall include but not be limited to:~~

- ~~• Determination of the terms of Reference for an Environmental Impact Study and Hydrologic Study~~
- ~~• Management of the existing ponds, including possible restoration of the deteriorated ponds to the south. Guidelines for new Storm Water Ponds adjacent to the wildlife park~~
- ~~• Development of a schedule or protocol for water level management based on hydrological analysis that would optimize/enhance the quality ad~~

~~productivity of the wetland complex (including input from new storm water ponds)~~

- ~~• Preparation of a Woodland management plan along with a buffer planting plan where required due to adjacent development~~
- ~~• Preparation of interpretive and educational aspects of the wildlife park~~
- ~~• Trail and Boardwalk design specifications~~
- ~~• Guidelines for adjacent land uses and fencing requirements~~

~~iv. Parkettes — Parkettes, are smaller components of the open space network. They are shown symbolically on Schedule A and schematically on Schedule B. These sites are in key locations intended to connect other components of the Park System together, and to provide public open space in strategic locations throughout the community;~~

~~v. Linear Parks — Linear Parks provide an important connectivity function, and are expected to accommodate the majority of the off-road trails network.~~

~~Most of the Linear Park space is included within the Environmental Protection Area Designation, and comprise the required buffer areas adjacent to identified significant natural heritage features, hazard lands and/or woodlands. Other key components of the Linear Parks System are identified on Schedule B; and~~

~~vi. Small Scale Open Space — Green Streets/Gateways/Greenways include small scale open space features incorporated into the Secondary Plan as links in the intended open space system or entrances to the community to provide for connecting pedestrian and bicycle routes and special identity features within the Secondary Plan Area. Green Streets/Gateways/Greenways are not shown on any statutory schedules of this Secondary Plan, however examples and criteria will be developed as part of the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.~~

~~c) Where buildings and structures are permitted, they shall be designed so that the size, scale, construction materials and signage are compatible with adjacent uses and that rooftop equipment, waste management and loading areas are screened from view from abutting roads and adjacent residential uses.~~

~~d) Development within the public parks components of the Area 2C Greenlands System shall be designed to minimize impact on the natural environment. In addition, the following shall apply:~~

~~i. Woodland in parks and mature trees shall be protected, maintained, or~~

~~enhanced where possible; and,~~

- ~~ii. the placing and removal of fill, and site grading shall be minimized, except for necessary site grading associated with the development of parks, trail systems and erosion/erosion control facilities as approved by the Council.~~
- e) The locations, configuration and boundaries of these public park lands as shown on Schedules A and B, shall be confirmed through the required Draft Plans of Subdivision/Condominium and implementing zoning by-law, and may be adjusted without further Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of Council.
- f) All Community Parks, Neighbourhood Parks, Parkettes and the components of the Wildlife Park not designated as Environmental Protection Area shall be accepted by the Town as contributing to the parkland dedication requirements of the Planning Act. Other smaller components of the public parks system shall be considered on a case- by-case basis, as fulfilling parkland dedication requirements, subject to a review of their individual function within the neighbourhood. Generally, if any component of the public parks system provides an important functional attribute to the broader neighbourhood it shall be accepted as contributing to the parkland dedication requirement of the Planning Act.
- g) Where parkland is not ultimately utilized for park use, the underlying designation will be Urban Residential ~~1~~ 1 and can be developed under the policies of that section of this plan without requiring an Amendment to this Plan.

24.3.2.4 Storm water Management Facilities Symbol

The development of stormwater management facilities identified by a Stormwater Management Facility symbol shall be planned in accordance with the Stormwater Management policies of **Section 16.6** of this Plan, except as modified by the following additional policies.

Intent

- a) ~~Storm water Management Facilities are intended to manage development impacts on Watercourses and the lake system in order to maintain and enhance water quality, protect fish and wildlife habitat and prevent erosion.~~ It is the intent of this Secondary Plan to ensure that Stormwater Management Facilities are not only functional components of a community, but are also aesthetically pleasing and a key component of the connected Area 2C Greenlands System. Stormwater management Facilities are identified symbolically on Schedule A and schematically on Schedule B.

Policies

- ~~a) Storm water management facilities are subject to the policies contained in this~~

~~Secondary Plan and the Town's policies regarding design, construction and maintenance for these types of facilities.~~

- b) The locations, configuration and boundaries of the Storm water Management Facilities identified on Schedules A and B shall be confirmed through the required Storm water Management Plan and subsequent Draft Plans of Subdivision/Condominium and implementing zoning by-law, and may be adjusted, added or deleted without further Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of Council.

24.3.3 THE RESIDENTIAL NEIGHBOURHOODS

The development of the Residential Neighbourhoods shall be planned in accordance with the policies of **Section 7** of this Plan, except as modified by the following additional policies.

- c) This Secondary Plan provides opportunities for a broad range of housing forms throughout the community and within each Neighbourhood.
- d) This Secondary Plan, based on the Community Plan, provided as Appendix I, includes the distribution of housing by house form and density and identifies, in detail, the composition and distribution of the anticipated housing stock, ~~and its relationship to the achievement of the Provincial and Regional requirement to achieve an average minimum density of 50 residents and jobs combined per developable hectare.~~
- e) Council shall monitor and ensure, through the approval of implementing zoning and draft plans of subdivision/condominium, that the mix and density of housing types proposed within the community is appropriate and is in conformity with the provisions of this Secondary Plan and any Provincial and Regional policy directives that are applicable.
- f) Objectives for the Residential Neighbourhoods include:
 - i. to encourage a broad range of housing sizes, densities, designs, tenures and prices, to meet the needs of current and future residents;
 - ii. to encourage innovation in new residential development to address social, economic, design, environmental and growth management policies of this Plan;
 - iii. to ensure that the Residential Neighbourhoods are designed to achieve an average minimum density of ~~50~~ 55 residents and jobs combined per developable hectare; and,
- ~~g) For the purposes of this Plan, a secondary suite will be defined as a separate dwelling unit, which is contained within an existing single detached or semi-detached dwelling or linked dwelling provided that:~~

- ~~i. not more than one secondary suite be permitted in association with each principal dwelling on the same lot unless otherwise permitted in the Zoning By-law;~~
- ~~ii. all the requirements of the Zoning By-law, including the provision of adequate parking, the Ontario Building Code and other relevant municipal and Provincial regulations are satisfied; and,~~
- ~~iii. it has been determined that municipal services and community facilities meet the anticipated demand for secondary suites to the satisfaction of Council~~

24.3.3.1 Urban Residential 1 Designation

Development and redevelopment within the Urban Residential 1 Designation shall be in accordance with the Low-Medium Urban Residential designation policies of **Section 7.5.4** of this Plan, except as modified by the following additional policies.

Intent

- a) It is the intent of the Urban Residential 1 Designation to promote well-designed, low density housing in appropriate locations throughout the community, in accordance with the distribution of housing forms identified on Schedule A.

Permitted Uses

- ~~a) The permitted uses within the Urban Residential 1 Designation are as follows:~~
 - ~~i. single detached and semi-detached dwellings;~~
 - ~~ii. places of worship;~~
 - ~~iii. community and cultural facilities;~~
 - ~~iv. elementary schools;~~
 - ~~v. parks, open space, pedestrian and bicycle routes;~~
 - ~~vi. buildings, structures and uses that are accessory to any permitted uses;~~
 - ~~vii. storm water management facilities and public and private utilities that serve the neighbourhood population and~~
 - ~~viii. secondary suites.~~

- b) In addition to the permitted uses of the Low-Medium Urban Residential designation, ~~identified above~~, any individual Draft Plan of Subdivision within the Urban Residential 1 Designation, may include small plex-type buildings (under 3.5 stories in height, apartment or duplex/triplex/quadplex type units which are generally ground related), and/or townhouses up to a maximum of 20 percent of the total number of units within the Draft Plan.
- ~~c) Council reserves the right, through the implementing Zoning By-law, to further refine the list of permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.~~

Policies

- a) The maximum height of any building within the Urban Residential 1 Designation shall be 3.5 storeys or 11.0 metres, whichever is less. Notwithstanding this restriction, and given the extensive valley system and undulating topography, Council may consider buildings that exceed 11.0 metres in height, as long as the building is not greater than 3.5 storeys in height, and the additional height is provided to assist in dealing with a complex grading issue. Elementary Schools within this designation will be permitted a maximum height of 12.0 metres. Should a three storey elementary school be required the maximum height shall be 18 metres.
- b) Density within the Urban Residential 1 Designation shall range from between 17 and 40 units per net residential hectare. Where proposed, townhouse developments shall have a maximum density of 50 units per net residential hectare.
- ~~c) Permitted places of worship, community and cultural facilities and/or elementary schools shall be permitted through the requirements of the implementing zoning by-law, and shall be subject to site plan control.~~
- d) All development within the Urban Residential 1 Designation shall be generally within 400 metres of an identified component of the Area 2C Greenlands System.
- e) All development within the Urban Residential 1 Designation will address the road, and garage doors/service facilities shall not dominate the view of the streetscape. The implementing zoning by-law shall include details with respect to build within zones for front and exterior side yards, for the various anticipated development types and forms. Special provisions with respect to porches for the residential uses shall also be included in the by-law.
- ~~f) All development within the UR1 Designation shall be generally consistent with the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.~~

24.3.3.2 Urban Residential 2 Designation

Development and redevelopment within the Urban Residential 2 Designation shall be in accordance with the Medium-High Urban Residential designation policies of **Section 7.5.5** of this Plan, except as modified by the following additional policies.

Intent

- a) It is the intent of the Urban Residential 2 Designation to promote well-designed and transit supportive medium density housing forms in proximity to community recreational and convenience commercial facilities, in accordance with the distribution of housing forms identified on Schedule A.

Permitted Uses

- a) ~~The permitted uses within the Urban Residential 2 Designation are as follows:~~
 - i. ~~street, block, stacked and back to back townhouse dwellings, small plex type (e.g. quattroplex) multiple unit buildings and small scale/low rise apartments.~~
 - ii. ~~places of worship;~~
 - iii. ~~community and cultural facilities;~~
 - iv. ~~local commercial uses including convenience stores and personal service uses;~~
 - v. ~~special needs housing;~~
 - vi. ~~parks, open space, pedestrian and bicycle routes;~~
 - vii. ~~buildings, structures and uses that are accessory to any permitted uses;~~
 - viii. ~~storm water management facilities and public and private utilities that serve the neighbourhood population; and~~
 - ix. ~~secondary suites.~~
- b) ~~In addition to the permitted uses identified above, Any individual Draft Plan of Subdivision within the Urban Residential 2 Designation, may include single and semi-detached dwellings up to a maximum of 20 percent of the total number of units within the Draft Plan.~~
- c) ~~Council reserves the right, through the implementing Zoning By law, to further refine the list of permitted land uses to ensure that new development is appropriate in the~~

~~context of the adjacent and surrounding community.~~

Policies

- a) The maximum height of any building within the ~~UR2~~ Urban Residential 2 designation shall be 6 storeys or 20.0 metres whichever is less. Notwithstanding this restriction, and given the extensive valley system and undulating topography, Council may consider, through the implementing zoning by-law, buildings that exceed 20.0 metres in height, as long as the building is not greater than 6 storeys in height, and the additional height is provided to assist in dealing with a complex grading issue.
- b) Density within the Urban Residential 2 Designation shall range from between 35 and 50 units per net residential hectare. Where proposed, small scale/low-rise apartment developments and/or stacked or back-to-back townhouses shall have a maximum density of 125 units per net residential hectare.
- ~~c) Permitted places of worship, community and cultural facilities, elementary schools, local commercial uses including convenience stores and personal service uses and/or special needs housing shall be permitted through the requirements of the implementing zoning by-law, and shall be subject to site plan control.~~
- d) All development within the Urban Residential 2 Designation shall be generally within 400 metres of an identified component of the Area 2C Greenlands System.
- e) All development within the Urban Residential 2 Designation will address the road, and garage doors/service facilities shall not dominate the view of the streetscape. The implementing zoning by-law shall include details with respect to build within zones for front and exterior side yards, for the various anticipated development types and forms. Special provisions with respect to porches for the ground-related residential uses shall also be included in the by-law.
- f) No individual, direct access shall be permitted for any development lot within the Urban Residential 2 Designation that abuts Leslie Street or St. John's Sideroad. If there are justifiable technical or urban design reasons to include reverse frontage development it may be considered without an Amendment to this Plan subject to the satisfaction of Council. If there are justifiable technical or urban design reasons to include reverse frontage development it may be considered without an Amendment to this Plan subject to the satisfaction of Council.
- g) All development within the Urban Residential 2 Designation with the exception of single-detached, semi-detached and street townhouse units shall be subject to site plan control. At the discretion of Council, street townhouse units may be subject to site plan control. All development, without exception, shall be generally consistent with the Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.

24.3.3.3 Mixed-Use Residential/Commercial Designation

Development and redevelopment within the Mixed-Use Residential/Commercial Designation shall be in accordance with the Mixed Use designation policies of **Section 8** of this Plan, except as modified by the following additional policies.

Intent

- a) It is the intent of the Mixed-Use Residential/Commercial Designation to promote well-designed and transit supportive high density housing in combination with small scale convenience and service commercial uses that serve the surrounding residential community. This Designation is identified on Schedule A.

Permitted Uses

- ~~a) The permitted uses within the Mixed Use Residential/Commercial Designation are as follows:~~
 - ~~i. apartment dwellings;~~
 - ~~ii. local commercial uses including convenience stores and personal service uses;~~
 - ~~iii. special needs housing;~~
 - ~~iv. buildings, structures and uses that are accessory to any permitted uses; and,~~
 - ~~v. storm water management facilities and public and private utilities that serve the neighbourhood population.~~
- ~~b) The following retail and service commercial land uses are specifically prohibited:~~
 - ~~i. any use that requires the outdoor display or storage of goods; and,~~
 - ~~ii. all automobile related uses (sales, service, gas bars, car washes);~~
- ~~c) Drive-through restaurants and other drive-through facilities shall be restricted and only be permitted through site specific development proposals and rezoning to ensure that the use is compatible with adjacent uses.~~
- ~~d) Council reserves the right, through the implementing Zoning By law, to further refine the list of permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.~~

Policies

- a) ~~The maximum height of any building within the Mixed-Use Residential/Commercial Designation shall be 6 storeys, or 20.0 metres, whichever is less.~~
- b) Density within the Mixed-Use Residential/Commercial Designation shall generally be within a Floor Space Index of 0.75 to 3.0, except where stand-alone local commercial uses are proposed, where the minimum density shall be reduced to a Floor Space Index of 0.25.
- c) ~~Permitted uses are encouraged to develop in mixed use buildings. Permitted residential uses are not permitted in a stand-alone condition.~~
- d) Permitted convenience stores and personal service uses shall not exceed 3,500 square metres of Gross Floor Area per individual site.
- e) ~~Permitted convenience stores and personal service uses and/or special needs housing shall be permitted through the requirements of the implementing zoning by-law, and shall be subject to site plan control.~~
- f) All development within the Mixed-Use Residential/Commercial Designation shall be generally within 400 metres of an identified component of the Area 2C Greenlands System and from local commercial uses.
- g) ~~All development within the Mixed-Use Residential/Commercial Designation will address the road, and garage doors/service facilities shall not dominate the view of the streetscape. The implementing zoning by law shall include details with respect to build within zones for front and exterior side yards, for the various anticipated development types and forms.~~
- h) No individual, direct access shall be permitted for any development lot within the Mixed-Use Residential/Commercial Designation that abuts Leslie Street or St. John's Sideroad. If there are justifiable technical or urban design reasons to include reverse frontage development it may be considered without an Amendment to this Plan subject to the satisfaction of Council. ~~Parking lots shall not be located within any front yard within the Mixed-Use Residential/Commercial Designation unless site conditions and compatibility with adjacent development necessitates such location.~~
- i) ~~All development within the Mixed-Use Residential/Commercial Designation shall be subject to site plan control and shall be consistent with the Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.~~
- j) ~~Council may utilize the provisions of Site Plan Control to the maximum extent permitted~~

~~by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.~~

24.3.3.4 Residential Interface Overlay Designation

Intent

- a) It is the intent of the Residential Interface Overlay designation to ensure that a compatible interface condition can be developed between new development within the 2C Secondary Plan Area, and existing residential development in the Town of Newmarket and/or to ensure a sensitive development response in recognition of the abutting key natural heritage features and key hydrologic features, including their associated buffers, vegetative protection zones and/or setback requirements. The extent of the Residential Interface Overlay Designation is identified on Schedule A

Permitted Uses

- a) The uses permitted within the Residential Interface Overlay Designation shall reflect the list of permitted uses from the land use designation that underlies this overlay designation.

Policies

- a) The lands subject to this overlay designation shall be developed in a manner that creates a compatible interface condition with the properties to the north in Newmarket. The compatible interface condition shall be established by the developer, and shall be satisfactory to the Council of the Town of Aurora. Implementation methods could include any one or more of the following, but not be limited to:
 - i. requirements in the zoning by-law related to building types, setbacks and lot sizes;
 - ii. site plan agreements related to fencing and/or other landscape treatments; and/or,
 - iii. provisions registered on title as they may affect the establishment and maintenance of required fencing and/or other landscape treatments.
- b) Notwithstanding the policies of the underlying Urban Residential 2 designation, on the subject lands, single detached and/or semi-detached dwellings may also be permitted.
- c) The minimum density targets for the Urban Residential 1 Designation and the Urban Residential 2 Designation shall not apply within the areas subject to the Residential Interface Overlay Designation and the 20% provision of policy 3.3.2 c) for the Urban

Residential 2 Designation shall not apply within the areas subject to the Residential Interface Overlay Designation.

24.3.3.4.1 East Residential Interface Overlay Designation

The East Residential Interface Overlay Designation shall be established to ensure a suitable interface between the permitted residential uses of this Plan and the abutting established residential area to the north along Wildrush Place in the Town of Newmarket.

Policies

- a) Notwithstanding any policies to the contrary in the underlying Urban Residential 1 designation and the overall Residential Interface Overlay Designation; on the subject lands, single detached, semi-detached, street and/or block townhomes dwellings only shall be permitted.
- b) A maximum density of 30 units per net residential hectare shall be permitted.
- c) A landscaped area shall be provided along the north property line within part of the future residential lots. The width of the landscaped area shall be determined at the draft plan of subdivisions; and or zoning stage to the satisfaction of the Council of the Town of Aurora.

24.3.3.5 ~~Places of Worship Designation~~

Policies

- ~~a) A Place of Worship site has been identified on Schedule A.~~
- ~~b) A Place of Worship shall not exceed a maximum height of 6 storeys, or a Floor Space Index of 2.5.~~
- ~~c) Adequate parking and drop-off/pick-up facilities shall be provided and parking should not be located in the front yard of any building.~~
- ~~d) Places of worship shall be high quality landmark buildings and shall be compatible with the character of the surrounding community. Development of a Place of Worship shall be generally consistent with the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.~~
- ~~e) Council may utilize the provisions of Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.~~

24.3.3.6 Elementary Schools Symbol

Elementary School development shall be in accordance with the Elementary and Secondary School policies of **Section 10.4** of this Plan, except as modified by the following additional policies.

Policies

- a) Two Elementary schools have been identified on Schedule A. ~~They have been located adjacent to a Neighbourhood Park, on a Municipal Collector Road.~~ These locations have been selected to reflect the role of school sites in supporting the definition of community structure and patterns of land use. The number, location and configuration of school sites will be further defined through Draft Plans of Subdivision/Condominium and the implementing zoning by-law.
- b) ~~Schools shall provide parking for both vehicles and bicycles, amenity areas and buffering with planting and/or fencing from adjacent residential dwellings. The implementing Zoning By-law and/or site plan approval shall ensure that adequate parking facilities are available on the lot for the proposed use and parking, where possible, shall not be located in the front yard of any buildings.~~
- c) ~~Development of a Elementary School shall be generally consistent with the Area 2C Urban Design Guidelines will be prepared, where required, prior to any further development approvals to the satisfaction of Town.~~
~~Council may utilize the provisions of Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.~~
- d) ~~Elementary school sites shall be efficiently used and urban in nature. Multi-storey buildings, campus configurations with other schools, and reduced open space areas shall be considered.~~ Elementary school sites and buildings will be developed in conformity with the following policies:
 - i. ~~elementary schools shall be high quality landmark buildings and shall be compatible with the character of the surrounding community;~~
- e) ~~ii. Elementary school sites shall be a maximum of 2.8 hectares in size and should be a rectangular configuration in order to maximize its programmable space.~~
 - i. ~~elementary school buildings shall be developed in conformity with the green building policies of this Secondary Plan;~~
 - ii. ~~joint use sites and multiple use buildings will be encouraged wherever possible. The Town will work with the School Boards to achieve appropriate and efficient~~

~~site designs, and to maximize public service and safety;~~

- ~~iii. elementary schools shall be located along a Collector Road to be accessible by residents in more than one neighbourhood; and,~~
- ~~iv. parking and loading areas will be provided and access points designed in a manner that will minimize conflicts between pedestrian and vehicular traffic and will enhance the aesthetic character of the neighbourhood. Parking and loading areas that are visible from a public road shall be appropriately landscaped to enhance the aesthetic appeal and to screen those facilities from public view while not creating overly screened unsafe environments.~~
- ~~f) The locations, configuration and boundaries of the Elementary School sites identified on Schedule A shall be confirmed through Draft Plans of Subdivision/Condominium and implementing zoning by-law, and may be adjusted without further Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of Council.~~
- g) In the event that all or part of a school site is not required by a School Board, it may be developed in accordance with the Urban Residential 2 designation and in conformity with all policies of this Secondary Plan. An Amendment to this Secondary Plan, to reflect the approved change in land use shall not be required. Further, compatible institutional uses as identified in the implementing zoning by-law, or based on specific evaluation of each site, and which may include religious institutions, government buildings, community and recreational facilities, housing for seniors and/or cultural buildings (e.g. museum, art gallery);

24.3.4 THE BUSINESS PARK

- a) The Business Park represents employment lands ~~as defined by relevant York Region and Provincial legislation and policy directives. The Business Park~~ and is considered a crucial component of the Town's long-term economic development strategy.
- b) The structure of the Business Park, based on the Community Plan provided as Appendix I, takes advantage of the accessibility and visibility afforded by Highway 404 and the existing and proposed interchanges at Wellington Street to the south and St. John's Sideroad. The Business Park component of the 2C Secondary Plan Area is planned to accommodate a range of employment opportunities including prestigious office uses to warehousing and light manufacturing. In addition, an array of small to moderately scaled retail and personal service uses will be permitted that are ancillary to the primary employment focus of the Business Park. Opportunities for major and smaller scale institutional uses will also be permitted.
- c) Council shall monitor and ensure, through the approval of implementing zoning and

draft plans of subdivision/condominium, that the mix and achieved density of employment generating land uses proposed within the community is appropriate and is in conformity with the provisions of this Secondary Plan and any Provincial and Regional policy directives that are applicable. It is a requirement that the Business Park component of the 2C Secondary Plan achieve a minimum density of 40 jobs per developable hectare.

d) ~~Objectives for the Business Park include:~~

- i. ~~to promote sustainable economic growth, local employment opportunities and diversification of the employment base;~~
- ii. ~~To ensure that employment lands are protected to accommodate projected employment growth;~~
- iii. ~~to utilize the Town's Economic Development Strategy as an important tool to implement key policy goals and objectives;~~
- iv. ~~to ensure that employment lands are used to their fullest and highest potential; and,~~
- v. ~~to achieve the highest design standards possible for employment-related development.~~

24.3.4.1 Business Park 1

Development and redevelopment within the Business Park 1 Designation shall be in accordance with the Business Park designation policies of **Section 11.7** of this Plan, except as modified by the following additional policies.

Intent

- a) It is the intent of the Business Park 1 Designation to promote high quality and prestigious employment generating land uses. ~~The implementing zoning by-law shall:~~
 - i. ~~Maximize the advantages of the exposure to Highway 404, and promote business and professional offices in higher density and taller buildings to locate abutting the Highway 404 frontage. Structured parking is preferred in this location, where feasible;~~
 - ii. ~~Accommodate lower order prestige industrial uses, with larger building footprints and larger parking lots and loading facilities within the interior of the Business Park; and,~~
 - iii. Closer to Leslie Street the implementing zoning by-law shall, recognize

the challenges for large footprint buildings and large at-grade parking facilities on lands with relatively significant slope conditions by providing for a full array of permitted land uses, including a greater proportion of institutional uses, and of Ancillary Uses in a campus format and/or including smaller footprint buildings and structured parking, where possible.

Permitted Uses

- ~~iv. Prestige industrial uses, including enclosed warehousing, limited product distribution services, research and development facilities, communications facilities, and manufacturing and processing operations deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or excessive vibrations;~~
- ~~v. All types of business and professional offices, including accessory retail, restaurants and service uses where internally integrated as a component of an office building;~~
- ~~vi. Institutional uses of all scales, including post-secondary educational facilities/campuses, government services, research and training facilities;~~
- ~~iv hotels and convention centres including accessory retail, restaurants and service uses where internally integrated as a component of an office building;~~
- ~~v. trails and open spaces;~~
- ~~vi. buildings, structures and uses that are accessory to any permitted uses;~~
- ~~vii. stormwater management facilities and public and private utilities that serve the Business Park;~~
- ~~viii. Ancillary uses that primarily serve the business functions in the Business Park. These ancillary uses include small scale retail and commercial uses.~~
- ~~b) Council reserves the right, through the implementing Zoning By-law, to further refine the list of permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.~~

Policies

- c) Building heights within the Business Park 1 designation shall be as follows:
 - i. Within the Business Park 1 designation, the maximum height shall be 7 storeys or 28 metres, whichever is less; and,
 - ii. Council reserves the right to control the height of any development within the

Business Park 1 designation. Heights will be implemented through the zoning by-law process.

- d) Building density shall be a maximum Floor Space Index of 2.5.
- e) ~~All permitted uses shall be carried out entirely within wholly enclosed buildings.~~
- f) ~~The number of access points from individual lots to public roads shall be minimized. Shared access and internal connections between multiple lots is encouraged.~~
- g) ~~Parking requirements shall be accommodated within parking structures, wherever possible. Outdoor, at grade parking lots shall be adequately landscaped to ensure the high quality and prestigious character of development within this Designation is maintained or enhanced.~~
- h) ~~Where a rear or exterior lot line abuts a public road or Provincial Highway, public open space, special landscaping/building treatments shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view. Council shall ensure conformity with this policy through the provisions of site plan approval.~~
- i) ~~Where any development within the Business Park 1 Designation abuts lands designated Environmental Protection Area, landscaping/building treatments shall be required to ensure that the use is appropriately screened and any undue adverse impacts are appropriately mitigated. In these locations, a landscaped buffer strip shall be included on the Business Park 1 Designation lands, and shall be landscaped to the satisfaction of Council. Council shall ensure conformity with this policy through the provisions of site plan approval.~~
- j) ~~All development within the BP1 Designation shall be generally consistent with the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.~~

~~Council may utilize the provisions of Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.~~

- k) ~~Where possible and feasible, buildings and/or innovative grading/landscaping rather than retaining walls, shall be utilized to accommodate site slope conditions.~~
- l) Council shall consider unique and innovative building strategies to facilitate development that accommodates the site slope conditions, and may consider alternative zoning, site plan and engineering standards in order to facilitate desired development.

- m) No more than 20 percent of the total employment within the Business Park 1 designation shall be allocated for Ancillary Uses that primarily serve the business functions in the Business Park. Ancillary Uses are small-scale retail and commercial uses.

These Ancillary Uses are permitted in stand-alone buildings on individual sites, or as part of a development that includes other employment generating land uses. Where these Ancillary Uses are part of a mixed-use development, the contribution to total employment shall be pro-rated as a percentage based on their overall employment contribution to the development.

The implementing zoning by-law shall recognize the challenges of the relatively significant slope conditions adjacent to Leslie Street by providing for a full array of permitted land uses, including a greater proportion of the permitted Ancillary Uses, typically with smaller footprint buildings and structured parking, where possible.

24.4 URBAN DESIGN AND AMENITY POLICIES

The design of development and redevelopment within the Secondary Plan shall be in accordance with the urban and architectural design policies of **Section 5** of this Plan, except as modified by the following additional policies.

- a) ~~To encourage excellence in community design is essential in creating a vibrant and attractive community for its residents, businesses and visitors. The policies of this Section promote compatible development through high quality urban design and architecture in order to enhance the comfort, safety, accessibility and aesthetics of the built and natural environments of the 2C Secondary Plan Area.~~
- b) ~~Objectives for urban design include:~~
 - i. ~~to adopt urban design guidelines that assist development, redevelopment and rehabilitation to provide diversity, amenity, comfort, safety and compatibility with the existing community;~~
 - ii. ~~to encourage attractive and safe public spaces, such as streetscapes, gateways to the community, vistas, open spaces and heritage areas;~~
 - iii. ~~to enhance the visual asset of Aurora's Area 2C Greenlands System;~~
 - iv. ~~to encourage a high quality and consistent level of urban design for the public and private realms through adherence to the principles, policies and requirements of this Secondary Plan. 2C Urban Design Guidelines will be prepared, where required, prior to any further development approvals to the satisfaction of Town. Preparation of the Urban Design Guidelines document is~~

~~not solely the responsibility of either the Town or the Applicant, but is a mutual responsibility.~~

- ~~v. to encourage an urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons; and,~~
- ~~vi. to encourage policies to ensure excellence in urban design and sustainable construction methods.~~

24.4.1 GENERAL PROVISIONS

- a) The 2C Secondary Plan Area is designed to achieve a community that is diverse in use and population, is scaled to the pedestrian, can accommodate private automobiles and transit vehicles, and has a well defined and high quality public realm. This Secondary Plan is premised on high quality urban design, including measures to ensure:
 - i. the provision of a clearly defined public realm;
 - ii. a standardized and highly interconnected pattern of lotting for development blocks;
 - iii. consistent built form;
 - iv. safety, accessibility and comfort in the pedestrian environment;
 - v. support for transit services throughout the community.
- ~~b) New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the design of buildings, their massing, siting, exterior, access and public areas.~~
- ~~c) Urban design should relate to the way the environment is experienced:

 - ~~i. environments through which people travel with cars at relatively high speeds allow for simple, large scale, clear visual statements.~~
 - ~~ii. environments in which people move and spend time on foot allow for smaller scale, detailed, interesting and diversified visual design statements.~~~~
- d) Council shall support urban design which:
 - ~~i. reconciles compatibility with diversity; and,~~
 - ~~ii. avoids monotony and harsh contrasts.~~

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- e) ~~New residential development should provide both the appropriate private and social context for healthy human environments. These consist of:~~
- i. ~~safety and audio and visual privacy in subdivision design, layout, amenity spaces as reflected in municipal building, landscaping and maintenance standards; and,~~
 - ii. ~~a supportive social fabric through a range of dwelling types, street orientation, and neighbourhood support services.~~
- f) ~~Council has designated the 2C Secondary Plan Area for site plan control under Section 41 of the Planning Act. This section allows Council to regulate conceptual design of buildings, the layout, massing, exterior and public access areas to ensure the comfort and safety of users. In most instances, single detached and semi-detached dwellings shall be exempted. Street townhouse dwellings may, at the discretion of Council, also be exempt from site plan control.~~
- g) ~~To achieve human scale, attractive and safe public environments, in gateways, heritage areas, streets and open spaces, the following urban design approaches should be encouraged where applicable and appropriate:~~
- i. ~~development should encourage:~~
 - ~~sun light on outdoor spaces such as sidewalks, streets, parks and court-yards; and,~~
 - ~~a micro climate which prevents wind tunnels and shelters against cold northerly winds.~~
 - ii. ~~facade treatment should encourage:~~
 - ~~elements of interest such as displays;~~
 - ~~well designed street furniture and landscaping;~~
 - ~~adequate fenestration to provide active street elevations;~~
 - ~~a variety of textures and colours on walls and walkways;~~
 - ~~human scale development that ensures people at grade do not feel over-powered by the built environment; and,~~
 - ~~open balconies on upper floors overlooking streets especially in mixed use~~
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- ~~areas and usual mitigation of residential projects with front loaded garages.~~
- ~~iii. pedestrians shall be protected from inclement weather with canopies or arcades at building entrances and along store fronts.~~
 - ~~iv. upper storeys of larger buildings may require setbacks to achieve~~
 - ~~• human scale buildings;~~
 - ~~• vistas to heritage sites;~~
 - ~~• harmony with natural contours; and,~~
 - ~~• diversity of scales without harsh contrast and monotony.~~
 - ~~v. landscaping and underground wiring may be required to enhance public vistas in visually significant areas.~~
 - ~~vi. Developers shall undertake a street tree planting program in accordance with municipal standards.~~
 - ~~vii. Within the Mixed Use Residential/ Commercial and Business Park1, designations, parking in front shall:~~
 - ~~• be screened by landscaping;~~
 - ~~• allow for visibility of store fronts from the street by limiting the depth of front parking areas;~~
 - ~~• not create large gaps between developments;~~
 - ~~• allow for substantially uniform setbacks from the street;~~
 - ~~• minimize conflict with pedestrian circulation; and,~~
 - ~~• be coordinated with adjacent commercial developments.~~
 - ~~viii. residential uses shall be screened from abutting non-residential uses.~~
 - ~~ix. unsightly site elements such as loading, parking, refuse storage areas and transformers shall be screened to ensure the amenity of adjacent areas.~~
 - ~~x. visual screens may consist of landscaped buffer areas with grass strips, trees, shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility to compromise the sense of~~
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~~safety.~~

- ~~xi. in order to mitigate the visual impact of roof top mechanical equipment, such equipment shall be:

 - ~~• placed in locations that eliminate their visibility; and/or,~~
 - ~~• screened by raised parapets that complement the building design, material and colour; and/or,~~
 - ~~• placed in specially designed enclosures that complement the building design, material and colour.~~~~
- ~~xii. council may require special urban design studies for development proposals to ensure the special requirements are met at Gateway locations.~~

24.4.2 PUBLIC REALM

- ~~h) The public realm comprises public roads, lanes, open spaces/parks, natural heritage features and their associated buffers, storm water management facilities, and the public use activity areas of public lands and private development sites and buildings.~~

24.4.2.1 Roads and Lanes

- ~~a) It is intended that roads and lanes will:

 - ~~i) provide access for vehicles, pedestrians and bicycles, opportunities for vistas, view corridors and pedestrian amenity areas, and space for utilities and services;~~
 - ~~ii) be subject to appropriate and comprehensive streetscape requirements, including landscaping, that will ensure that the public realm is consistent in quality and design; and,~~
 - ~~iii) be aligned to create a modified rectilinear grid pattern that defines development blocks and establishes a highly inter-connected and permeable network that maximizes accessibility and support for transit.~~~~

24.4.2.2 Views and Focal Points

- ~~a) The preservation, enhancement and creation of significant views and focal points shall be encouraged by:

 - ~~i) preserving and enhancing views to natural heritage features, including Woodland, cultural heritage landscapes, water bodies, and across parks and~~~~

~~open spaces;~~

~~ii) providing opportunities for views of important public buildings, heritage buildings, open spaces and parks, natural heritage features, and other landmarks; and,~~

~~iii) providing for sites that terminate roads and view corridors.~~

~~b) To recognize the importance of public and institutional buildings in the community and to enhance their status these buildings are encouraged to be sited at the following locations:~~

~~i) at the termination of a road or view corridor;~~

~~ii) at road intersections; and,~~

~~iii) on sites that enjoy prominence due to topographic and natural heritage features.~~

~~24.4.2.3 Location of Buildings with Respect to Roads and Open Space~~

~~a) Within the residential neighbourhoods, the following measures will be employed, to reinforce the road, lane and block pattern established by this Secondary Plan, the following measures will be employed:~~

~~i) buildings will be aligned parallel to a public road;~~

~~ii) buildings will be located in proximity to the property line adjoining the public road;~~

~~iii) buildings on corner sites will be sited and massed toward the intersection of the adjoining public roads;~~

~~iv) siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the public roads;~~

~~v) siting and massing of buildings will contribute to and reinforce the comfort, safety, and amenity of the public roads;~~

~~vi) buildings located adjacent to, or at the edge of parks and open spaces will provide opportunities for overlook into the open space;~~

~~vii) the massing, siting and scale of buildings located adjacent to, or along the edge of a park or open space will create an edge or definition appropriate to the type of open space they abut; and,~~

- ~~viii) buildings of significant public use or architectural merit may be sited to specifically differ from the surrounding urban fabric in order to emphasize their importance as landmarks.~~

24.4.3 PRIVATE SECTOR DEVELOPMENT

24.4.3.1 Development Blocks and Lots

- ~~a) All the available urban lands are to be subdivided into a series of development blocks and lots, defined by a modified rectilinear grid system of public roads and lanes.~~
- ~~b) The size and configuration of each development block will:~~
 - ~~i) be appropriate for its intended use;~~
 - ~~ii) facilitate and promote pedestrian movement; and,~~
 - ~~iii) provide a sufficient number and, where appropriate, a range of building lots to achieve cost effective and efficient development.~~
- c) Each development lot in a block will:
 - i) have frontage on a public road or lane;
 - ii) in the case of private lots, have sufficient sideyard to accommodate drainage swales when rear lot catch basins are not present; and,
 - iii) be of sufficient size and appropriate configuration to accommodate development that reflects the planning and urban design policies set out in this Secondary Plan and Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town. Preparation of the Urban Design Guidelines document is not solely the responsibility of either the Town or the Applicant, but is a mutual responsibility.
- d) Notwithstanding the provisions of this Secondary Plan, a lot that does not have frontage on a public road may be permitted, provided the front lot line adjoins public open space fronting a public road, and the rear lot line adjoins, and has access from a public rear lane.
- e) Notwithstanding the provisions of this Secondary Plan, development lots having substantial frontage on Leslie Street, St. John's Sideroad and/or a Collector Road, may be permitted to have a second access to parking from either Leslie Street, St. John's Sideroad and/or a Collector Road provided:

- i) the lot contains a comprehensively designed mixed use development;
- ii) the principle access to the required service areas on the lot is from the exterior side yard;
- iii) the need for a second access to parking can be demonstrated to be necessary to facilitate the development pattern, but will not interfere with, or promote unsafe traffic and pedestrian movement; and,
- iv) the development pattern is otherwise consistent with the provisions of the Secondary Plan and the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.

24.4.3.2 Built Form

~~a) Building Compatibility - Over time, new development will be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings does not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.~~

~~b) Location of Building Entrances - To support public transit and for reasons of public safety and convenience, primary building entrances shall be clearly visible and located on a public road or onto public open spaces.~~

~~Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade, and shall be accessible to people who are mobility challenged.~~

c) Parking and Servicing - To minimize disruptions to the safety and attractiveness of Leslie Street, St. John's Sideroad and Collector Roads, individual direct access shall be minimized, and, in some cases prohibited, in accordance with the policies of this Secondary Plan.

~~d) Within a residential subdivision/condominium, and notwithstanding any other provisions of this Secondary Plan, throughout the 2C Secondary Plan Area, the construction of parking lots/structures which occupy significant proportions of the at grade frontage of public roads shall not be permitted in order to enhance the quality and safety of the public streetscapes.~~

~~e) To reduce the impact of surface parking and to provide at grade amenity areas, the provision of structured parking shall be encouraged for higher density forms of housing and Business Park development.~~

~~f) Within the Urban Residential and Mixed Use Residential/Commercial Designations,~~

~~where it is not feasible to locate parking in structures either below or above grade, it is preferred that surface parking lots be located to the rear of principle buildings and/or within the exterior side yard with appropriate landscaping and screening measures to mitigate their visual impact along the street edge.~~

- g) Within the Business Park 1 designation, above-grade parking structures should be located to the rear of principal buildings and/or within the exterior side yard, although parking structures may be located in the front yard where the principal building is located along the Highway 404 frontage. Where it is not feasible or appropriate to locate parking in structures, either below or above grade, it is preferred that surface parking lots be located to the rear of the principal buildings and/or within the exterior side yard. However, front yard parking may be permitted, subject to appropriate landscaping and screening measures to mitigate the visual impact along the street edge

24.4.3.3 Pedestrian Environment

- a) ~~Public Safety – To promote safety and security in public places, including roads, parks and open spaces, schools, public transit routes and the public use activity areas of buildings, the following measures are necessary:~~
- ~~i) the design and siting of new buildings shall provide opportunities for visual overlook and ease of physical access to adjacent roads, parks and open spaces;~~
 - ~~ii) clear, unobstructed views to parks and open spaces shall be provided from the adjoining roads; and,~~
 - ~~iii) appropriate lighting, visibility and opportunities for informal surveillance shall be provided for all walkways, parking lots, garages and outdoor amenity areas.~~
- b) ~~Pedestrian Circulation – To ensure ease of access for the pedestrian and the enjoyment of public roads and other outdoor spaces, the following measures are necessary:~~
- ~~i) public oriented spaces and activity areas, including building entrances, terraces and porches, will be oriented toward public roads;~~
 - ~~ii) provision of a consistent level of landscape design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage; and,~~
 - ~~iii) avoiding the location of building ventilation systems in pedestrian areas.~~

24.4.4 BUILDING A GREENER COMMUNITY

Design plays a major role in creating a healthy, vibrant and sustainable community. This Section establishes policies that promote green building technologies, renewable and alternative energy options, waste management efforts and other sustainable design options for development with the aim of supporting the Town's objectives for a healthy, vibrant and sustainable community.

24.4.4.1 Objectives

- a) Demonstrate leadership in sustainable forms of development and green technologies.
- b) Encourage development proposals that include energy efficient neighbourhood and/or building design and practices in all new development.
- c) Establish made-in-Aurora green development and design standards that apply to all public and private sector developments.
- d) Control and, where possible, eliminate water, soil, noise and air pollution to safeguard the natural and human environment.
- e) Reduce per capita consumption of energy, water, land and other non-renewable resources.
- f) Reduce per capita generation of storm water run-off, sanitary sewage and solid and hazardous waste.
- g) Develop policies and programs designed to reduce per capita greenhouse gas emissions by two thirds by 2031.

24.4.4.2 Green Building and Design Policies

- a) Council, through consultation with key stakeholders including the School Boards, shall develop Green Development and Design Standards to ensure that the vision and policies of this Plan are achieved through the development process.
- b) The Green Development and Design Standards shall be used to evaluate development applications and prioritize development approvals.
- c) All development shall meet the minimum standards established by the Green Development and Design Standard upon coming into effect.
- d) The Green Development and Design Standards shall be implemented through an Official Plan Amendment.

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- e) ~~Until such time as the Green Development and Design Standards are adopted by Council, all applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and/or Site Plan Approval shall submit a Green Development and Design Report indicating how the various elements identified in Section 4.4.2(f) are being applied, or provide for alternative/equivalent standards and/or provide detailed rationale why individual standards are not appropriate based on site specific uses. In addition the Green Development and Design Report shall describe any other sustainable initiatives being implemented within the proposed development.~~
 - f) ~~Development applications that have received required approvals prior to the adoption of this Plan are encouraged to demonstrate a commitment to achieving the Town's Building a Greener Community objectives, as per Section 4.4.1 of this Plan, and must conform with related standards established by the York Region Official Plan.~~
 - g) ~~The Green Development and Design Standards shall be comprised of, but not limited to, the following elements and initiatives that contribute to sustainable community design and green development:~~
 - i. ~~minimum standards for energy efficiency in building design;~~
 - ii. ~~standards for community design, including but not limited to, compact forms of development, Transit Oriented Development and active transportation, in accordance with the vision and policies of this Plan;~~
 - iii. ~~design standards to maximize solar gains and facilitate future on-site solar energy technologies;~~
 - iv. ~~design measures to facilitate future on-site renewable energy and/or energy recovery systems;~~
 - v. ~~minimum standards for water conservation, including rainwater harvesting, in all buildings and landscaping;~~
 - vi. ~~green building material requirements to promote durability, resource reuse and renewable resource use;~~
 - vii. ~~design measures to facilitate the future installation of plug-ins/outlets for electric vehicles;~~
 - viii. ~~requirements for green and/or white roofs into building design;~~
 - ix. ~~requirements for Dark Sky compliant practices for exterior lighting;~~
 - x. ~~minimum standards for waste reduction and diversion in the construction process;~~
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- ~~xi. design standards for permeable surfaces, including permeable driveways and parking areas; and,~~
 - ~~xii. landscape design standards to promote water efficient, drought resistant landscaping and the elimination of pesticide/herbicide use, including the use of native plants and xeriscaping.~~
 - ~~h) The Green Development and Design Standards shall be reviewed and revised periodically to respond to technological advancements, design innovations and relevant regulatory changes. An Amendment to this Plan shall not be required to implement the results of the review, unless the intent and/or objectives of this Plan are affected.~~
 - ~~i) Council will promote and encourage the use of recognized and accredited third party certification for all new development, including LEED and EnergyStar, or equivalent standard.~~
 - ~~j) Council shall commit to targeting LEED Silver certification, or its equivalent, for all new municipal buildings and projects.~~
 - ~~k) Council shall require the following efficiency standards for all new buildings:~~
 - ~~i. 10% greater water efficiency than the Ontario Building Code.~~
 - ~~ii. grade-related (3 storeys or less) residential buildings shall achieve a minimum performance level that is equal to an EnergyStar Energuide 80 standard; and,~~
 - ~~iii. mid and high rise (4 storeys and greater) residential and non-residential buildings shall be designed to achieve 25% greater energy efficiency than the Model National Energy Code for Buildings.~~
 - ~~l) Council shall encourage the achievement of greater energy and water efficiency in all new buildings, beyond the above minimum requirements.~~
 - ~~m) Council shall have regard for York Region's "Sustainable Development Through LEED" program, which allows proponents of high density residential proposals meeting specific eligibility criteria and incorporating various sustainability objectives to quality for water and wastewater Servicing Allocation Credits equivalent to servicing allocation for 20%, 35% or 40% of the total residential units within the proposed development. This program can be used by local municipalities to reduce the required allocation assignment and/or to facilitate planning approvals for additional units on a site. 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.~~
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- ~~n) Council shall require, where feasible, on all new residential buildings for outdoor irrigation and outdoor water use, the installation of:

 - ~~i. rainwater harvesting; and/or~~
 - ~~ii. appropriate water re-circulation/reuse systems; and/or~~
 - ~~iii. low impact development techniques.~~~~
- ~~e) Council shall encourage plans and building designs that maximize solar gains and that buildings be constructed in a manner that facilitates future solar installations (i.e. solar ready).~~
- ~~p) Council shall review the green building policies in this Secondary Plan as building standards and green building technologies, design approaches, and regulatory standards evolve.~~
- ~~q) Council shall have regard to York Region's "Sustainable Homes Incentive Program".~~

24.4.4.3 Alternative and Renewable Energy Policies

- ~~a) Council shall promote best practices and innovation in energy conservation and renewable energy systems.~~
- ~~b) Council shall work with the Region, local utilities and other stakeholders to advance energy conservation, demand management and local generation efforts, as well as the development of renewable energy systems.~~
- ~~c) Council, in coordination with the Province, York Region and other stakeholders, shall investigate suitable criteria for the construction and use of renewable energy systems in Aurora.~~
- ~~d) Council shall permit on-site alternative energy systems and renewable energy systems for residential, commercial, institutional and industrial buildings and work with the Region to develop associated design requirements.~~
- ~~e) Council shall review the alternative and renewable energy policies in this Plan as energy standards and technologies for alternative energy systems and renewable energy systems evolve.~~

24.4.4.4 Waste Management Policies

- ~~a) Waste management policies for the Town of Aurora shall be consistent with the policies of the York Regional Official Plan, including:~~

- ~~i. encouraging the reduction and diversion of construction and demolition waste from landfill to meet or exceed the Region's diversion targets; and,~~
- ~~ii. coordinate waste collection and diversion responsibilities with York Region;~~
- ~~b) Co-operate with York Region to manage solid waste disposal to minimize detrimental impact on the environment and adjacent land uses.~~
- ~~c) Encourage and promote alternative waste management such as source separation and resource recovery at the processing stage, whenever economically and technically feasible.~~
- ~~d) Assist and encourage residents' efforts to compost, reduce, reuse, repair and recycle.~~
- ~~e) Encourage industries to co-operate with the policies in this section, and to trade waste recovery products.~~

~~24.4.4.5 Solid And Hazardous Waste Processing~~

- ~~a) Council shall cooperate with Regional, Provincial and citizens groups to reduce and achieve safe and effective disposal of solid and hazardous waste.~~

~~24.4.4.6 Soil Pollution And Erosion Mitigation Policies~~

- ~~a) Council shall strive to prevent soil pollution through:~~
 - ~~i. prohibition of dumping or outside storage of hazardous wastes;~~
 - ~~ii. high quality public and private sanitary sewer systems and their maintenance in accordance with requirements of the Ministry of the Environment, Ministry of Natural Resources, the relevant Conservation Authority and, where applicable, the York Region Medical Officer of Health;~~
 - ~~iii. introduction of improved technology in this field;~~
 - ~~iv. increasing public awareness of the effects and reduction in use of pesticides, insecticides, fertilizers, de-icing agents in private and public open spaces, such as along roadsides, on farms, golf courses and in gardens; and,~~
 - ~~v. regulating or prohibiting the placing or dumping of fill and alternations to the grade of the land in accordance with the Town's Fill By-law and Ontario Regulation 179/06 under the Conservation Authority Act.~~
- ~~b) Where contamination has occurred, Council shall, in consultation with the appropriate~~

~~Ministries, the Conservation Authority and the York Region Medical Officer Health:~~

- ~~i. determine the exact nature and extent of contamination;~~
- ~~ii. request the use of municipally piped water in and adjacent to contaminated areas; and,~~
- ~~iii. prohibit any new development proposal with private wells.~~
- ~~c) Council shall strive to prevent soil erosion through such measures as:~~
 - ~~i. requirement of a permit under the Aurora Topsoil Preservation By Law before any vegetation or soil may be removed; and,~~

~~24.4.4.7 Noise And Air Pollution Mitigation Policies~~

- ~~a) Proposed developments adjacent to or near sources of noise, such as railroads, provincial highways, primary arterial roads and industrial uses, will require a noise identification study. Where required, methods of noise abatement measures, according to standards of the Ministry of the Environment, shall be part of site plan agreements and subdivision plans. Such studies may be required at the time of application for development, redevelopment or subdivision approval. Noise abatement measures shall include:~~
 - ~~i. road or building lay out which increases the distance between noise sources and residential or other proposed uses; and/or,~~
 - ~~ii. location and landscaping of open spaces; and/or,~~
 - ~~iii. sound attenuating walls, berms, double or triple glazed windows and central air conditioning.~~
- ~~b) Council may establish and impose higher standards for the abatement of noise, vibration, odour, dust and/or other noxious impacts associated with certain land uses.~~

~~24.4.5 ACCESSIBILITY POLICIES~~

~~Ensuring that Aurora's built environment is accessible to all residents and visitors, regardless of ability or age, is a key objective of this Secondary Plan.~~

- ~~i) All new development shall be developed with regard to the Province's Accessible Built Environment Standard, as it evolves.~~
- ~~j) Council shall work with other government agencies and the private sector to promote the~~

~~achievement of accessibility objectives and standards in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.~~

~~24.4.6 PUBLIC ART POLICIES~~

~~Public art is an important component of the public realm and contributes to an overall sense of place and community. Public art may be used to reflect Aurora's cultural heritage and foster an understanding of Aurora's cultural identity to residents and visitors.~~

~~In addition, public art may be used to improve and enhance the built environment. In turn, public art promotes tourism and contributes to the economic vitality of the Town.~~

~~Public Art creates cultural links through the promotion of opportunities for community development, community engagement and community partnerships.~~

- ~~k) Council will promote the creation of public art that reflects the Town's cultural diversity and heritage by:

 - ~~i. encouraging public art initiatives on properties under the jurisdiction of the Town;~~
 - ~~ii. encouraging the inclusion of public art in all significant public and private sector developments; and,~~
 - ~~iii. promoting and actively soliciting gifts of cash and gifts in-kind to the Town to implement public art initiatives;~~~~
- ~~l) Council may consider the establishment of a Public Art Advisory Committee to promote public art, manage the Town's public art reserve fund and develop a Town-wide public art strategy, including, but not limited to, a Public Art Master Plan and public art acquisition policies and/or guidelines.~~

~~24.5 CONSERVING CULTURAL HERITAGE RESOURCES AND ARCHAEOLOGY~~

- ~~a) Preserving heritage enhances the diversity, beauty and richness of the natural and built environments. Rapid social and economic change tend to cause human stress. The presence of heritage helps sustain a sense of perspective and identity.~~

~~24.5.1 OBJECTIVES~~

- ~~b) Conserve the cultural heritage resources of the Town for the enjoyment of existing and future generations;~~
- ~~c) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural~~

~~heritage landscapes; including significant public views; and,~~

- ~~d) Promote public awareness of Aurora's heritage and involve the public in heritage resource decisions affecting the municipality.~~

24.5.2 GENERAL CULTURAL HERITAGE POLICIES

- ~~e) Heritage planning is the joint responsibility of the Provincial Government, the Region and the Town. An Advisory Committee, known as the Heritage Advisory Committee has been established to provide advice to the Town Council on all matters pertaining to heritage.~~
- ~~f) The Town may use the power and tools provided by the enabling legislation, policies and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act and the Municipal Act in implementing and enforcing the policies of this section. These may include but not be limited to the following:~~
- ~~i. the power to stop demolition and alteration of designated heritage properties and resources provided under the Ontario Heritage Act and as set out by the policies in this Secondary Plan;~~
 - ~~ii. requiring the preparation of a Heritage Impact Assessment and Restoration/Conservation Plan for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District;~~
 - ~~iii. using Zoning By-law provisions to protect heritage resources by regulating such matters as use, massing, form, location and setbacks;~~
 - ~~iv. using the site plan control by-law to ensure that new development is compatible with heritage resources;~~
 - ~~v. using parkland dedication requirements to conserve significant heritage resources;~~
 - ~~vii. identifying, documenting and designating cultural heritage resources as appropriate in the secondary and block plans and including measures to protect and enhance any significant heritage resources identified as part of the approval conditions; and,~~
 - ~~viii. using fiscal tools and incentives to facilitate heritage conservation including but not limited to the Community Improvement Plan and façade improvement program pursuant to the Planning Act, grants and loans pursuant to the Ontario Heritage Act, and heritage property tax reduction/rebate program pursuant to the Municipal Act.~~

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- g) ~~The Town's by-laws, regulations and standards shall be sensitive to the Town's heritage resources and may permit non-standard solutions in order to support the Town's objectives for heritage preservation. Specific measures may include, but are not limited to reduced lot sizes, reduced setbacks and alternative parking requirements.~~
 - h) ~~The Town shall acquire heritage easements, and enter into development agreements, as appropriate, for the preservation of heritage resources and cultural heritage landscapes.~~
 - i) ~~The Town may participate, as feasible, in the development of significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that shall result in the sensitive conservation, restoration or rehabilitation of those resources.~~
 - j) ~~The Town shall consider, in accordance with the Expropriations Act, expropriating a heritage resource for the purpose of preserving it where other protection options are not adequate or available.~~
 - k) ~~The Town shall coordinate and implement its various heritage conservation objectives and initiatives in accordance with its Heritage Program.~~
 - l) ~~The Town shall cooperate with neighbouring municipalities, other levels of government, conservation authorities, local boards, non-profit organizations, corporations and individuals in the conservation of heritage resources in the municipality.~~
 - m) ~~The relevant public agencies shall be advised of the existing and potential heritage and archaeological resources, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.~~
 - n) ~~Municipal, Regional and Provincial authorities shall carry out public capital and maintenance works and development activities involving or adjacent to designated and other heritage resources and Heritage Conservation Districts in accordance with this policy.~~
 - o) ~~Lost historical sites and resources shall be commemorated with the appropriate form of interpretation and may be a requirement of Site Plan approval.~~
 - p) ~~The Town will continue to develop a signage and plaquing system for cultural heritage resources in the Town.~~
 - q) ~~Impact on the significant heritage elements of designated and other heritage resources shall be avoided through the requirements of the Town's sign permit application system and the heritage permit under the Ontario Heritage Act.~~
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- ~~o) Sufficient funding and resources shall be committed by Council to implement a communication and education program to foster awareness, appreciation and enjoyment of cultural heritage conservation.~~
- ~~p) The Town may develop implementation strategies to participate in certain cultural heritage initiatives offered by other levels of government, including the Federal government's Historic Places Initiative.~~
- ~~q) Alterations made to a heritage facility shall comply with the Town of Aurora's Accessibility Technical Standards except where modifications to the defining heritage features, which are deemed to alter the essential nature or substantially affect the viability of the enterprise, are allowed under the Ontario Human Rights Code.~~

24.5.3 POLICIES FOR CULTURAL HERITAGE BUILDINGS

- ~~r) The locations of Designated and/or significant Heritage Buildings within the 2C Secondary Plan Area are illustrated in Appendix III.~~
- ~~s) The Town shall maintain a Cultural Heritage Resources Register to include designated heritage resources as well as those listed as being of significant cultural heritage value or interest including built heritage resources, cultural heritage landscapes, heritage conservation districts, areas with cultural heritage character and heritage cemeteries.~~
- ~~t) The Register shall contain documentation for these resources including legal description, owner information, and description of the heritage attributes for each designated and listed heritage resources to ensure effective protection and to maintain its currency, the Register shall be updated regularly and be accessible to the public.~~
- ~~u) All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.~~
- ~~v) The Town will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.~~
- ~~w) Council may adopt a Demolition Control By-Law to prevent the demolition, destruction or inappropriate alteration of residential heritage buildings.~~
- ~~x) Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.~~

- y) ~~Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the Town.~~
- z) ~~A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:~~
 - i. ~~the cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;~~
 - ii. ~~the current condition and use of the building or structure and its potential for future adaptive re-use;~~
 - iii. ~~the property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;~~
 - iv. ~~demonstrations of the community's interest and investment (e.g. past grants);~~
 - v. ~~assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment;~~
~~and,~~
 - vi. ~~planning and other land use considerations.~~
- aa) ~~A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.~~
- bb) ~~All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:~~
 - i. ~~on-site retention in the original use and integration with the surrounding or new development;~~
 - ii. ~~on-site retention in an adaptive re-use;~~

- ~~iii. — relocation to another site within the same development; and,~~
- ~~iv. — relocation to a sympathetic site within the Town.~~
- ~~cc) — In the event that demolition, salvage, dismantling or relocation is inevitable, thorough documentation of the heritage resources shall be undertaken at no cost to the Town. The information shall be made available to the Town for archival purposes.~~
- ~~dd) — Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.~~
- ~~ee) — Every endeavor shall be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the Ontario Heritage Act, the Heritage Property Tax Relief Program under the Municipal Act and municipal sources.~~
- ~~ff) — The Town may modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.~~
- ~~gg) — Guidelines for Securing Vacant and Neglected Heritage Buildings shall be developed by the Town to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.~~
- ~~hh) — Council may delegate to staff the power to approve certain classes of alterations of designated properties to facilitate timely processing of such applications.~~

~~24.5.4 POLICIES FOR CULTURAL HERITAGE LANDSCAPE~~

- ~~ii) — The Town shall identify and maintain an inventory of cultural heritage landscapes as part of the Town's Cultural Heritage Register to ensure that they are accorded with the same attention and protection as the other types of cultural heritage resources.~~
- ~~jj) — Significant cultural heritage landscapes shall be designated under either Part IV or Part V of the Ontario Heritage Act, or established as Areas of Cultural Heritage Character as appropriate.~~
- ~~kk) — Owing to the spatial characteristics of some cultural heritage landscapes that they may span across several geographical and political jurisdictions, the Town shall cooperate with neighbouring municipalities, other levels of government, conservation authorities and the private sector in managing and conserving these resources.~~

~~24.5.5. POLICIES FOR ARCHAEOLOGICAL RESOURCES~~

- ~~ll) — The Town shall cooperate with the Provincial Government to designate Archaeological~~

~~Sites in accordance with the Ontario Heritage Act.~~

- ~~mm) The Town shall adhere to the provisions of the Cemeteries Act as it pertains to archaeological resources.~~
- ~~nn) The Town shall, in consultation with the Provincial Government, keep confidential the existence and location of archaeological sites to protect against vandalism, disturbance and the inappropriate removal of resources.~~
- ~~oo) All archaeological resources found within the Town of Aurora shall be reported to the Province.~~
- ~~pp) An Archaeological Master Plan shall be prepared to identify and map known archaeological sites, and areas of archaeological potential and establish policies and measures to protect them. Every endeavor shall be made to leave archaeological sites undisturbed.~~
- ~~qq) If development or alteration work is proposed on an archaeological site or a site identified as having archaeological potential, an archaeological assessment, prepared by a qualified and licensed archaeologist, shall be required as part of the approval condition of a secondary or block plan. The assessment shall be provided by the development proponent and carried out by a licensed archaeologist.~~
- ~~rr) All archaeological assessment reports shall be approved by the Province. A copy of the assessment report shall also be provided to the Town for comment to ensure that the scope is adequate and consistent with the conservation objectives of the municipality. Access to these archaeological assessment reports submitted to the Town shall be restricted in order to protect site locations in accordance with the Ontario Heritage Act.~~
- ~~ss) Archaeological resources identified in the archaeological assessment shall be documented, protected, salvaged, conserved, and integrated into new development as appropriate.~~
- ~~tt) If warranted, the Town shall make regulations for the removal of archaeological resources from an archaeological site in accordance with the Ontario Heritage Act, and the requirements of the Province and the municipality.~~
- ~~uu) Proper archaeological methods and techniques shall be used in the survey and excavation of archaeological sites and in the treatment, disposition, maintenance and storage of archaeological resources.~~
- ~~vv) A contingency plan shall be prepared for emergency situation to protect archaeological resources on accidental discoveries or under imminent threats.~~

24.6 PROVIDING SUSTAINABLE INFRASTRUCTURE

The Town's infrastructure system, including its transportation and pedestrian networks, transit system, sewer, water and storm water systems and utilities, serve an essential role in a community's successful operation and ability to support development. The policies of this Secondary Plan seek to ensure Aurora's physical infrastructure is developed within the 2C Area to meet the needs of all new residents and businesses, and are consistent with the Town's objectives for managed growth and sustainable development.

24.6.1 OBJECTIVES

a) The following general objectives apply throughout the 2C Secondary Plan Area:

- i. promote Active Transportation and the use of alternate transportation modes such as transit, walking and bicycling to reduce the dependence on the private motor vehicle;
- ii. support a basic, dependable, accessible and integrated transit system, as an essential, environmentally significant public service through appropriate land use, urban design and transit management policies;
- iii. ensure the development and maintenance of a safe, comfortable and enjoyable environment for pedestrians and cyclists, along roads and trails;
- iv. ensure safe and convenient mobility for persons with special needs;
- v. ensure storm water management facilities are technically appropriate and are integrated as key amenity spaces within the Town's overall Area 2C Greenlands System;
- vi. ensure storm water management facilities are designed, built and/or retrofitted to meet the requirements of the Lake Simcoe Protection Plan;
- vii. strive towards elimination of excess water and energy consumption, and waste production;
- viii. support high environmental standards in water and sewage processing;
- ix. support opportunities for increased energy generation, supply and conservation, including alternative energy systems and renewable energy systems; and,
- x. phase development to ensure cost-effective and efficient use of infrastructure and utilities.

24.6.2 ACTIVE TRANSPORTATION POLICIES

- b) ~~The Town of Aurora includes an evolving transportation system that moves people and goods via roads, public transit, trails, pedestrian linkages and bicycle routes. It is a priority of this Secondary Plan to facilitate an active and integrated multi-modal transportation system that is safe, efficient, economical, convenient and comfortable while respecting the heritage features and character of the community. In addition to the general objectives for providing sustainable infrastructure, the objectives of Council with respect to Active Transportation are:~~
- i. ~~to promote multi-modal access throughout the community and to encourage an active, healthy lifestyle for the residents and employees within the 2C Secondary Plan Area;~~
 - ii. ~~to create a multi-modal transportation system that has regard for the environmental, social and aesthetic character and amenities of the community;~~
 - iii. ~~to develop a multi-modal transportation system that is compatible with existing and future land use patterns;~~
 - iv. ~~to provide a multi-modal transportation system which encourages convenient movement within the community as well as providing linkages to external transportation systems within the Town, the Region and throughout the Province;~~
 - v. ~~to provide a highly interconnected, efficient and safe system of routes for pedestrians and cyclists that accommodates functional as well as recreational facilities and that includes features such as benches, waste receptacles, bicycle racks, crosswalks, lighting and shade;~~
 - vi. ~~to achieve a pattern of development which supports public transit use; and,~~
 - vii. ~~to improve accessibility to transit and transportation facilities for special user groups.~~

24.6.2.1 General Transportation Policies

- a) ~~New facilities or major improvements to the existing transportation system will only occur where such improvements are consistent with the existing character and amenities of the community and comply with the Region's Transportation Master Plan Update.~~
- b) ~~Major capacity improvements to the existing road system will only occur when the need exists and all reasonable traffic control options have been implemented.~~
- c) ~~Transportation facilities will be planned, designed and constructed to minimize the effects~~

~~of noise, fumes and vibration on existing and future residential development.~~

- ~~d) New development applications demonstrate that the development is consistent with the York Region Transit Oriented Development Guidelines.~~

24.6.2.2 Policies for Roads

- ~~a) The transportation network, for purposes of right-of-way protection, is shown on Schedule C. The transportation network is intended to provide for the efficient future and safe passage of pedestrians and cyclists, the operation of an efficient public transit system and provide for the balanced usage of motor vehicles. Schedule A, together with the following policies, forms the basis for the provision of roads, trails, right-of-way widths and access controls. Provincial Highways and Regional Roads are subject to Provincial and Regional requirements and permits in addition to the other policies of this Secondary Plan.~~

- b) It is a fundamental principle of this Plan to ensure that the Area 2C Greenlands System is visually and physically connected to adjacent neighbourhoods. The road network shown on Schedule C, identifies an array of opportunities for the consideration of single-loaded roads adjacent to parks, stormwater management facilities and to the Environmental Protection Area designation. It is a policy of this Plan that single-loaded roads adjacent to the Area 2C Greenlands System be considered, and be required where practical, particularly when abutting public parks and stormwater management facilities. Other forms of connectivity shall also be considered, including trail-head and trail connections, vista corridors and other innovative techniques.

Council, in reviewing Draft Plans of Subdivision, shall be satisfied that the principle of visual and physical access to the Area 2C Greenlands System has been achieved to the greatest extent that is practical and feasible.

- ~~c) Where applicable road improvements and new road projects shall be undertaken in accordance with the provisions of the Municipal Engineers Association's Municipal Class Environmental Assessment (Municipal Class EA). The final alignment of all Municipal Collector Roads will be settled through the EA process.~~
- d) Road crossings over lands designated Environmental Protection Area, as identified on Schedule A and/or C of this Plan:
- i. shall be accommodated within as narrow a right-of-way as possible;
 - ii. shall be designed to minimize environmental impacts and to ensure the maximization of public safety;
 - iii. may be deleted, or have its alignment adjusted without the need for an Official Plan Amendment; and,

- iv. any, or all of these conditions shall be subject to an Environmental Impact Study and the approval of the Town.

Further, roads that abut lands designated Environmental Protection Area, as identified on Schedule A and/or C of this Plan:

- i. may be accommodated on a narrower than typical right-of-way, if abutting lands are owned by the Town;
 - ii. shall be designed to minimize environmental impacts and to ensure the maximization of public safety;
 - iii. may be deleted, or have its alignment adjusted without the need for an Official Plan Amendment; and,
 - iv. any or all of these potential conditions shall be subject to an Environmental Impact Study and the approval of the Town.
- e) ~~All proposed development located adjacent to, and in the vicinity of Provincial Highway 404, within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act will also be subject to the approval of the Ministry of Transportation. Early consultation with the Ministry of Transportation is encouraged to ensure the integration of municipal planning initiatives with Provincial transportation planning.~~
- f) ~~The functional road classification and associated guidelines of this Plan pertain to Highway 404, Regional Arterial Roads, Municipal Collector Roads, Local Roads and Lanes. Highways and the Regional Arterial and Municipal Collector Road network is shown on Schedule C. Roads are intended to function in accordance with the following policies:~~
- i. ~~Highway 404 is a controlled access freeway with no access to adjacent land. Its function is to carry traffic at higher speeds and provide for longer trips in and outside the community of Aurora. The design and location of access will be strictly controlled so that any service to adjacent land does not detract from the primary function of moving traffic. It is anticipated that improvements to Highway 404 will be implemented over time, including, as shown schematically on Schedule A, a proposed interchange at St. John's Sideroad. Council will encourage the advancement of this proposed interchange.~~
 - ii. ~~Regional Arterial Roads are primarily transportation facilities, providing through routes for vehicles, pedestrians and cyclists through the Town.~~

~~Access to property 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.~~

~~Regional Arterial Roads will generally limit private land access to existing lots, and commercial and industrial uses, with new access permitted only where traffic movement, volume, speed and safety are not compromised, no alternative local or collector road access is available and the entrance criteria of the Region are met.~~

~~Regional Roads will have a minimum right-of-way width of 36.0 metres. Leslie Street, St. John's Sideroad and, in a limited way, Bayview Avenue are the Regional Arterial Roads within the 2C Secondary Plan Area, as identified on Schedule A. The function, design and ultimate right-of-way widths shall be established through the Environmental Assessment process, in consideration of the land uses and policies of this Secondary Plan.~~

~~Sidewalks, with shade trees where possible, are required on both sides of all Regional Arterial Roads. Bicycle lanes are to be considered on Regional Arterial Roads where they are generally identified as bicycle routes and in accordance with the Region's Pedestrian and Cycling Master Plan.~~

- ~~iii. Municipal Collector Roads are identified on Schedule C. They are intended to carry traffic between Regional Roads and the Municipal Local Roads. Through traffic will be discouraged from using these roadways. Limited access to properties abutting these roadways will be permitted. The Town will consider Alternative Development Standards for Municipal Collector Roads within the 2C Secondary Plan Area. The maximum right-of-way width for Municipal Collector Roads (Minor) shall generally be 20.0 metres and a Municipal Collector Road (Major) shall generally have a maximum right-of-way width of 23.0 metres.~~

~~Sidewalks, with shade trees, where possible, are required on both sides of all Municipal Collector Roads in accordance with the Town's policies for sidewalk installation. Bicycle routes are to be considered on Collector Roads.~~

- ~~iv. Municipal Local Roads, are identified conceptually on Schedule C. They are designed to accommodate only low volumes of traffic at low speeds and generally only serve local area trips. The Town will consider Alternative Development Standards for Municipal local roads within the 2C Secondary Plan Area. Local Roads will generally have a maximum right-of-way width of 18.0, however this may be further reduced subject to meeting the technical requirements of the Town.~~

~~Sidewalks are not required for cul-de-sacs with 30 units or less, unless the paths or walkways are within the cul-de-sac. Sidewalks on both sides of the street shall be required where adjacent to high pedestrian generators like schools,~~

~~institutional uses or commercial uses. All public walkways will be required to connect to the sidewalk. The municipality may require further enhancements to this policy in consideration of principles for a pedestrian friendly and walkable community.~~

~~Local Roads are identified conceptually on Schedule C and the Community Plan, attached to this Secondary Plan as Appendix I. The details of the Local Road network are to be confirmed through the Draft Plan of Subdivision process. Adjustments/deletions and additions to the Local Road Network identified on Schedule C and in Appendix I, may be permitted by Council without Amendment to this Secondary Plan, subject to the principles of greenlands visibility, connectivity and neighbourhood permeability being achieved.~~

- ~~v) Lanes are identified conceptually on Schedule C. They are designed to accommodate access to garage structures at the rear of a residential lot. They may be considered where it is either not desirable or possible to have driveways and garages fronting directly onto a road. Lanes will generally have a minimum right-of-way width of 7.5 metres.~~
- ~~vi) The Town shall consider the implementation of Alternative Development Standards throughout the 2C Secondary Plan Area. Further, the Town may approve exceptions to the provisions of this policy based on an evaluation of the physical circumstances of the road, and on consideration of the principles for a pedestrian friendly and walkable community~~
- g) Notwithstanding the provisions of Section d) above, alternative road development standards may be permitted where such standards complement the policies of this Plan, and are acceptable to Council. Further, such standards may only be employed provided it can be demonstrated that adequate on-street parking and snow storage can be provided without impeding normal traffic flows. These measures shall be implemented through the subdivision approval process.
- h) In the design of all roads except Provincial Highways, particular regard will be given to adequate space and safety provisions for the movement of pedestrians and cyclists, with a clear system of through routes and for safe transfers on and off of transit vehicles.
- i) All Regional Arterial, Municipal Collector, Local Roads and Lanes shall be developed consistent with the Area 2C Urban Design Guidelines, ~~which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.~~
- j) The coordinated installation of utilities, sidewalks, trails, bicycle routes, lighting and tree planting will be part of the detailed planning, design, and development of all roads.
- ~~k) Proposals for the widening or the inclusion of additional road lanes on existing Regional Roads shall include pre-consultation between the York Region and Town staff and shall~~

~~include a public consultation process to address such issues as development schedules, rights-of-way widening, impacts on street trees and streetscape improvements. Where the class and function of an existing Regional Road is to be changed to a higher class and function, such change will require a Functional Servicing Plan or a Service Infrastructure Master Plan and an Amendment to this Plan.~~

- ~~l) Specific lane requirements shall be determined at the detailed design stage and will, in addition to traffic demand, be based upon planning considerations such as preservation of mature trees and the overall effect upon the streetscape. Pedestrian and cyclist needs will be given equal consideration as that of vehicular operational efficiency.~~
- m) Development and redevelopment proposals may be required to carry out and implement a Traffic Impact Study. Developments adjacent to Highway 404 are subject to the safety requirements and permit control of the Province.
- ~~n) Road Widenings and Intersection Improvements and Alignments:~~
 - ~~i. in the policies identifying road function, this Plan has identified road allowance width parameters. These are the basic widths required to provide for traffic surfaces, boulevards, sidewalks, multi-use trails, utility locations and ditches. The identified road allowance widths are based on the existing situation, expected future development and the intended road function. For the purposes of the Planning Act, each road described or shown on Schedule C shall be considered a "highway to be widened" and the identified road allowance width plus the widths specified in this Plan shall determine the extent of the required widening;~~
 - ~~ii. the Region and/or the Town may require, at intersections, road widenings for daylighting triangles in order to provide sufficient sight distances, turning lanes and locations for traffic control devices;~~
 - ~~iii. the Region and/or the Town may require turning lanes at any other locations along roads to provide safe and appropriate access to major generators or attractors of traffic. Dimensions of such widenings shall be in accordance with the applicable standards of the Region and/or the Town;~~
 - ~~iv. where a road allowance is identified as including, or comprising part of a bicycle route or trail system, the Region and/or Town may require additional road widenings for a cycling lane or trail. The minimum width for such a dedicated widening shall be 1.5 metres per side or in accordance with an approved alternative development standard;~~
 - ~~v. the Region and/or the Town may, under certain topographic conditions, require a greater road allowance width in order to address appropriate design or traffic~~

~~safety measures. Where such circumstances are encountered, additional right of way width may be added to the road allowance widths without the need to amend this plan;~~

- ~~vi. in addition, where topographic conditions make it impractical or prohibitive to expand a road allowance to an equal extent on both sides then the Town may acquire a greater portion, or the entire extent, of the required widening on only one side of the existing allowance;~~
- ~~vii. where a dedication of land is being required as a condition of a development approval, the land owner shall only be required to dedicate a widening equivalent to 50 percent of the total required width to bring the road width up to the width specified for the applicable road classification; and,~~
- ~~viii. implementation of any Arterial signalized intersection improvements is subject to approval by the Region and should adhere to the Region's Traffic Signal Warrant Policy.~~
- ~~e) Where a road allowance is less than the prescribed width, and additional widenings are required in accordance with the transportation policies of this Secondary Plan, or to achieve an appropriate geometric alignment, the Town may require that such widenings or realignments be obtained through the development approval process through dedication in accordance with the Planning Act.~~
- ~~p) In areas where the majority of the existing land uses along a road, or a significant portion of a road, is developed at the time that this Secondary Plan is adopted, then the standards for the right-of-way of the road, as specified by this Secondary Plan and Area 2C Urban Design Guidelines, which will be prepared, where required, prior to any further development approvals to the satisfaction of Town, shall act as a guide. Further evaluations may be undertaken to determine a practical right-of-way width that can serve both vehicular and non-vehicular traffic requirements along the road while minimizing the negative impacts on existing development.~~

~~24.6.2.3. Design Policies for Roads~~

- ~~a) The Region and/or the Town shall consider the following as well as the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town:~~
 - ~~i. provide a grid of Regional Roads and Municipal Collector Roads and Municipal Local Roads and associated public open spaces that organizes development, is pedestrian and bicycle friendly, is highly connected and supports transit;~~
 - ~~ii. ensure that the road and road pattern establishes development blocks that~~

~~achieve an orderly pattern of development and visual diversity;~~

- ~~iii. provide access for pedestrians, bicycles and vehicles, opportunities for vistas, view corridors and pedestrian amenity areas and space for utilities and services;~~
- ~~iv. design all streetscape elements including plantings, trees, sidewalks, utility poles, paving patterns, bicycle racks, seating, natural or built shade structures, signage and waste/recycling receptacles to be consistent and complementary to the character of the community;~~
- ~~v. Ensure that all road rights of way include minimum boulevards that accommodate street trees. The minimum tree planting area width will generally be 2.5 metres but preferably 3.0 metres or in accordance with approved alternative development standards. In addition, all boulevards shall contain a minimum continuous depth of 400 millimetres of planting soil.~~
- ~~vi. design street lighting with regard for vehicular, cyclist and pedestrian requirements so that the size, height, and style of lighting reflect the hierarchy of the road and complement the character of the community;~~
- ~~vii. locate all utilities underground where feasible. Where components of utilities must be located above ground, they should be located within the public right-of-way or on private property, such as a rear lane or in locations where there is no conflict with the street tree planting line; and,~~
- ~~viii. utility providers will be encouraged to consider innovative methods of containing utility services on or within streetscape features including, but not limited to, gateways, lamp posts and transit shelters when determining appropriate locations for larger equipment and cluster sites.~~
- ~~ix. To work with York Region to ensure sidewalks and street lighting are provided on all streets in the Secondary Plan area. More detailed policies and certain exemptions for sidewalks are set out within Section 6.2.2.~~

24.6.2.4 Policies for Commercial Traffic

- ~~a) It is the policy of Council, in recognition of the importance of an efficient goods movement system to the health of the Town's economy, to give appropriate weight to the consideration of the need to move goods, products and other materials in the resolution of transportation issues.~~
- ~~b) The following policies will ensure protection of residential neighbourhoods with regard to commercial traffic:~~
 - ~~i. through movement of large commercial vehicles will generally be restricted from~~

~~Municipal Local and Municipal Collector Roads within residential neighbourhoods wherever possible; and,~~

- ~~ii. activities generating substantial commercial or industrial traffic will be located near or adjacent to Highways and/or Regional Arterial Roads.~~

~~24.6.2.5 Policies for Public Transit~~

- ~~a) It is the intent of this Secondary Plan to promote the use of public transit as an alternative to the use of private motor vehicles. As such, public transit is considered to be a priority in the interest of reducing traffic, reducing greenhouse gas emissions, promoting Active Transportation and the avoidance of road expansions through established neighbourhoods.~~
- ~~b) The public transit system shall be an integral part of the transportation network.~~
- ~~c) In the planning and design of public transit routes, stations, bus stops and transfer points, the following criteria will be applied:

 - ~~i. stations, stops and bus routes will be located so as to allow safe pedestrian access to as many residences, employment locations, secondary and post-secondary schools, major shopping centres and public facilities in the urban area that are beyond the maximum walking distance as possible;~~
 - ~~ii. in areas to be developed or redeveloped, land use will be designed to incorporate land use and road patterns that facilitate use of public transit and permit convenient access to major transit routes;~~
 - ~~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 to minimize walking distances and implement the service standards set out by York Region Transit; and,~~
 - ~~iv. where new developments are located adjacent to existing or planned transit routes, they shall be required to dedicate land for transit routes and transit stops and may be requested to provide bus shelters and sidewalk connections to transit facilities~~~~
- ~~d) Development of new roads with transit route designations shall have sidewalks on both sides.~~

~~24.6.2.6 Design Policies for Public Transit~~

- ~~a) Transit routes should be located primarily on Regional Roads and Municipal Collector Roads;~~

- ~~b) Transit stops should be located as close to intersections as possible, and their location coordinated with pedestrian walkway connections, trail heads and building entrances in conformity with York Region Stop Placement Standards.~~
- ~~c) Transit shelters should be designed with transparent sides for maximum visibility to and from the interior, so that transit users can see approaching buses and to maximize pedestrian safety.~~
- ~~d) Shelters should be located on the boulevard adjacent to the pavement to maximize passenger convenience.~~
- ~~e) Curbside transit stop loading areas should be a clear, hard surface area 1.5 to 2.0 metres wide in front of a shelter and should be provided to permit safe exit by passengers, including wheelchair users. In all cases, shelters should be set back 0.5 metres from curbs and sidewalks to protect them from damage by snowplows.~~
- ~~f) Surface texture changes should be provided at transit stops to assist the visually challenged in locating the stop and/or shelter location.~~
- ~~g) Where four-sided transit shelters are not possible, overhead canopies should be provided to protect transit users from sun, rain and snow.~~
- ~~h) Transit stops shall be designed to offer amenities such as seating areas, lighting and climate protection where it is possible and appropriate.~~

24.6.2.7 General Policies for the Aurora Trail Network

- a) The delineation of the Aurora Trail Network within Area 2C is shown conceptually on Schedule B. Overall, the Aurora Trail Network is intended to serve non-motorized movement such as walking, jogging, cycling, cross country skiing or snowshoeing. It will link the Town-wide Greenlands System with the Area 2C Greenlands System, and will connect destinations, such as schools, recreation centres and parks, service commercial facilities and the employment area east of Leslie Street.
- b) The Area 2C components of the Aurora Trail Network shall be developed and designed generally consistent with the requirements of the Aurora Trails Master Plan. However, details with respect to the classification, design standards and finish requirements shall be developed as part of the Area 2C Urban Design Guidelines. The actual layout and locations for all components of the Area 2C components of the Aurora Trail Network shall be confirmed through subsequent development approvals. Implementation of the components of the Aurora Trails Network through Area 2C will occur concurrent to development and public works projects. Plans of Subdivision and Site Plans may modify or delete trail sections without a further Amendment to this Plan, subject to approval by the Town, as long as the principles and general intent of

the Aurora Trails Master Plan is maintained

- ~~c) Trail lands are considered linear parks, and shall be provided at a ratio of 1 hectare per 1,000 residents, on a Town-wide basis.~~
- ~~d) Council shall consult with and obtain approval from the Conservation Authority and the Ministry of Natural Resources where trails are proposed within flood-prone and/or regulated areas or where they cross areas of natural and scientific interest (ESA and ANSI's.) or are in proximity to wetlands.~~
- ~~e) The Aurora Trail Network shall, where possible, link with the Regional/Provincial trail networks and the systems of adjacent municipalities, both in the north-south and east-west direction.~~
- ~~f) The Aurora Trail Network shall also serve to support the interrelationships of the ecosystems in Environmental Protection Areas as per the relevant policies of this Secondary Plan. Allowance for the needs of wildlife shall be incorporated wherever possible as identified in an applicable Environmental Impact Study.~~
- g) Council will strive to take advantage of the Oak Ridges Moraine, creek valleys and flood-prone areas, especially along the Holland River, the Tannery Creek and their tributaries to complete the Open Space System. Recreational uses or trails shall not interfere with the primary ecological function of valley systems. Where possible, trails shall be placed on level shoulders of the valley to avoid destruction of vegetation, erosion of valley slopes and other ecological damage.
- ~~h) To acquire trail lands which complement and link the Greenland System, Council may obtain easements:~~
 - ~~i. under the Ontario Hydro Power Commission right-of-way where this coincides with the proposed linear open-space system;~~
 - ~~ii. to link the trail system to plateaus, which allow exceptional vistas;~~
 - ~~iii. to ensure access and egress at key focal points and destinations in the community; and,~~
 - ~~iv. to eliminate missing links in the network.~~
- ~~i) Council will encourage community involvement and support in implementing, maintaining and improving the trail network.~~
- ~~j) Council will take measures to increase public awareness of the Linear Open Space System/Aurora Trail Network.~~
- k) The intent of the Wildlife Park Trailhead Symbol identified on Schedules A and B is to conceptually identify the location for a trailhead associated with the Wildlife Park, including provisions for interpretive signage and parking.

24.6.2.8 Design Policies for the Aurora Trail Network

- ~~a) The Area 2C components of the Aurora Trail Network shall be developed and designed generally consistent with the requirements of the Aurora Trails Master Plan. However, details with respect to the classification, design standards and finish requirements shall be developed as part of the Area 2C Urban Design Guidelines. The Area 2C Urban Design Guidelines shall, where possible::~~
- ~~i. aim to provide an east-west and north-south non-motorized circulation grid:

 - ~~• as an alternative to the Arterial Road system;~~
 - ~~• linking and integrating the components of the Area 2C Greenlands System;~~
 - ~~• utilizing:

 - ~~— natural features such as valleys, ridges and Woodland,~~
 - ~~— parks and other public and semi-public open spaces,~~
 - ~~— easements, and roads;~~~~~~
 - ~~ii. make reasonable efforts to keep these trails vital, safe, comfortable and in operational condition;~~
 - ~~iii. minimize conflicts with other modes of transportation through signage, appropriate grades, surfacing width and delineation of rights-of-way, and well-designed transitions where trails merge with roads;~~
 - ~~iv. allow for provision of support facilities such as bicycle stands, public phones, and rest spaces;~~
 - ~~v. provide signs to enable users to find their way and to ensure appropriate and enjoyable use of the facilities;~~
 - ~~vi. use permeable surfacing where possible;~~
 - ~~vii. encourage naturalization and refurbishing of native vegetation;~~
 - ~~viii. use native vegetation to screen conflicting uses or structures;~~
 - ~~ix. investigate and provide grade-separated crossings over water courses where feasible and necessary, subject to approval from the appropriate jurisdiction;~~
 - ~~x. investigate and provide grade-separated crossings at key intersections with railways and arterial roads. Where trails cross roads at grade between intersections signs and where appropriate pedestrian activated signals shall be~~

~~considered to assist safe crossing and orientation; at grade crossing of trails at Regional Arterial Roads should only be made at signalized locations;~~

- ~~xi. aim to comply with the Town's standards of design, construction and maintenance and that Regional Road crossings shall be controlled to the satisfaction of York Region; and,~~
 - ~~xii. provide a vegetative buffer to all watercourses to the satisfaction of the Conservation Authority.~~
- ~~b) Sections of the trail network which follow along public roads shall, where resources permit:~~
- ~~i. feature special signage to help orient trail users and alert vehicular traffic;~~
 - ~~ii. be separated and/or screened from vehicular traffic;~~
 - ~~iii. be sufficiently wide to accommodate different types of non-motorized movement;~~
 - ~~iv. receive priority in tree planting, landscaping and street furniture such as lighting, benches, waste bins (include garbage, recycling and green bins), public phones, appropriate signs to nearby public washrooms and other features to enhance the safety and amenity of the trail; and,~~
 - ~~v. comply with the Town's regulations for sidewalks.~~
- ~~c) Council shall support increased opportunities for cycling along Regional Arterial Roads, while having regard for the Transportation policies of this Plan.~~
- d) When public works, hydro electric or other public and semi-public agencies undertake improvements to their facilities or properties, they shall be urged to comply with the policies of the Official Plan and this Section of the Secondary Plan. Efforts shall be made to legalize existing trespass crossings. Where trails cross or follow electric transmission lines, requirements of Ontario Hydro shall be met. The Town shall routinely consider and wherever possible accommodate the needs of the trails users in the design and construction of all infrastructure undertaking such as roadways, linear utilities such as hydro and pipeline corridors, bridges and underpasses, and crossings of physical barriers such as waterways, railways, existing and future highways.
- e) The Town of Aurora shall require the development and construction of passive and linear open spaces and trails within new development and redevelopments within the Town to be consistent with the Town's Trails Master Plan.
- ~~f) The Town shall work in collaboration with local stakeholder and member of the public to implement and maintain the network and facilities as proposed in the Town of Aurora Trails Master Plan.~~

- ~~g) The Town shall pursue grant and partnership opportunities to fund the implementation and maintenance of trails.~~

~~24.6.3 SANITARY SEWAGE AND WATER SUPPLY SERVICES~~

~~The policies of this Section are intended to ensure that new growth and development takes place on full municipal sewer and water services in an orderly and cost efficient manner. In extending sewer and/or water servicing infrastructure.~~

~~24.6.3.1 General Policies~~

- ~~a) Council supports the improvement and extension of municipal sanitary sewage and water supply services, in accordance with the provisions of this Secondary Plan and other relevant municipal, Regional and Provincial policies and regulations, and within the financial capabilities of the Town and/or Region and on the basis of approved capital budget program.~~
- ~~b) The cost of providing full municipal services to facilitate the development of lands within the 2C Secondary Plan Area shall not impose a financial burden on existing taxpayers. Accordingly, such costs shall be the responsibility of the developer(s), with appropriate Development Charges and, if necessary, cost-sharing with future benefiting land parties, by agreement with the Town.~~
- ~~c) All new development shall be serviced with municipal sanitary sewage and water supply services.~~
- ~~d) Development shall be designed and constructed in accordance with a Functional Servicing Plan or Plans dealing with sewage and water systems. A Functional Servicing Plan shall be prepared in accordance with criteria established by the Town and shall be submitted prior to, or concurrently with development applications. These Plans shall be prepared to provide for the continuous, orderly extension of services in a cost effective manner, to the satisfaction of the Town.~~
- ~~e) Capacity allocation in the Sewage Treatment and Water Treatment Plants and the size of trunk sewers shall be calculated on the basis of the factors assigned by the Town in consultation with York Region.~~
- ~~f) It is expected that landowners within the 2C Secondary Plan Area will co-operate with each other in order to facilitate the development of lands on the basis of full urban services and, to that end, permit access to services installed within their land by way of easements or in such other way as shall be satisfactory to Council.~~

~~24.6.3.2 Sewage and Water Allocation Policies~~

- ~~a) Council shall only approve development that can be allocated municipal sewage and~~

~~water capacity or servicing allocation, in conformity with Town and Region policies, procedures and by laws. The assignment of servicing allocation to development is at the sole discretion of Council and, furthermore, depending on the amount of servicing allocation and infrastructure available, not all development proposals may be able to proceed and/or be approved.~~

- ~~b) No dwelling or dwelling unit or other forms of development requiring servicing allocation, shall be constructed unless such land has been assigned sewage and water allocation, by Council.~~
- ~~c) It is the policy of this Secondary Plan, that all proposed development assigned allocation obtain the necessary planning approvals in a timely manner, and in accordance with the requirements of the Planning Act. In assigning allocation, Council may impose certain timelines and/or deadlines with respect to the submission of planning applications or other related matters.~~
- ~~d) The Town shall further assign preliminary municipal water and sewer servicing allocation for draft plans of subdivision or condominium at the time of draft plan approval by the Town. If a draft plan of subdivision or condominium is not registered within three years from the date of draft plan approval, or the draft plan has not proceeded to the satisfaction of the Town within the term of draft plan approval, the Town, at the time of considering extension of the draft plan approval, may revoke the preliminary assignment of municipal servicing allocation, in whole or in part. Prior to revoking allocation, Council shall afford the developer an opportunity to address Council on the matter. Servicing allocation shall be formally assigned at the time of the execution of the subdivision agreement and/or condominium agreement.~~
- ~~e) Council shall further assign municipal sewage and water servicing allocation for development requiring site plan approval according to the following procedures:

 - ~~i. confirmation that servicing capacity is available to serve the proposed development;~~
 - ~~ii. if allocation is available, the applicant shall submit a completed site plan application. Servicing allocation shall be preliminarily assigned for a one-year period from the date of the receipt of the application to allow the applicant to execute a Site Plan Agreement with the Town;~~
 - ~~iii. if an Agreement is not executed with the one-year time frame, a report will be brought to Council to either extend or revoke preliminary assignment of servicing allocation. Council, at that time, may revoke the municipal servicing allocation in whole or in part; and/or,~~
 - ~~iv. If an Agreement is executed within the one-year time frame, the Agreement shall stipulate that a building permit shall be obtained within six months, or other time~~~~

~~period as determined by Council, of said execution date, otherwise the agreement is deemed to be null and void, unless further extension is given by Council.~~

- ~~f) York Region shall be notified of any assignment of sewage and water allocation at the draft plan of subdivision or condominium approval or site plan approval stage.~~

24.6.4 WELLHEAD PROTECTION AREAS

- ~~c) It is the intent of this section of the Secondary Plan to ensure that 'Wellhead Protection Areas' are comprehensively planned for to protect the quality and quantity of the water supply. 'Wellhead Protection Areas' are schematically delineated in Appendix IV. However, the areas identified as 'Wellhead Protection Areas', and their associated policies, may be refined over time as the Town's and the Region's understanding of the groundwater flow regime evolves.~~

24.6.4.1 General Policies for Wellhead Protection Areas

- ~~a) Wellhead Protection Areas, as identified in Appendix IV, are based on time of travel zones as follows:~~
- ~~i. a 100 metre pathogen zone around each wellhead;~~
 - ~~ii. 0 to 2 year time of travel;~~
 - ~~iii. 2 to 5 year time of travel;~~
 - ~~iv. 5 to 10 year time of travel; and,~~
 - ~~v. 10 to 25 year time of travel.~~
- ~~b) It is required that in Wellhead Protection Areas outside of the Oak Ridges Moraine, a Risk Assessment and a Risk Management Plan, as defined by the York Region Official Plan, be prepared and approved prior to the establishment of new land uses that involve the storage or manufacture of:~~
- ~~i. petroleum-based fuels and or solvents;~~
 - ~~ii. pesticides, herbicides, fungicides or fertilizers;~~
 - ~~iii. construction equipment;~~
 - ~~iv. inorganic chemicals;~~
 - ~~v. road salt and contaminants as identified by the Province;~~

- ~~vi. the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;~~
 - ~~vii. organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,~~
 - ~~viii. snow storage and disposal facilities.~~
- ~~c) Where existing land uses in Wellhead Protection Areas and areas with high potential for groundwater contamination, involve the storage, manufacture or use of materials detailed above, a Risk Assessment and a Risk Management Plan may be required.~~
 - ~~d) That the storage or use of pathogen threats by new land uses, including the siting and development of storm water management ponds and rapid infiltration basins or columns, except for the storage of manure for personal or family use, is prohibited within the 100-metre pathogen zone around each municipal well and may be restricted within the 100-metre to 2-year time of travel.~~
 - ~~e) That expansion of existing incompatible land uses within the 100-metre pathogen zone is prohibited and expansion of existing incompatible land uses within the 100-metre to 5-year time of travel zone will be discouraged, unless a Risk Assessment and Risk Management Plan has been undertaken to the satisfaction of the Region. Redevelopment of these uses to more compatible uses is encouraged, subject to an appropriate Risk Assessment and a Risk Management Plan.~~

24.6.5 STORMWATER MANAGEMENT

Intent

- ~~d) Storm water Management Facilities are required to manage development impacts on Watercourses and the lake system in order to maintain and enhance water quality, protect fish and wildlife habitat and prevent erosion. It is the intent of this Secondary Plan to ensure that Storm water Management Facilities are not only functional components of a community, but are also aesthetically pleasing and a key component of the connected Area 2C Greenlands System. Storm water management Facilities are identified symbolically on Schedule A and schematically on Schedule B.~~

Policies

- ~~e) Storm water management facilities are subject to the policies contained in this Secondary Plan, the Town's policies and the policies of the Lake Simcoe Protection Plan and Lake Simcoe Region Conservation Authority.~~
- ~~f) The locations, configuration and boundaries of the Storm water Management Facilities identified on Schedules A and B shall be confirmed through the required Storm water~~

~~Management Plan and subsequent Draft Plans of Subdivision/Condominium and implementing zoning by-law, and may be adjusted or removed without further Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of Council.~~

- ~~g) — It is the intent of this section of the Plan to manage development impacts from storm water on Lake Simcoe and other watercourses within the watershed in order to maintain and/or enhance water quality, protect downstream fish and wildlife habitat and prevent erosion.~~

~~The Town will seek to reduce storm water run-off volumes and pollutant loadings in Aurora by:~~

- ~~i. — encouraging implementation of a hierarchy of source, lot level, conveyance and end-of-pipe controls;~~
- ~~ii. — encouraging the implementation of alternative community design and development standards, including innovative storm water management techniques in accordance with the technical requirements of the Town, the Lake Simcoe and Region Conservation Authority and MOE design Standards, as they evolve.;~~
- ~~iii. — supporting implementation of programs, to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants;~~
- ~~iv. — requiring the planting of native species and flood tolerant water's edge plants, including a mixture of herbaceous and woody vegetation to stabilize banks of ponds. The perimeter of the permanent pool shall be planted with emergent, strand and submergent species to improve the aesthetics and enhance the performance of the facility; and,~~
- ~~v. — requiring ponds to blend with the natural landscape, therefore, geometric forms and standard slope gradients will be avoided in favour of organic shapes and land form grading designed to replicate natural land forms in the area. Inlet and outlet structures will be concealed using a combination of planting, grading and natural stone.~~
- ~~vi. — requiring "enhanced" level water quality control;~~
- ~~vii. — requiring post to pre water quantity control for the 1:2 year storm event up to and including the 1:100 year storm event; and~~
- ~~viii. — Ensuring where technical conditions related to soil conditions and groundwater levels are appropriate an integrated and innovative approach to water management, be water efficient, and minimize stormwater volumes and~~

~~contaminant loads and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.~~

24.6.6 UTILITIES

24.6.6.1 General Policies for Utilities

- a) ~~It is the intent of this Plan to promote the provision of adequate utilities required for the residents of the Town in an economically and environmentally responsible manner.~~
- b) ~~Utility Corridors may include oil, natural gas transmission pipelines and telecommunication trunk facilities. These facilities present both safety and design related development constraints. Public works and private development or redevelopment proposals within 200 metres of Utility Corridors shall only be undertaken in consultation with the gas and telecommunication companies having jurisdiction for them.~~
- c) ~~Council shall encourage consolidation of utility corridors for hydro, gas, oil and cabling services along highways and industrial areas. Development adjacent to such corridors will require special setbacks and/or easements.~~
- d) ~~Any use of a utility corridor for recreation trail purposes shall be subject to the approval of the Utility Company having jurisdiction.~~
- e) ~~Where public and/or private utility infrastructure is permitted and deemed necessary by the Town, the said infrastructure shall require detail design approval and, where applicable, the completion of an Environmental Impact Study, to Council's satisfaction.~~
- f) ~~Notwithstanding any other provisions of this Plan to the contrary, public utilities uses on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and this Plan.~~
- g) ~~The Town will encourage all utilities to be planned for and installed on a coordinated and integrated basis in order to be more efficient, cost effective and minimize disruption; and~~
- h) ~~The Town will encourage the appropriate location of large utility equipment and cluster sites be determined, that consideration be given to the locational requirements for larger infrastructure within public rights of way, as well as easements on private property.~~

24.6.6.2 Transmission Line Policies

- a) ~~Council shall encourage a program of burying lower voltage electric wiring underground:~~
 - i. ~~with priority to heritage areas and the historic town centre;~~

- ii. ~~in all new development;~~
 - iii. ~~in areas where major public works programs make this conversion economically feasible;~~
 - iv. ~~by requesting funding from non-municipal sources.~~
- b) ~~Council shall ensure that utility corridors not detract from Environmental Protection Areas through:~~
- i. ~~environmental assessments;~~
 - ii. ~~vertical or horizontal circumvention;~~
 - iii. ~~other alternatives.~~
- c) ~~Existing transmission line corridors within Aurora perform a specific function and include specific facilities. Any change to existing functions of facilities shall require an Official Plan Amendment supported by a Transmission Line Impact Study that identifies any undue adverse impact on adjacent residents, businesses and properties as a result of the proposal change. If there are any undue, adverse impacts identified, Council may refuse the Official Plan Amendment and/or require that appropriate mitigation techniques be implemented.~~

24.6.6.3 ~~Electric Power~~

- a) ~~Council shall ensure that Ontario Hydro and PowerWatercourses provides the community with an adequate and efficient supply of electric power for all uses in Aurora by:~~
- i. ~~not requiring an amendment to this Plan for facilities which comply with the goals and objective of this Plan; and~~
 - ii. ~~consulting with Ontario Hydro regarding site, subdivision, secondary planning and rezoning proposals.~~
- b) ~~The Town shall promote small scale opportunities for increased power generation, supply and conservation, including alternative energy systems and renewable energy systems.~~
- c) ~~Large scale opportunities for increased power generation, supply and conservation shall require an Official Plan Amendment supported by a Transmission Line Impact Study that identifies any undue adverse impact on adjacent residents, businesses and properties~~

~~as a result of the proposal change. If there are any undue, adverse impacts identified, Council may refuse the Official Plan Amendment and/or require that appropriate mitigation techniques be implemented.~~

24.7 INTERPRETATION AND IMPLEMENTATION

The interpretation and implementation of this Secondary Plan shall be in accordance with the policies of **Section 18 and 19.**

24.7.1 INTERPRETATION

24.7.1.1 Interpretation of Boundaries

- ~~a) It is intended that the boundaries identified on the Schedules of this Secondary Plan be considered as approximate. The boundaries may be considered exact only where corresponding to existing roads, Watercourses or other similar geographical demarcations. It is also intended that the location of proposed roads, trails and pathways as indicated on the Schedules to this Plan be considered as conceptual and not exact.~~
- ~~b) Amendments to this Secondary Plan will not be required to permit minor adjustments to identified land use boundaries or to the conceptual locations of roads, trails and pathways provided that the general intent of this Plan is maintained.~~
- ~~c) It is recognized that the boundaries of the Environmental Protection Area designation may be imprecise and subject to change. Council shall determine the more exact extent of the environmental areas on a site by site basis when considering development proposals, upon receipt of an Environmental Impact Study. Environmental Impact Studies shall be approved by Council, in consultation with the Conservation Authority and any other agency having jurisdiction.~~
- ~~d) The Schedules of this Secondary Plan are not intended to identify the precise locations of parks and trails and therefore minor adjustments to these Schedules will not require an Amendment to this Secondary Plan. As parks and trails are developed in the future, they can be added to the Schedules without the need for an Amendment to this Plan.~~

24.7.1.2 Interpretation of Figures and Quantities

- ~~a) Population and employment forecasts to the year 2031 are Council approved and apply to all new development within the Secondary Plan Area. These forecasts, as identified in Section 2.1 b) of this Plan shall only be amended through an Amendment to this Plan and in accordance with such direction from York Region and/or the Province of Ontario.~~
- ~~b) All other figures and quantities within this Plan are approximate and not absolute. This provides for the necessary flexibility in the administration and interpretation of this~~

~~document. An Amendment to this Secondary Plan will not be required for any reasonable variance from any of the proposed figures, with the exception of Council adopted population and employment growth figures, as deemed appropriate by Council.~~

- ~~e) The Appendices that are attached to this Secondary Plan, and any other documents that are referred to in this Plan and are not approved under the policies of the Planning Act, do not form a statutory part of the Plan but are intended to guide its implementation. Variations from the Appendices and/or these non-statutory documents that occur through the process of Draft Plans of Subdivision, the rezoning process and/or site plan approval shall not require an amendment to this Secondary Plan.~~

24.7.1.3 Amendments to this Secondary Plan

- ~~a) When considering an Amendment to this Secondary Plan, Council shall understand the following issues:~~
- ~~i. the need for the proposed change as determined through an analysis of the existing and/or planned supply of similar uses in the market area versus the identified demand for the proposed use in the market area;~~
 - ~~ii. the impact of the proposed change in terms of the social, economic, environmental and visual costs and benefits for the community;~~
 - ~~iii. the extent to which the proposed change will affect policies, objectives and principles of this Secondary Plan:~~
 - ~~• planning principles and objectives shall not be changed outside of the context of a full review of this Secondary Plan; and,~~
 - ~~• planning policies may be changed as long as the principles and objectives are met, and the intent of this Secondary Plan is maintained.~~
 - ~~iv. suitability of the proposed change, with respect to:~~
 - ~~• physical characteristics of the area, especially where Environmental Protection Areas, are involved;~~
 - ~~• adequacy of transportation, utilities and other community services, including water supply and sewage facilities; and,~~
 - ~~• technical reports or recommendations from the Province of Ontario, York Region, Lake Simcoe Region Conservation Authority, and any other appropriate authority having jurisdiction in response to the proposed change.~~

-
- ~~v. compatibility of proposed use with the surrounding area;~~
 - ~~vi. effect on population and employment projections and finances of the municipality;~~
 - ~~vii. conformity with the York Region Official Plan;~~
 - ~~viii. conformity with Provincial legislation and policies including the Lake Simcoe Protection Plan and Growth Plan for the Greater Golden Horseshoe; and,~~
 - ~~ix. consistency with the Provincial Policy Statement.~~
- ~~b) Council may eliminate notice to the public and a public meeting for a minor Official Plan or Zoning By-law Amendment which does the following:~~
- ~~i. changes the numbers of sections or the order of sections in the Secondary Plan, but does not add or delete sections;~~
 - ~~ii. consolidates previously approved Secondary Plan Amendments in a new document without altering any approved policies, or schedules;~~
 - ~~iii. corrects grammatical or typographical errors in the Secondary Plan which do not affect the intent or affect the policies or schedules;~~
 - ~~iv. rewords policies or re-illustrates mapping to clarify the intent and purpose of the Secondary Plan or make it easier to understand without affecting the intent or purpose of the policies or schedules; and,~~
 - ~~v. translates measurements to different units of measure or changes references to legislation or changes to legislation where the legislation has changed.~~
- ~~e) In all other instances, notification to the residents of the Town of public meetings held by Council shall be given in accordance with the requirements of the Planning Act.~~

24.7.2 IMPLEMENTATION

24.7.2.1 Complete Applications

- ~~a) Applications shall comply with the “complete application” provisions of the Town of Aurora Official Plan along with the relevant provisions of OPA 73 which pertain to studies, plans and/or assessments that the Town requires.~~
 - ~~b) Any study, plan or assessment may be subject to a peer review to be carried out by Council at the expense of the proponent.~~
-

24.7.2.2 ~~Implementing Zoning By-law~~

- a) ~~Council shall amend the Comprehensive Zoning By Law to conform with, and give effect to the provisions of this Secondary Plan.~~
- b) ~~Before any subsequent Amendments to the Zoning By Law, Council shall ensure that the proposed change will:~~
 - i. ~~conform with the intention of this Plan;~~
 - ii. ~~promote compatible development;~~
 - iii. ~~not adversely affect adjacent land uses through noise, vibration, fumes, smoke, dust, odour, lighting or traffic;~~
 - iv. ~~require design considerations, such as set backs, buffer planting, screening and fencing as part of site plan agreements to ensure compatibility with the surrounding area;~~
 - v. ~~have adequate municipal services, including water, sanitary and storm sewers, solid waste disposal, schools and roads without causing undue financial hardship for the municipality;~~
 - vi. ~~not increase traffic beyond the capacity of local streets within residential areas;~~
 - vii. ~~provide safe and adequate off-street parking, loading, access and egress; and,~~
 - viii. ~~be publicized in accordance with the requirements of the Planning Act.~~

24.7.2.3 ~~Holding Zone~~

- a) ~~Where this Secondary Plan designates undeveloped land for urban development, such land may be zoned in an "H" Zone, where all relevant goals, objectives and policies of the Secondary Plan have not been met, including:~~
 - i. ~~agreement on the provisions of school, open space and other support facilities;~~
 - ii. ~~demonstrated need for additional sites for the proposed use;~~
 - iii. ~~recommendations of a completed Environmental Impact Study, Special Study Area or Secondary Plan; and,~~
 - iv. ~~compliance with the growth management policies of this Plan.~~
- b) ~~No provision of this Secondary Plan shall require Council to zone any lands for the~~

~~designated use to permit immediate development. When Council receives an application for a suitable development project according to the designation and policies of this Secondary Plan, the "(H)" Holding zone may be removed by amending the Zoning by-law, without amending this Secondary Plan.~~

- ~~c) — Until the "H" zone is lifted, the uses permitted on such lands will be limited to those for which the land is zoned at the time of the adoption of this Secondary Plan or to public uses.~~

24.7.2.4 Non-Conforming Uses

- ~~a) — Council may consider extending or enlarging legal non-conforming land uses under Section 34 (10) of the Planning Act. Before granting such an extension or enlargement, Council shall examine if it is feasible or desirable to:~~
- ~~i. — acquire the lands and hold, sell, lease or redevelop the property in accordance with Section 34 (8) of the Planning Act, and the provisions of this Secondary Plan; and,~~
 - ~~ii. — relocate the legal non-conforming use to an appropriately designated and zoned location.~~
- ~~b) — Where acquisition and/or relocation are not feasible, Council shall apply the following conditions to permitting an extension or enlargement of a legal non-conforming land use:~~
- ~~i. — criteria for rezoning outlined in this Plan, or for Committee of Adjustment decisions, outlined in this Plan and Section 44 of the Planning Act;~~
 - ~~ii. — site Plan Agreements which ensure compatible development with the adjacent area, through such measures as conceptual design of buildings, their siting, massing, exterior access and public areas; and,~~
 - ~~iii. — the limitation of the proposed extension to the existing property.~~
- ~~c) — Extensions or enlargements to legal non-conforming land uses under this Section of the Plan shall not require an Amendment to this Secondary Plan.~~

24.7.2.5 Site Plan Control

- ~~a) — Council shall enter into Site Plan Agreements with owners of development proposals, in accordance with the Planning Act. Such agreements shall provide Council with controls over development proposals regarding siting, massing, access, public areas and exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design as outlined in the Planning Act.~~

~~Furthermore, such agreements shall provide Council with controls over the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities as outlined in Section 41 of the Planning Act.~~

- ~~b) Agreements may also include provisions, standards, design, maintenance and regulation of:

 - ~~i. roads and road widenings, where existing street allowances are substandard;~~
 - ~~ii. access and egress, parking, loading, driveways, walkways to ensure the safety of vehicles, cyclists and pedestrians in the development;~~
 - ~~iii. landscaping, lighting, fencing and screening to provide safety, privacy and amenity for the occupants of the development and adjacent uses;~~
 - ~~iv. central storage, vaults, garbage and waste disposal facilities which are functional, safe, and environmentally sound;~~
 - ~~v. easements for water courses and public utilities and/or private utilities, which ensure environmental and public health and safety; and,~~
 - ~~vi. alteration to elevations, contours, provision for disposal of storm, surface and waste water from the development and its site to ensure environmental and public health and safety.~~~~
- ~~c) Agreements may also include provisions regarding the architectural details, colours and building materials to be used in a development proposal. Specifically, agreements may contain clauses stating that the architectural details, colour and the materials used in a development proposal shall be to the satisfaction of the Town or it's architectural consultant.~~
- ~~d) All lands within the Town of Aurora may be part of a Site Plan Control By Law under Section 41 of the Planning Act, generally exempting, however:

 - ~~i. low density residential uses such as single detached and semi detached;~~
 - ~~ii. lands used for farming operations;~~
 - ~~iii. existing buildings associated with land use which is only being renovated or slightly enlarged; and,~~
 - ~~iv. single lots created by severance.~~~~

-
- ~~v. at the discretion of Council, street townhouse dwellings may be exempted from the site plan control provisions of this Plan~~
 - ~~e) Development proposals shall provide sustainable design and implementation initiatives for building design, site planning and layout, site works and landscaping in accordance with the policies of this Secondary Plan.~~
 - ~~f) The exterior design and sustainable design elements of a development proposal as described herein, shall also be consistent with any applicable design guidelines, including the York Region Transit Oriented Development (TOD) Guidelines, to the satisfaction of Council or its architectural consultant.~~
 - ~~g) Where design guidelines are not in place, Council may retain an architectural consultant to determine the appropriateness of the proposed exterior design of a building and design of the site plan in general.~~
 - ~~h) Where design guidelines are in place, Council may retain an architectural consultant to determine if the development proposal is consistent with the design guidelines.~~
 - ~~i) In addition to the policies contained herein, development proposals shall be consistent with the policies of this Secondary Plan.~~
 - ~~j) Council shall amend the Town's Site Plan Control By-law in order to implement the policies contained herein.~~

~~24.7.2.6 Committee of Adjustment~~

- ~~a) When deciding on applications under Sections 45 of the Planning Act, the Committee shall where appropriate ensure that:

 - ~~i. the request complies with the general intent and purpose of this Plan and its implementing by-laws;~~
 - ~~ii. the request constitutes a "minor" departure from the zoning by-law;~~
 - ~~iii. the physical or inherent conditions of the site make compliance with the by-law requirements difficult;~~
 - ~~iv. alternative solutions in conformity with the by-law are not feasible or appropriate;~~
 - ~~v. adjacent owners and residents are not adversely affected; and,~~
 - ~~vi. Ministries, the Conservation Authority and other agencies have been consulted.~~~~
-

24.7.2.7 Subdivision Control

- ~~a) All developments which involve relotting of existing parcels of land or subdivisions shall be on the basis of subdivision or severance procedures, outlined in the Planning Act.~~
- ~~b) Council may require that applications for Plans of Subdivision include among other matters:

 - ~~i. a statement of development objectives which may include physical, environmental, social and economic aspects;~~
 - ~~ii. an indication of the extent to which the plan conforms to this Secondary Plan, and the York Region Official Plan, when adopted and to relevant Provincial Policy statements and the Zoning By-Law of the Town of Aurora;~~
 - ~~iii. an inventory and assessment of the area's existing features in terms of:

 - ~~• natural features such as, soil, topography, drainage, conditions, landforms, slope stability, Watercourse systems, groundwater tables, vegetation, wildlife habitat, environmentally sensitive, archaeological or heritage areas;~~
 - ~~• ownership;~~
 - ~~• land use such as agriculture, commercial, residential;~~
 - ~~• capacity and availability of all utilities required by the development; and,~~
 - ~~• other services including commercial, private and public transportation, educational and social services.~~~~
 - ~~iv. details of the proposed development including:

 - ~~• proposed alignment of Local and Collector roads;~~
 - ~~• proposed land uses and densities;~~
 - ~~• impact of the development on all of an area's existing features as listed above; and,~~
 - ~~• proposed method of addressing the impact on all of an area's existing features as listed above.~~~~~~
- ~~c) Plans of subdivision shall be designed and stamped by a Registered Professional~~

Planner.

- d) ~~Council will recommend approval of only those plans of subdivision which:~~
- i. ~~comply with the intent of this Secondary Plan;~~
 - ii. ~~can be supplied with adequate municipal services and community facilities such as schools, fire protection, water supply, sewage disposal, storm drainage facilities and road maintenance;~~
 - iii. ~~will not adversely affect the financial status of the municipality; and,~~
 - iv. ~~will not harm any aspect of the environment including Environmental Protection Areas.~~

24.7.2.8 ~~Consent~~

- a) ~~Parcels of land created through consent shall conform with the provisions of the Zoning By Law and the policies of this Secondary Plan. If a rezoning is required to permit a proposed use, it shall be a condition of approval that a Zoning By Law Amendment will have come into effect prior to the registration of the deed.~~
- b) ~~When considering applications for consent for a land severance, the Committee of Adjustment shall have regard to the following criteria:~~
- i. ~~provisions of the Planning Act;~~
 - ii. ~~development on the new lot or the remaining parcel shall not pose any costs for road or service improvements for the municipality;~~
 - iii. ~~future orderly development and subdivision potential of the area shall not be prejudiced;~~
 - iv. ~~the compatibility with, and impact of the proposed use on adjacent areas;~~
 - v. ~~minor infilling in existing urban areas or lot boundary adjustments will generally be permitted, while extension of an urban area or strip development will not; and,~~
 - vi. ~~availability of adequate and appropriate road access. Dedications for road widenings or 0.3 metre reserves across the frontage or other yards of all proposed lots may be required as a condition of approval.~~
- c) ~~The Committee of Adjustment may attach any other conditions, as may be authorized by the Planning Act or other legislation, such as:~~

-
- i. ~~payment of levies to the Town of Aurora and the Regional Municipality of York to cover the costs of additional municipal services to be provided as may be adopted by Council through a Development Charges By-Law;~~
 - ii. ~~conveyance of land to the Town of Aurora for park purposes or, as an alternative, the payment of cash-in-lieu;~~
 - iii. ~~payment of an administrative fee to the Town of Aurora where a consent is granted but no new lot has been created;~~
 - iv. ~~time limit for fulfilling the conditions of approval prior to the lapsing of the consent;~~
 - v. ~~requirements of the appropriate Conservation Authority; and,~~
 - vi. ~~submission of a preliminary site plan, and registered reference plan to the Committee of Adjustment prior to the consent being finalized.~~
- d) ~~To ensure the best decision, the Committee of Adjustment may request reports from appropriate Town Departments and agencies such as: Planning and Development Services, Public Works, York Region Medical Officer of Health, Conservation Authorities, Ministries of Environment, Natural Resources, Agriculture and Food, Transportation, Education and others.~~

24.7.2.9 Maintenance and Occupancy By-law

- a) ~~Council has passed the Property Maintenance and Occupancy Standards By Law to ensure high standards of property maintenance and safe occupancy. It is generally referred to as the Property Standards By law.~~
- b) ~~The Property Standards By Law sets out standards for:~~
- i. ~~maintenance of yards, vacant lands, parks and accessory buildings, including sewage and drainage, safe access, passage and garbage/snow/ice removal;~~
 - ii. ~~maintenance of all buildings and structures, including walls, floors and ceilings; doors, windows and roofs; foundations and insulation, heating, lighting, plumbing and electrical systems, general sanitation including pest prevention; and,~~
 - iii. ~~heat, light, fire protection and ventilation standards for all rooms, including kitchens and bathrooms, and minimum dimensions and floor space of habitable rooms.~~
-

-
- e) ~~To administer and enforce the Property Standards By Law, Council has appointed a Maintenance and Occupancy Standards Officer, who will:~~
 - i. ~~co-operate with the Fire and Building Departments and the York Region Officer of Health;~~
 - ii. ~~receive information regarding substandard housing conditions, overuse of existing buildings, neglected yards, courts and vacant lands from inspectors, by-law enforcement officers, and other municipal staff including Fire and Building Department personnel; and,~~
 - iii. ~~impose penalties, or carry out repairs or demolition at the owner's expense, where voluntary compliance cannot be achieved.~~
 - d) ~~Council has appointed a Property Standards Committee who will hear appeals from people who have been served an order to comply with the By Law.~~

~~24.7.2.10 Community Involvement~~

- a) ~~Council shall encourage all people in Aurora to participate in planning decisions which affect their lives. To achieve this, Council shall:~~
 - i. ~~have regard to abilities, constraints and backgrounds of people in each situation;~~
 - ii. ~~ensure that time, place and notice of meetings are accessible to as many people as possible; and,~~
 - iii. ~~ensure that planning policies and reports are made available to the public.~~
- b) ~~Council shall comply with all legal requirements under the Planning Act regarding public meetings and notification required for:~~
 - i. ~~an Amendment to this Secondary Plan;~~
 - ii. ~~Zoning By-law Amendments;~~
 - iii. ~~Committee of Adjustment Hearings;~~
 - iv. ~~Consents; and,~~
 - v. ~~plans of subdivision/ condominiums.~~
- c) ~~Council shall further encourage citizen participation in ongoing agencies such as:~~

- ~~i. Committee of Adjustment;~~
- ~~ii. Environmental Advisory Committee;~~
- ~~iii. Heritage Advisory Committee;~~
- ~~iv. Economic Development Advisory Committee;~~
- ~~v. Accessibility Advisory Committee;~~
- ~~vi. Leisure Services Advisory Committee; and~~
- ~~vii. Traffic Safety Advisory Committee.~~

24.7.2.11 Sign By-Law

- ~~a) Objectives of this Plan include aesthetically appropriate streetscapes, as well as safe and efficient movement of traffic. To achieve these objectives, Council will enact and enforce a Sign By-Law under the provisions of Sections and 99 of the Municipal Act, 2001, as amended, to regulate signs and other advertising devices within the Town of Aurora.~~

24.7.2.12 Tree By-Law

- ~~a) Council shall cooperate with York Region in preparing and enforcing a Tree By-Law under the Trees Act, to regulate the removal of certain trees in defined areas.~~

24.7.2.13 Soil Preservation By-Law

- ~~a) Council will enact and enforce a by-law under Section 142 of the Municipal Act, 2001, to regulate or prohibit the removal of topsoil and to rehabilitate lands where topsoil removal is permissible.~~

24.7.2.14 Fill By-Law

- ~~a) Council will enact and enforce a by-law under Section 142 of the Municipal Act, 2001, to regulate or prohibit the placing or dumping of fill and alternations to the grade of the land.~~

24.7.2.15 Capital Works

- ~~a) Council will prepare and adopt a capital works program which conforms with this Secondary Plan to ensure safe and efficient movement of goods and people.~~

24.7.2.16 Public Works

- ~~a) Public works in the Town of Aurora will be carried out in accordance with this Secondary~~

~~Plan, according to Section 24 of the Planning Act.~~

~~24.7.2.17 — Land Securement~~

- ~~a) The Town may acquire land to implement any feature, including trails, of this Secondary Plan in accordance with the provisions of Provincial Statutes and Regulations.~~
- ~~b) Municipal land assembly for parkland, Environmental Protection Areas and trail uses shall be encouraged in appropriate locations designated as 'Area 2C Greenlands System'.~~
- ~~c) The Town shall work cooperatively with the Conservation Authority, York Region and Province of Ontario to identify and prioritize desired lands for securement in accordance with the policies of this Secondary Plan.~~
- ~~d) Arrangements for the conveyance of lands into public ownership shall be undertaken before or concurrent with the approval of development applications through the development approval process and may include mechanisms identified in this Plan.~~
- ~~e) Mechanisms to secure lands through development approvals or other processes include:

 - ~~i. land dedications/conveyance;~~
 - ~~ii. voluntary sale and public purchase through funds allocated in the Town's budget or from funds raised through the cash in lieu of parkland dedications, where appropriate;~~
 - ~~iii. land swaps/exchanges;~~
 - ~~iv. donations, gifts, bequests from individuals and/or corporations;~~
 - ~~v. through any applicable requirement relating to parkland or environmental protection area acquisition in the Town's Development Charges By-law; and/or,~~
 - ~~vi. other appropriate land acquisition methods.~~~~
- ~~f) Council may authorize staff to pursue funding partners and other funding opportunities for the purpose of land securement to achieve the objectives of this Secondary Plan.~~
- ~~g) The Town includes land areas that are owned by various public agencies and senior levels of government. The Town shall enter into negotiations with these public agencies to have lands within the 'Area 2C Greenlands System' to remain in public ownership and protected and enhanced in accordance with the objectives of this Plan.~~
- ~~h) It is recognized that Council may not be able to secure in public ownership all of the~~

~~lands required to achieve the objectives of this Secondary Plan. Where substantial efforts have been undertaken in accordance with the land securement policies of this Secondary Plan, Council will negotiate with the landowners in an effort to protect natural, environmental and cultural features and functions in private ownership and enhance environmental features and/or functions on private lands. In these instances, Council shall consider the following stewardship techniques to ensure the appropriate level of protection and, where appropriate, public access to the privately owned lands in order to achieve the objectives of this Plan:~~

- ~~i. municipal land use controls, including zoning;~~
- ~~ii. information and education programs;~~
- ~~iii. stewardship agreements;~~
- ~~iv. charitable tax receipts;~~
- ~~v. conservation easements; and/or,~~
- ~~vi. Any other appropriate agreements with the landowners.~~

24.7.2.18 Phasing

- a) Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of the required road and transportation facilities, where identified as required in order for development to proceed under an approved Traffic Impact Study. These works shall be provided for in the subdivision and site plan agreements. Phasing of the development, based on the completion of the external road works, shall be required by the Town of Aurora.
- b) Approval of development applications shall also be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required storm water management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and site plan agreements. Phasing of development, based on the completion of external sewer and water services, shall be required by the Town of Aurora.

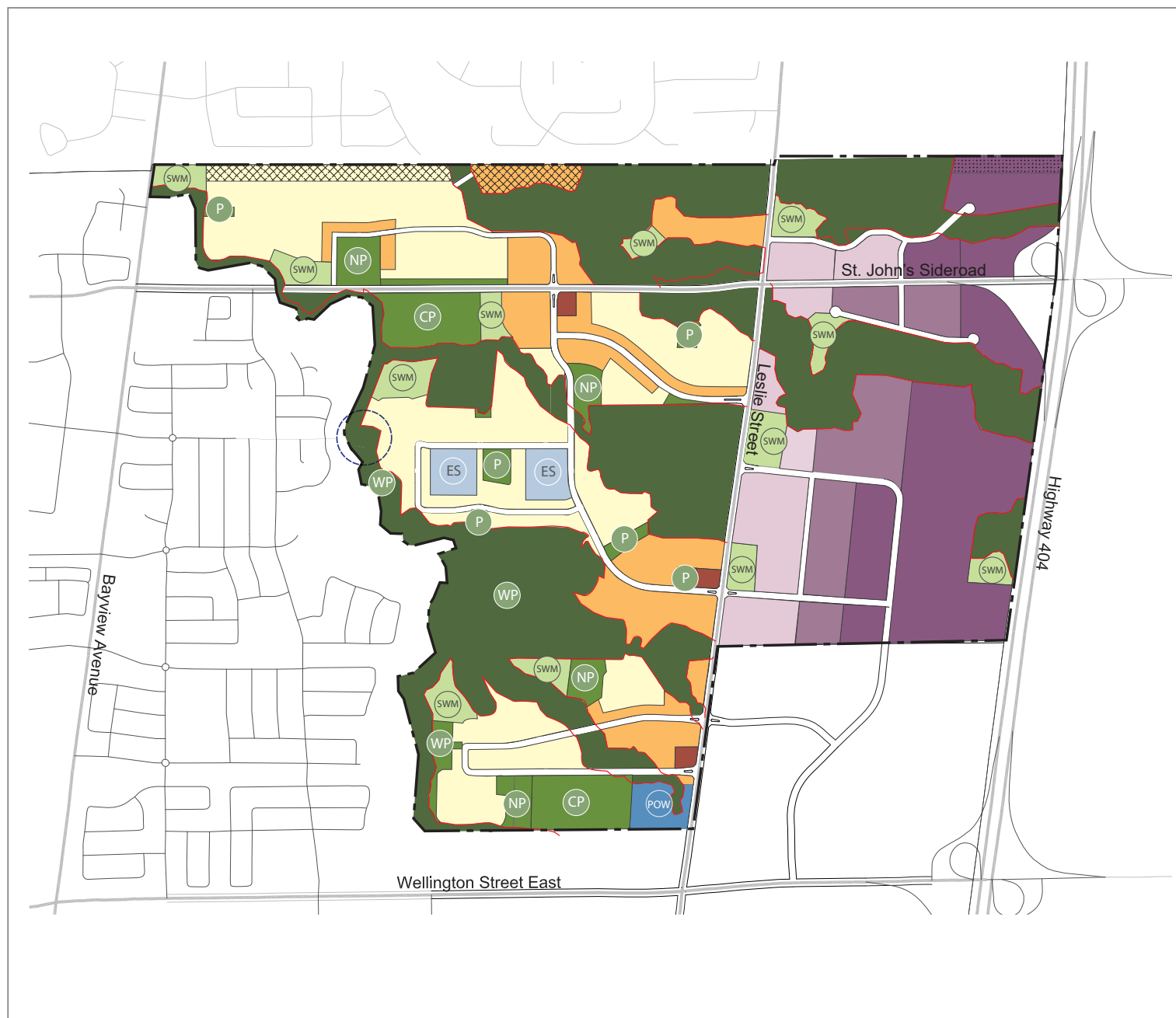
24.7.2.19 Financial Agreements

- a) Prior to the approval of any development, Council shall be satisfied as to the availability of water supply and sewer capacity to accommodate the said development. This may require front-end or accelerated payment agreements and limitations to be placed on development.

-
- b) Prior to the registration of any development, the owner shall have entered into a Servicing Agreement, including any front end requirements or accelerated payments, with the Town of Aurora that will identify the capital expenditures associated with servicing the lands.
- c) Prior to any development approvals, an assessment of infrastructure cost requirements to accommodate the Secondary Plan development including development phasing the timing of infrastructure emplacement, and methods of financing (including developer front-end or accelerated payment agreements) shall be addressed in conjunction with other proponent's developments in the Secondary Plan Area to the satisfaction of Council.
- d) Prior to any development approvals, Council shall be satisfied that a Developer's Group Agreement has been executed. The Secondary Plan may be subdivided into smaller components to facilitate such agreements.
- e) In addition to Development Charges, the Town, where and as appropriate, shall require the use of area-specific development charge by-laws or front-ending agreements under The Development Charges Act, Developer Cost Sharing Agreements or other suitable arrangements, among landowners, in order to implement development of the secondary plan area and fairly allocate related costs of development. Developer Cost Sharing Agreements may encompass the whole or part of the secondary plan area and may only deal with:
- local services as permitted in Section 59(2) of the Development Charges Act, 1997; or,
 - matters to which the parties voluntarily agree; or,
 - other matters permitted by law.
- ~~f) The Town will not negotiate or be a party to Developer Cost Sharing Agreements but must be assured and ascertain, that the document assigns cost sharing in a reasonable manner. Subject to the appeal mechanisms noted below, the issuance of final approvals or the release of lands for development shall, where appropriate, be subject to the finalization and execution of such cost sharing agreements or other arrangements as permitted by law. In this context, the Town will continue to process applications for development approvals, notwithstanding that an applicant has not entered into a Developer Cost Sharing Agreement. It is recognized that to the extent that landowners enter into a Developer Cost Sharing Agreement that is in some aspects beyond the jurisdiction of the City to impose, those aspects of the agreement may not be imposed on an involuntary basis on other landowners, by draft plan or consent condition, or otherwise.~~
- ~~g) In a situation where agreement is not reached regarding a Developer Cost Sharing Agreement, this provision is not intended to interfere with the holding of a hearing by the Ontario Municipal Board, or to fetter the discretion of the Board in any way whatsoever respecting the merits of a consent or subdivision, or the conditions of approval thereof, including cost sharing conditions, brought before it in accordance with the Planning Act.~~
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24.7.2.20 Public Sector Agreement to Comply

- a) It is the intent of this Secondary Plan to achieve the agreement of all public agencies involved in any aspect of development in the Secondary Plan Area, to comply with the policies of this Secondary Plan, the regulations in the Zoning by-law, and the Area 2C Urban Design Guidelines ~~which will be prepared, where required,~~ prior to any further development approvals to the satisfaction of Town.



SCHEDULE A

Land Use

Aurora 2C Secondary Plan

Legend

The Greenlands System

- Environmental Protection Area
- CP Community Park
- NP Neighbourhood Park
- WP Wildlife Park
- P Parkette
- SWM Stormwater Management Facility
- Wildlife Park Trail Head

The Residential Neighbourhood

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

The Business Park

- Business Park 1
- Business Park 2
- Business Park 3
- Business Park Interface Overlay

- Secondary Plan Area Boundary
- Development Limit

0 50 150 250 400 500 metres

September 28, 2010





SCHEDULE B

Greenlands & Trails

Aurora 2C Secondary Plan

- Environmental Protection Area
- Parks/Open Space
- Stormwater Management Facility
- Wildlife Park Trail Head
- Trails
- Secondary Plan Area Boundary
- Development Limit

0 50 150 250 400 500 metres

September 28, 2010








SCHEDULE C

Road Network

Aurora 2C Secondary Plan

Legend

-  Provincial Highway
-  Regional Arterial Road
-  Municipal Major Collector Road (23m)
-  Municipal Minor Collector Road (20m)
-  Municipal Local Road (18m)
-  Proposed Highway 404/St. John's Sideroad Interchange
-  Secondary Plan Area Boundary
-  Development Limit

0 50 150 250 400 500 metres

September 28, 2010




















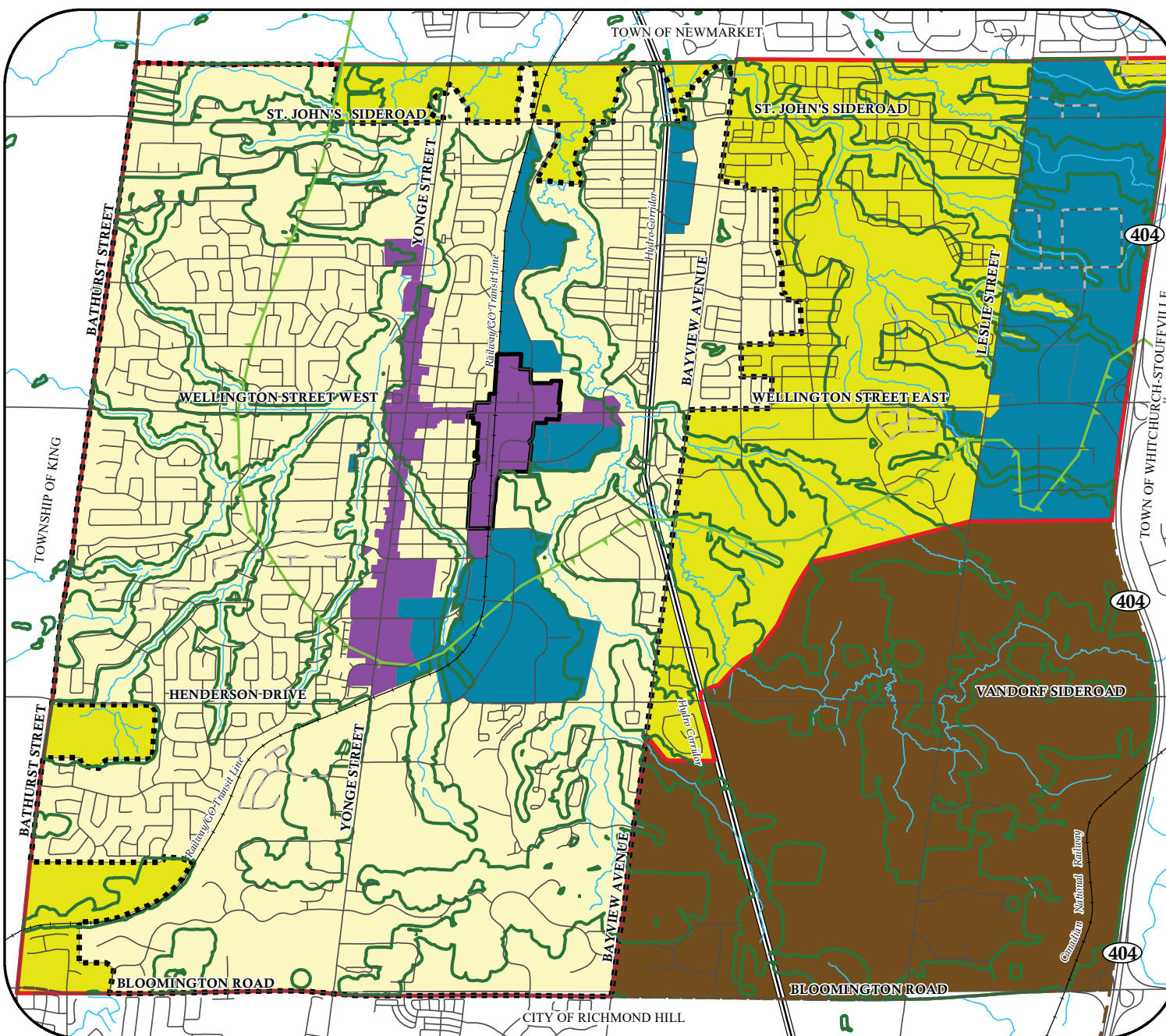




AURORA OFFICIAL PLAN SCHEDULE 'A' Town Structure

Legend

-  Municipal Boundary
-  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
-  Urban Boundary
-  Built Boundary
-  Proposed Road
-  Road
-  MTSA Boundary
-  NHS *NHS subject to change through ongoing analysis*
-  Watercourse
-  Railway
-  Transmission Line
-  Local Corridor
-  Regional Corridor
-  The Aurora Promenade and Aurora GO Station Major Transit Station Area
-  Countryside Area
-  Residential Designated Greenfield Area
-  Residential Neighbourhood
-  Employment Area



0 500 1,000 2,000 Meters



AURORA OFFICIAL PLAN SCHEDULE 'B' Land Use Plan

Legend

- Municipal Boundary
- Oak Ridges Moraine Boundary
- Built Boundary
- Road
- Hydro Corridor
- MTSA Boundary
- Community Park
- Neighbourhood Park
- GO Station

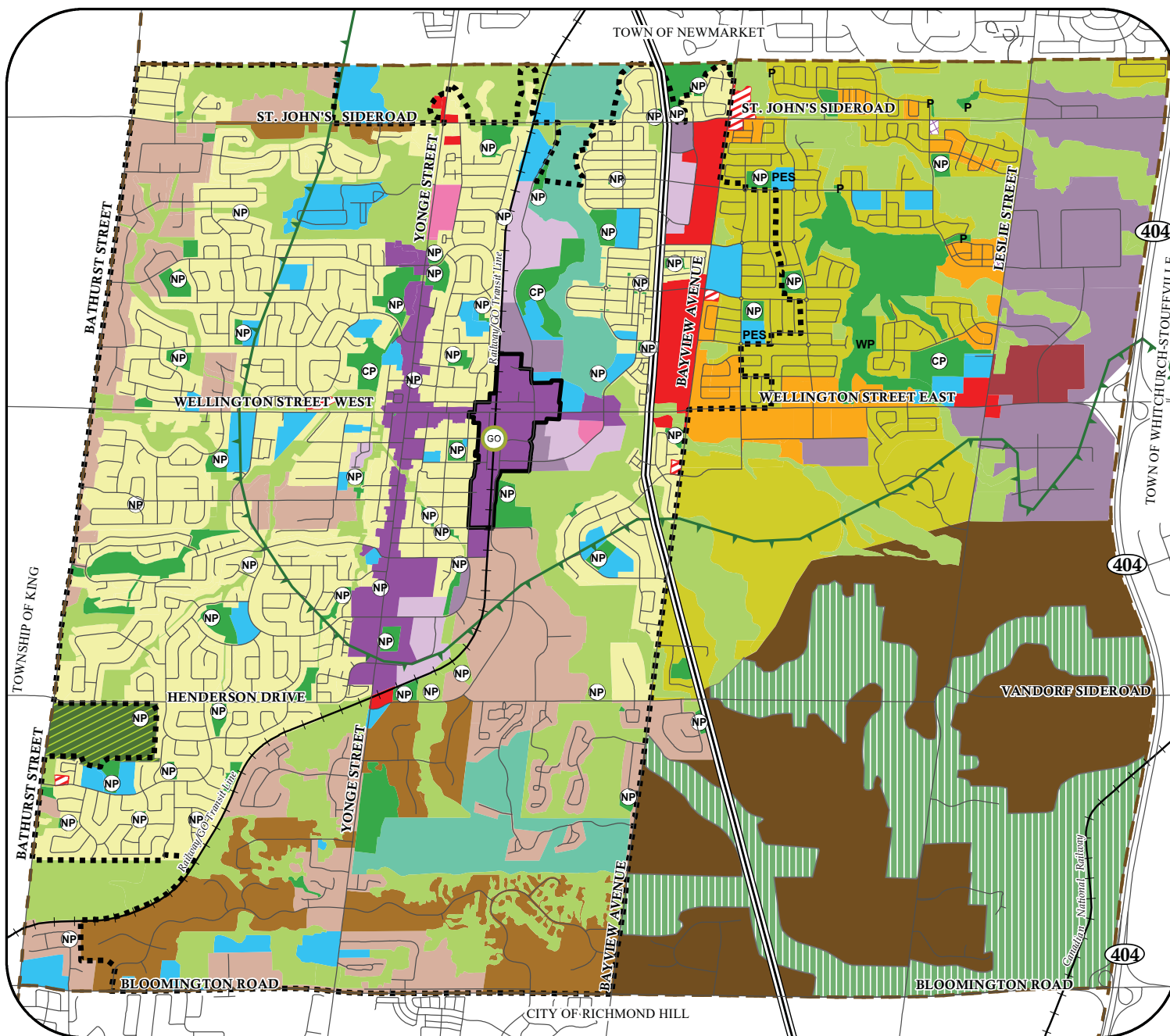
Land Use Designations

- | | |
|---|-------------------------------------|
| Environmental Protection | Aurora Promenade and MTSA Mixed Use |
| Private Parkland | Major Retail Centre |
| Public Parkland | Community Commercial Centre |
| Oak Ridges Moraine Natural Linkage Area | Service Commercial Centre |
| Oak Ridges Moraine Natural Core Area | Community Services and Facilities |
| Oak Ridges Moraine Countryside Area | General Industrial |
| Estate Residential | Business Park |
| Suburban Residential | |
| Stable Neighbourhoods | |
| Low- Medium Urban Residential | |
| Medium- High Urban Residential | |
| Mixed Use | |

Environmental Protection, Private Parkland and Public Parkland designations are subject to change through ongoing analysis



0 500 1,000 2,000
Meters





AURORA OFFICIAL PLAN SCHEDULE 'C' Secondary Plan Areas

LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
- Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 14/02
- Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

Built Boundary

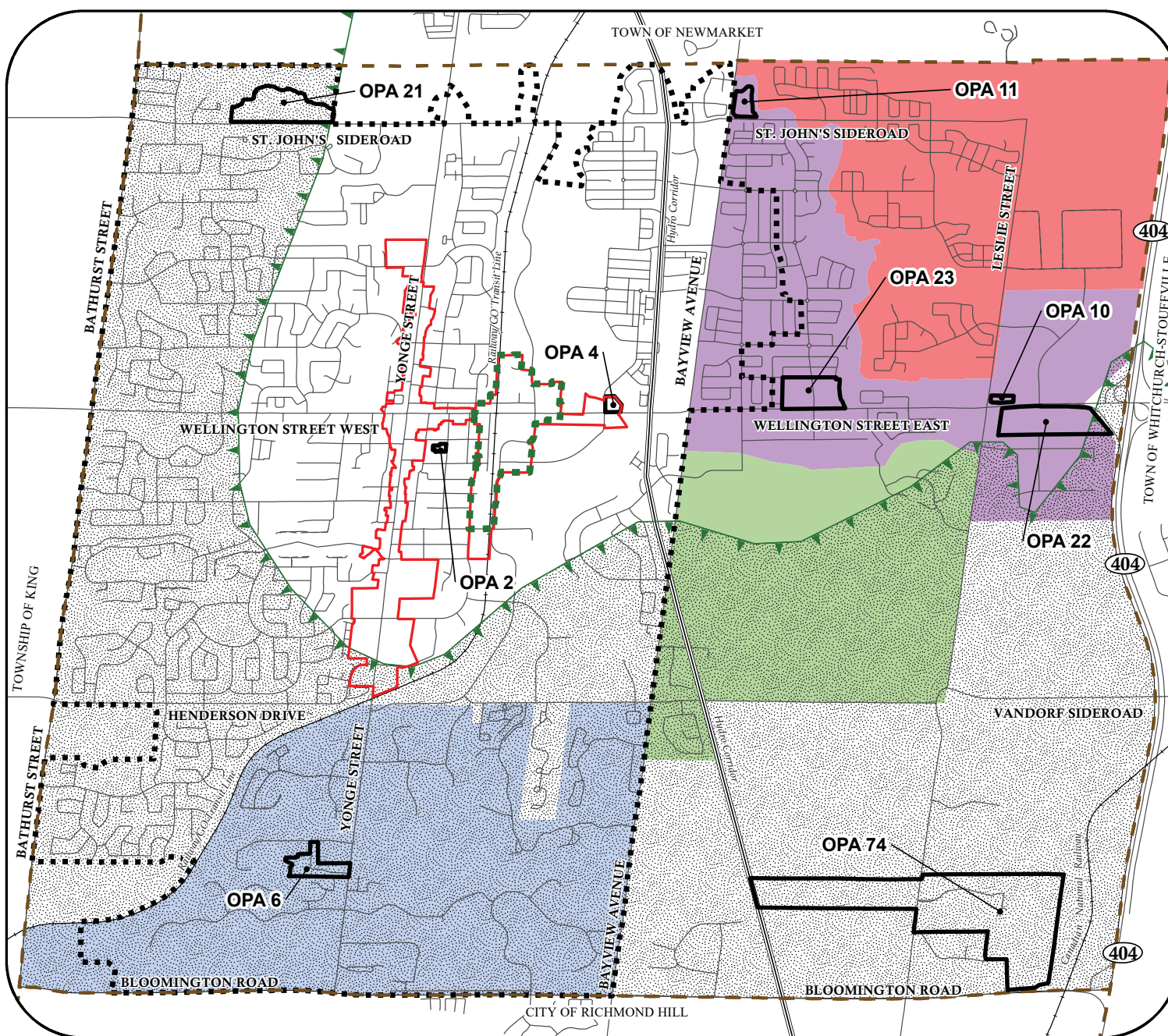
- Built Boundary
- MTSA Boundary

Secondary Plans

- Aurora Promenade and Major Transit Station Area Secondary Plan
- OPA 20 - Bayview Southeast (Section 21)
- OPA 30 - Bayview Northeast Area 2B (Section 22)
- OPA 34 - Yonge Street South (Section 23)
- OPA 73 - Aurora 2C (Section 24)
- OPA 48 - Oak Ridges Moraine (Section 12 & Oak Ridges Moraine Conservation Plan)



0 500 1,000 2,000
Meters



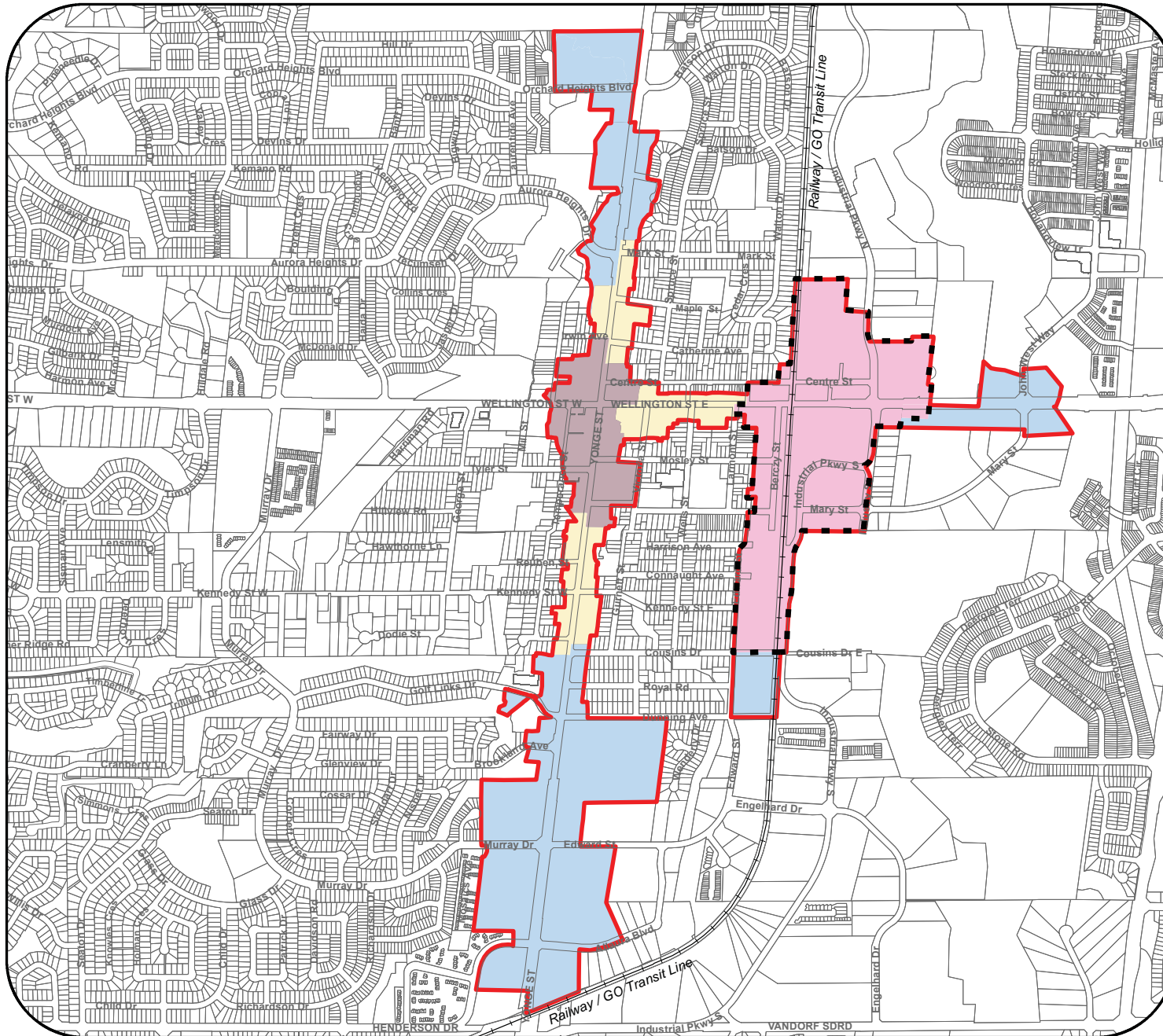


AURORA OFFICIAL PLAN SCHEDULE 'D1'

The Aurora Promenade and Major Transit Station Area Secondary Plan Area

Legend

- ■ ■ MTSA Boundary
- Secondary Plan Boundary
- Major Transit Station Area (MTSA)
- Promenade General
- Downtown
- Downtown Shoulder



0 250 500 1,000
Meters

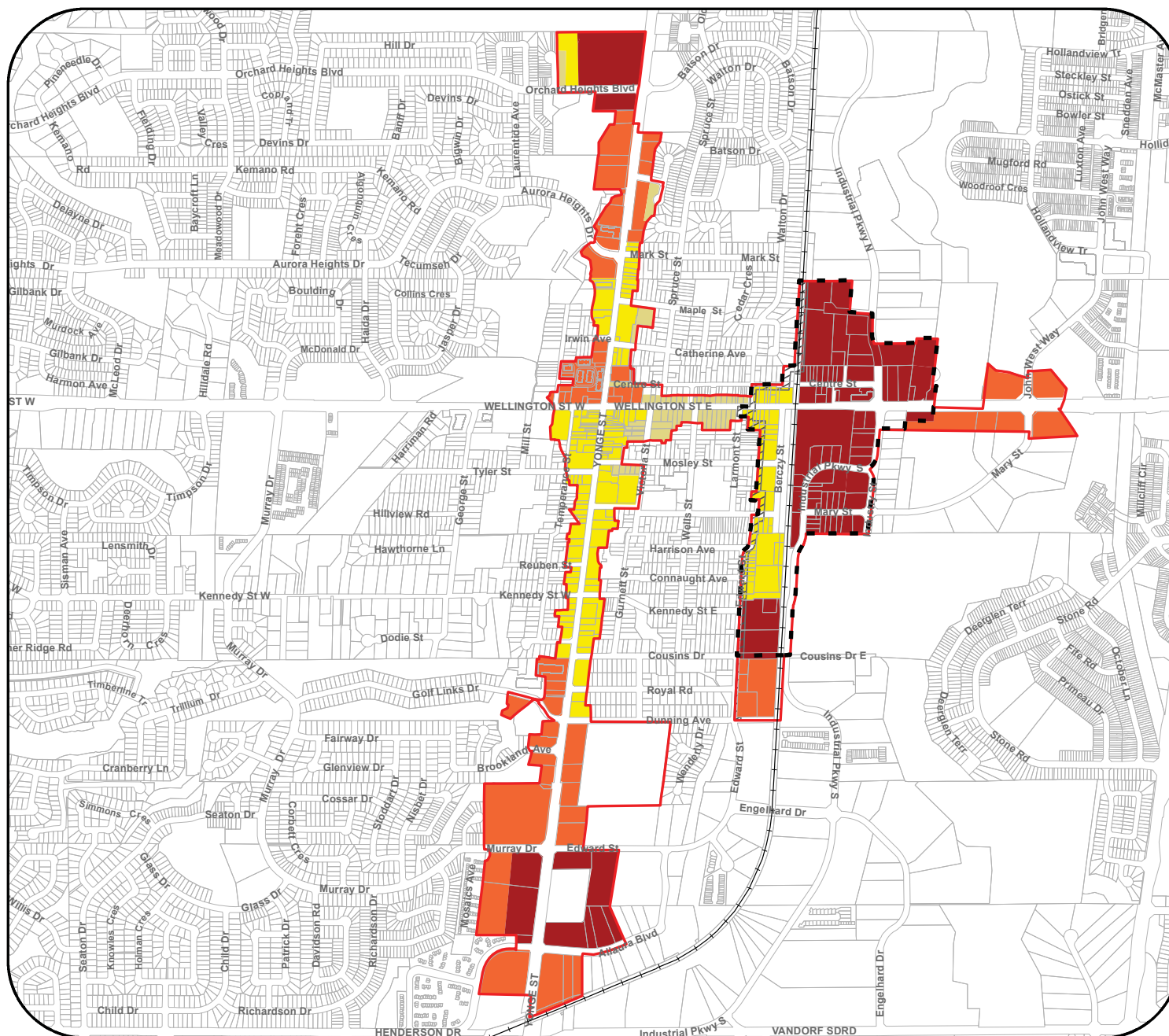


AURORA OFFICIAL PLAN SCHEDULE 'D2'

The Aurora Promenade and Major Transit Station Area Building Heights

Legend

- ■ ■ MTSA Boundary
- Secondary Plan Boundary
- Minimum 2-storeys
Maximum 3-storeys
- Minimum 2-storeys
Maximum 5-storeys
- Minimum 2-storeys
Maximum 6-storeys
- Maximum 7-storeys
- ▨ Transition 45 degree angle
stepbacks and/or setbacks



0 250 500 1,000
Meters



AURORA OFFICIAL PLAN SCHEDULE 'D3'

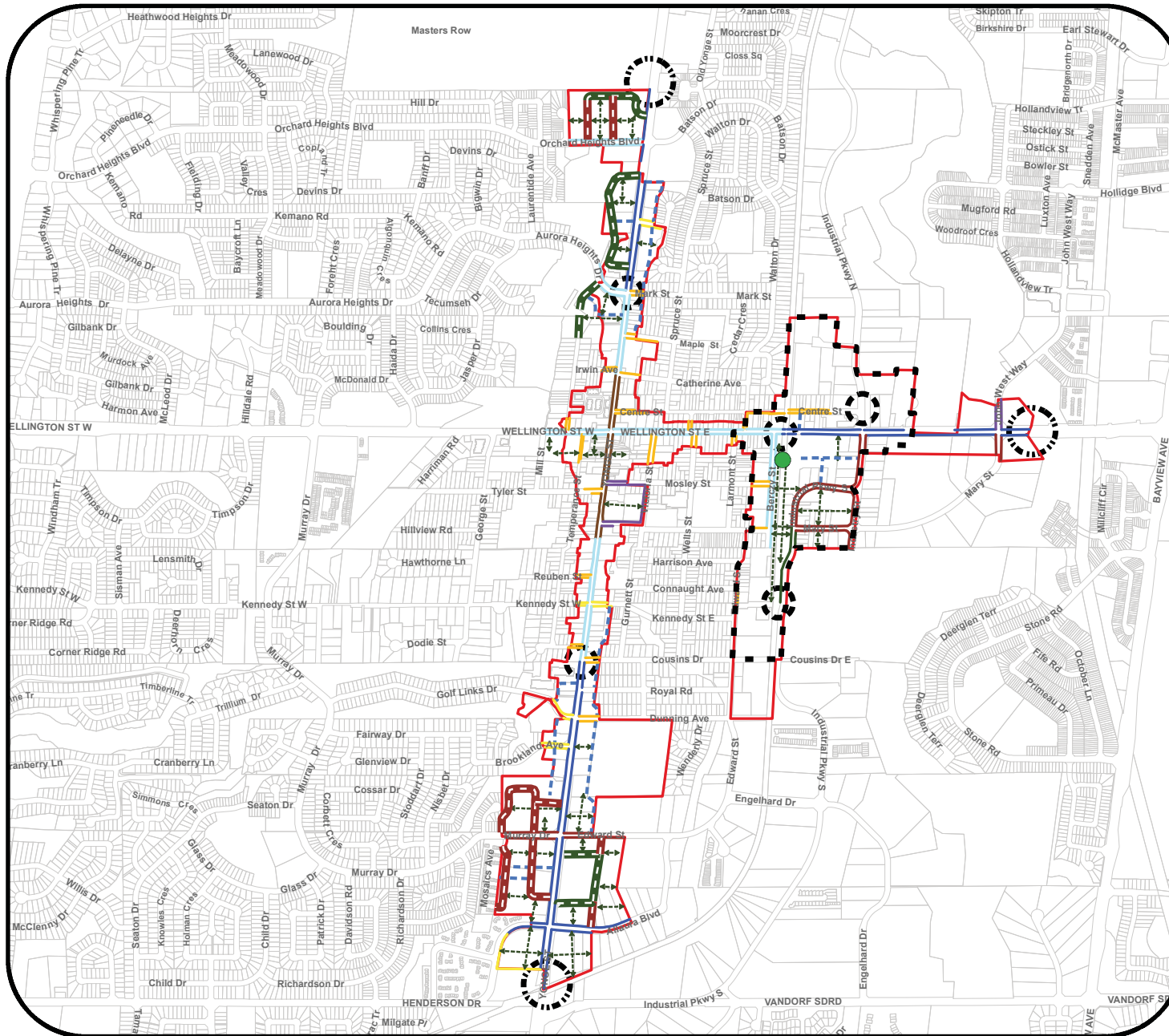
The Aurora Promenade and Major Transit Station Area Streetscapes

Legend

- ■ ■ MTSA Boundary
- Secondary Plan Boundary
- Main Street
- Village
- Boulevards
- Residential Heritage Street
- Residential Local Street
- Civic / Special Street
- Focus Area Street
- Potential Focus Area Street
- Potential Parkside Links
- Potential Lanes
- Existing / Potential Midblock Pedestrian Link
- Primary Entryways
- Secondary Entryways
- GO Station



0 250 500 1,000
Meters





AURORA OFFICIAL PLAN SCHEDULE 'E' Cultural Heritage Resources

Legend

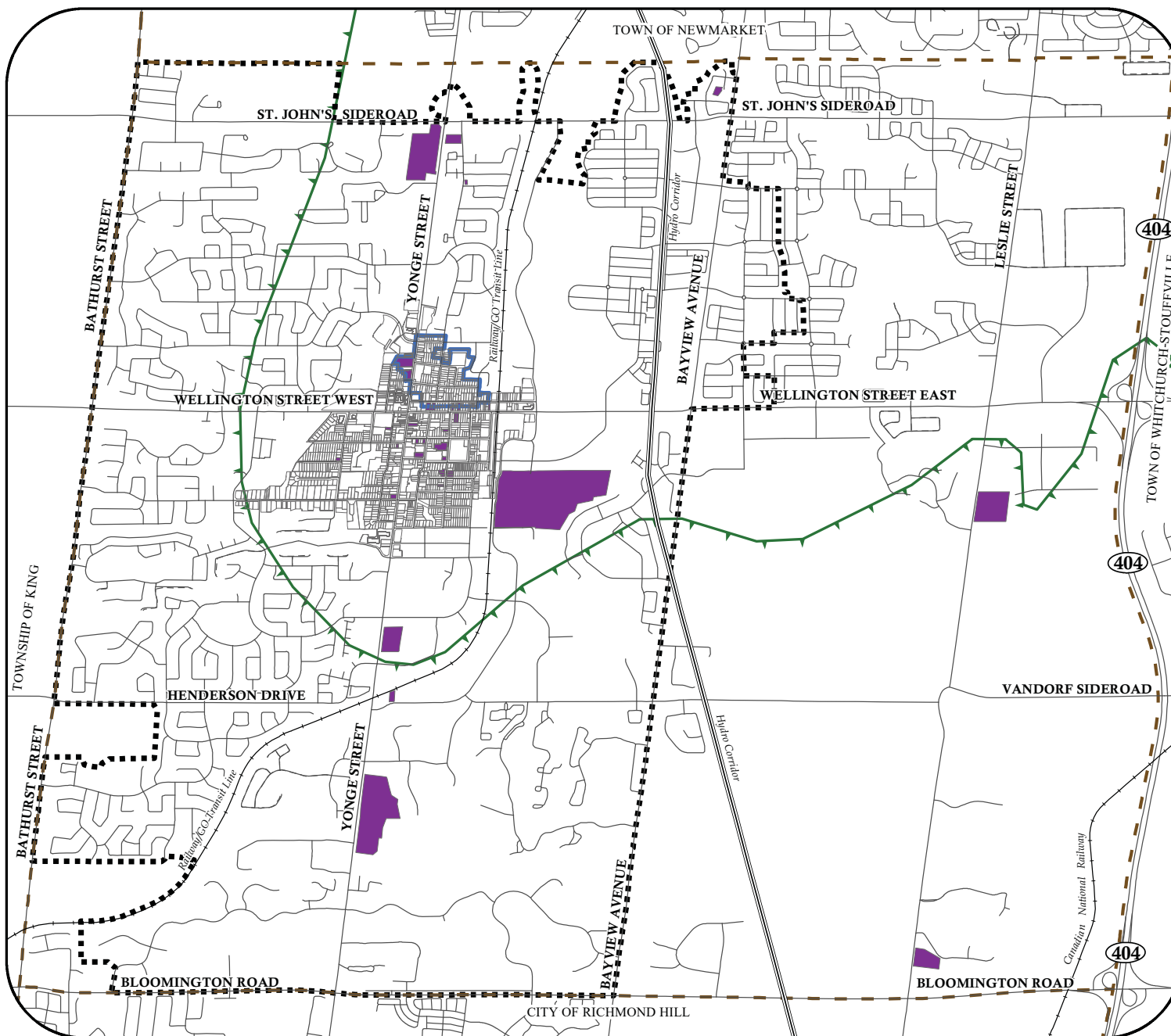
- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
- Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
- Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

Heritage Resources

- Designated Heritage Properties Part IV-OHA
- Northeast Old Aurora Heritage Conservation District Part V - OHA



0 500 1,000 2,000
Meters





AURORA OFFICIAL PLAN SCHEDULE 'F' Environmental Designations OFF ORM

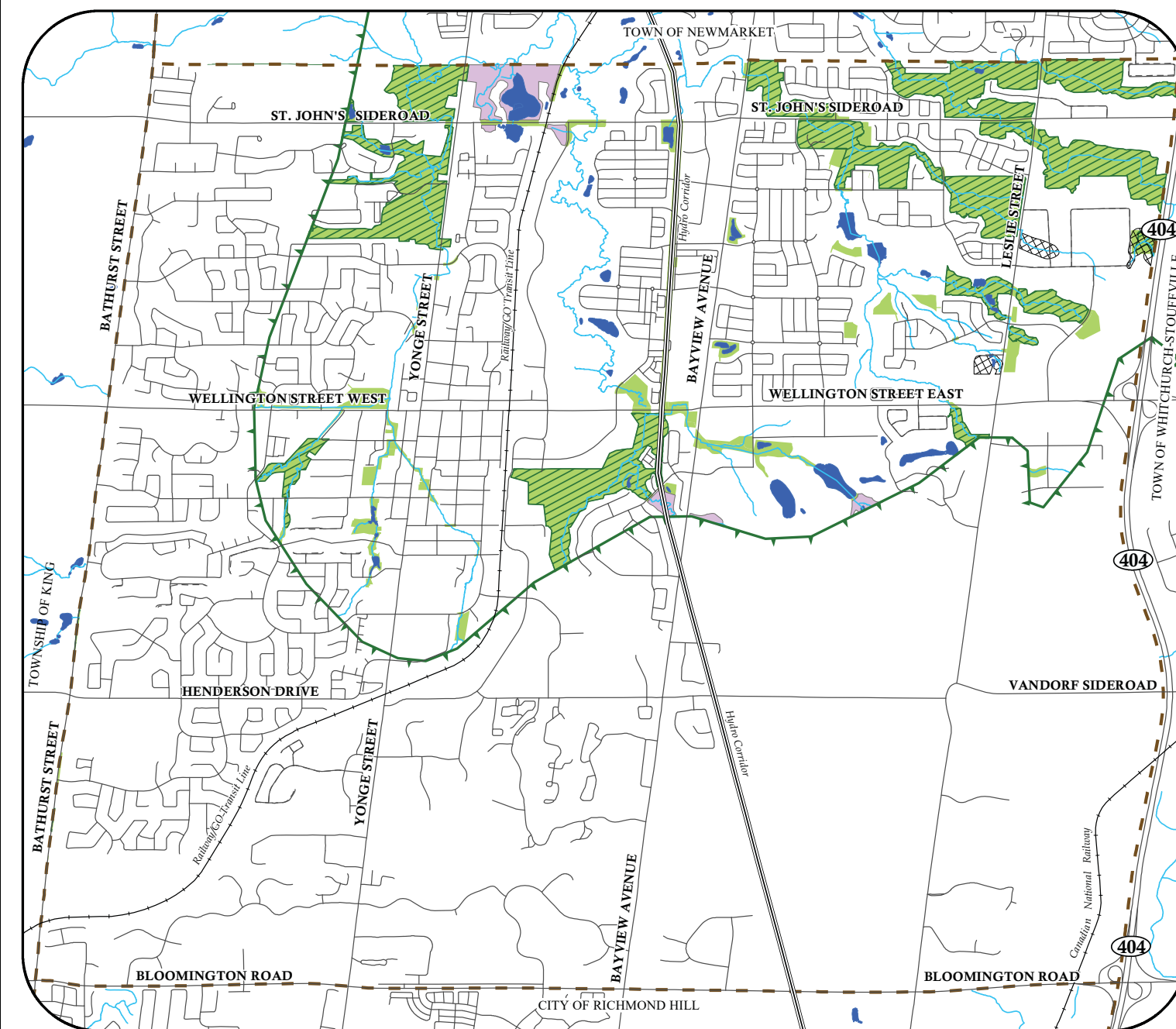
Legend

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
- Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 14/02
- Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

Environmental Features

Subject to change through ongoing analysis

- Environmental Protection
- Waterbody
- Watercourse
- Wetlands
- Hydrologic Function
- Significant Forest



0 500 1,000 2,000
Meters



AURORA OFFICIAL PLAN

SCHEDULE 'F1'

Environmental Designations On ORM (See OPA 48)

Legend

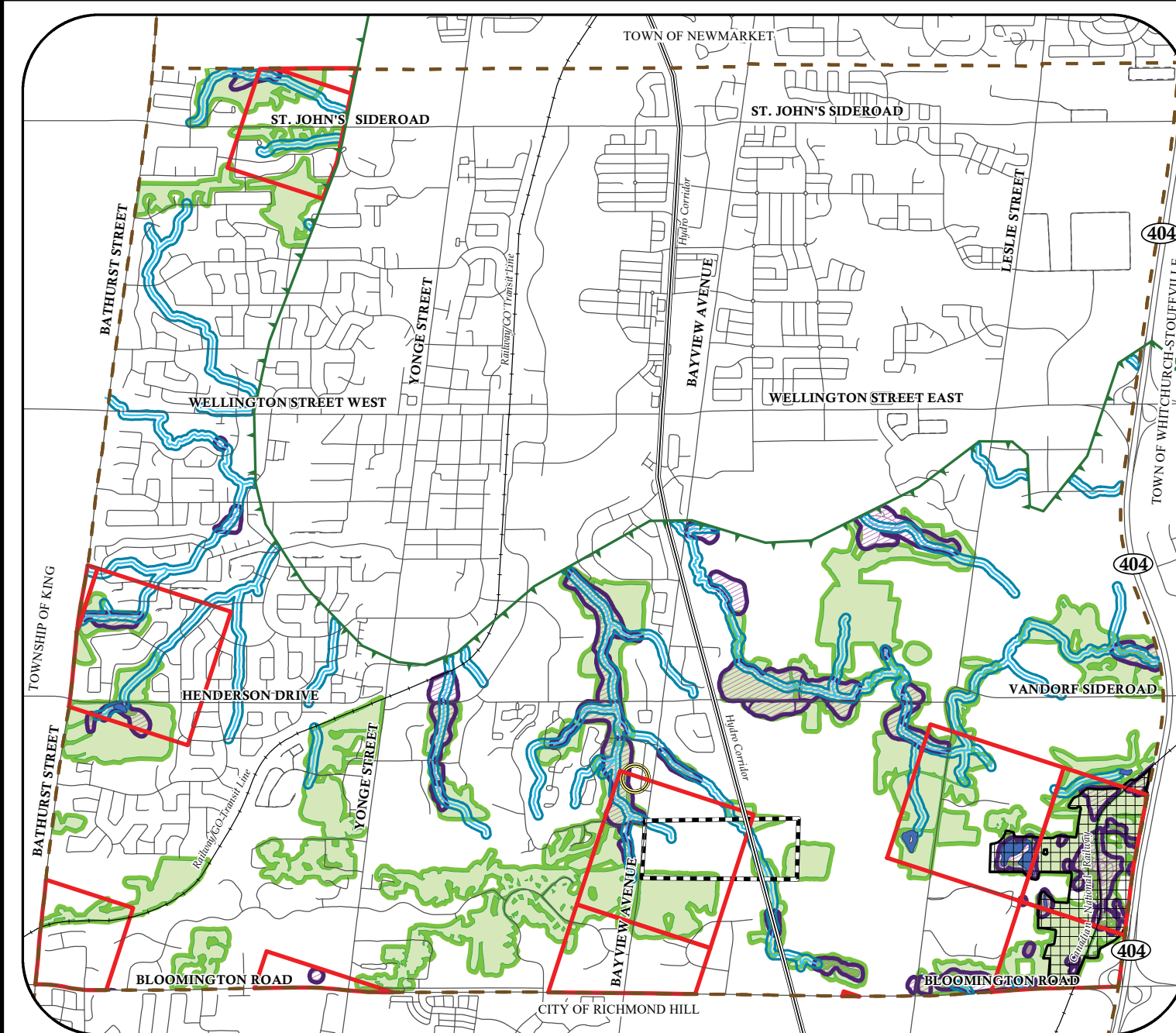
- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

Environmental Features

- ORM - Endangered, Rare and Threatened Species
- Waterbodies
- Watercourse
- Watercourse - Minimum Vegetation Protection Zone (30m)
- Wetlands
- Wetlands - Minimum Vegetation Protection Zone (30m)
- Woodlands
- Woodlands - Minimum Vegetation Protection Zone (30m)
- Areas of Natural and Scientific Interest
- Former Waste Site
- Former York Sanitation Site No. 1



0 500 1,000 2,000
Meters





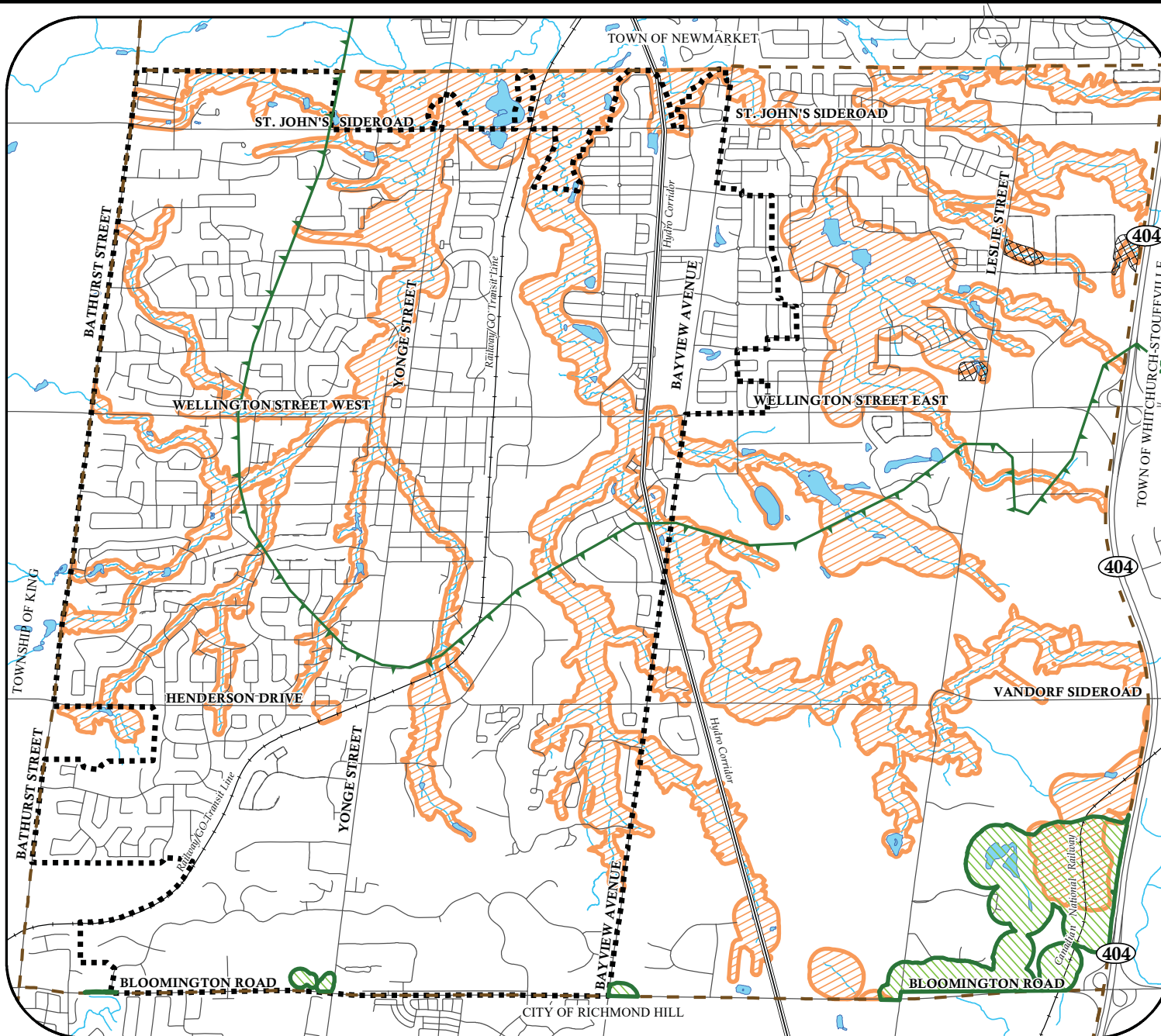
AURORA OFFICIAL PLAN SCHEDULE 'G' Regulations Areas

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

Regulation Limits

- Built Boundary
- Waterbody
- Watercourse
- Lake Simcoe Region Conservation Authority
- Toronto Region Conservation Authority



0 500 1,000 2,000
Meters



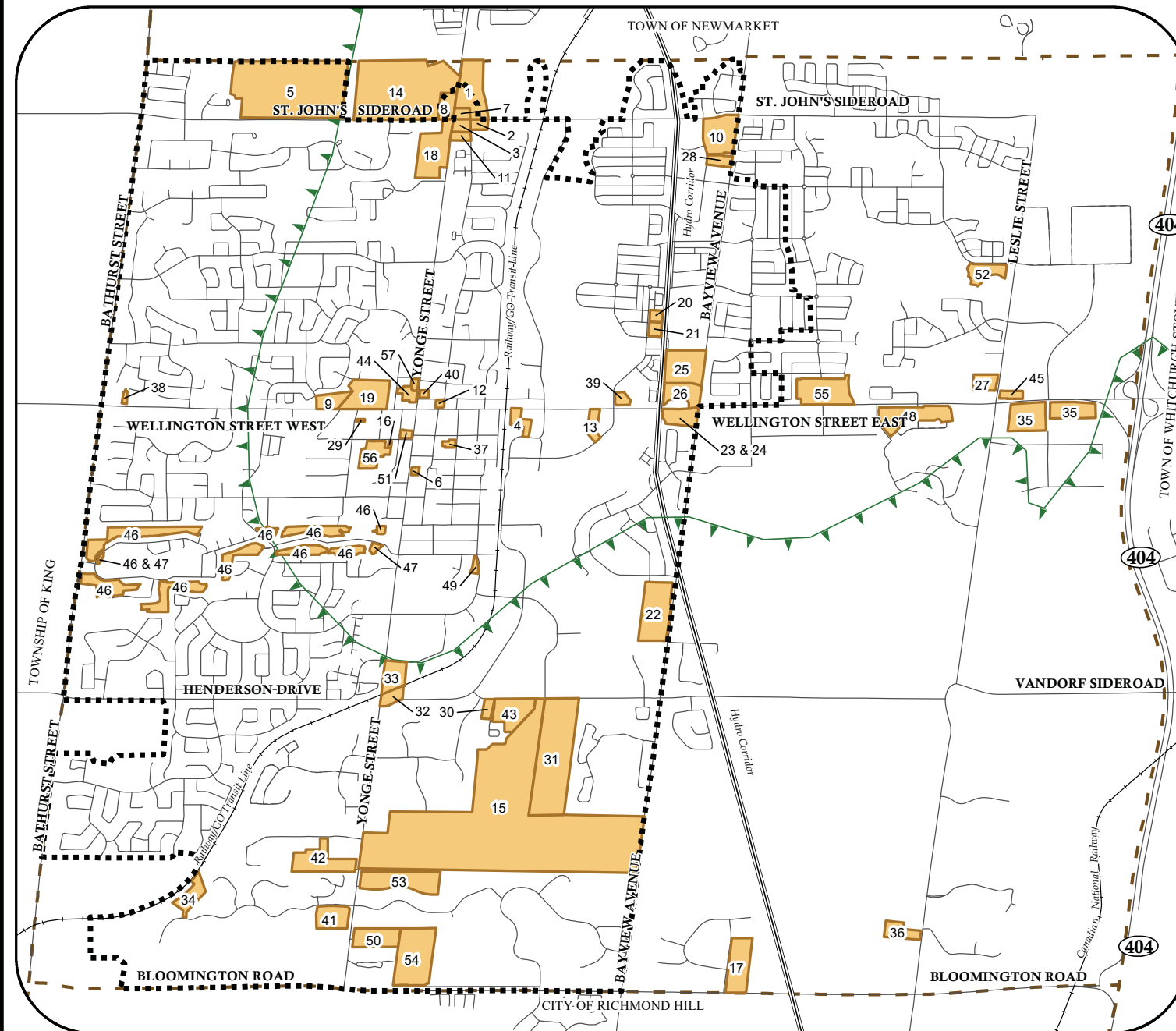
AURORA OFFICIAL PLAN SCHEDULE 'H' Site Specific Policy Areas

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

Site Specific Policy Areas

- Site Specific Policy Area



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Meters



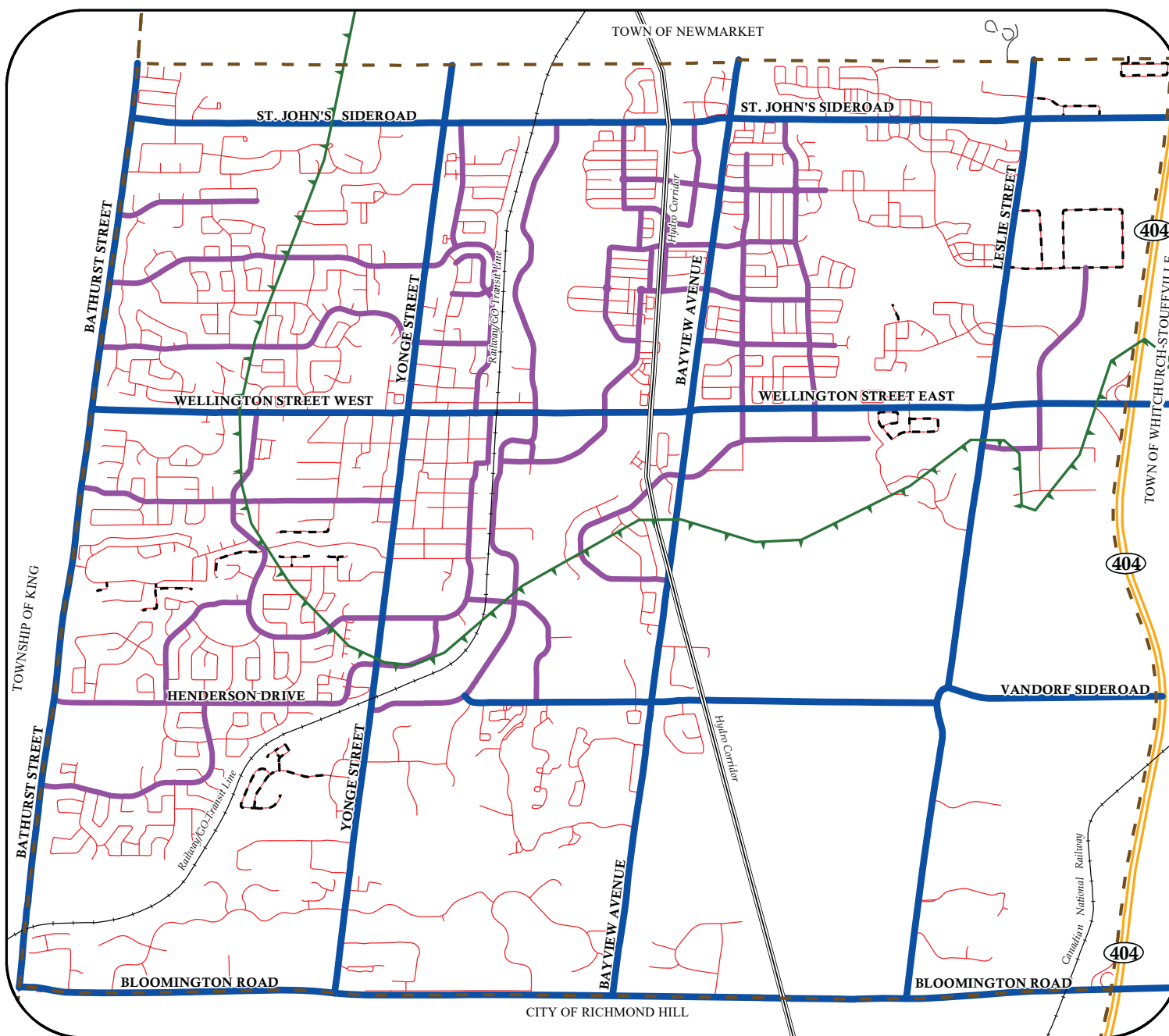
AURORA OFFICIAL PLAN SCHEDULE 'I' Road Classifications

Legend

- Municipal Boundary
- 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

Road Classification

- Highway
- Arterial Road
- Collector Road
- Local Road
- Proposed Road



0 500 1,000 2,000
Meters



AURORA OFFICIAL PLAN

SCHEDULE 'J'

Proposed Right-Of-Ways

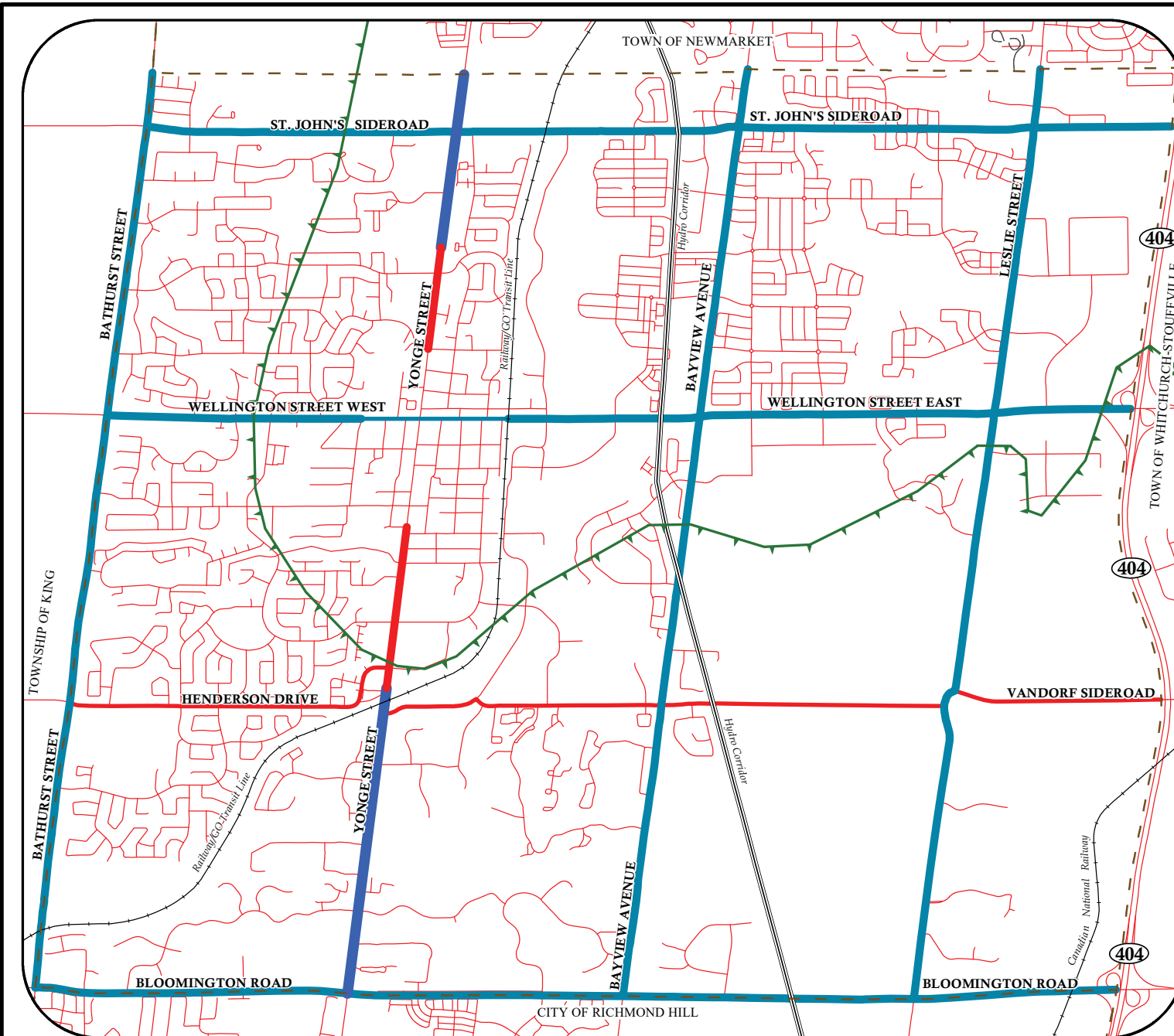
Legend

- Municipal Boundary
- 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

Jurisdiction / Right-of-Way Width

- Region of York / 45 Metres
- Region of York / 36 Metres
- Town of Aurora / 36 Metres
- Region of York / 30 Metres
- Town of Aurora / 30 Metres
- Town of Aurora (Urban Road)

Right-of-way widths of collector roads to be added to the schedules



0 500 1,000 2,000
Meters



AURORA OFFICIAL PLAN SCHEDULE 'K' Active Transportation

Legend

- Municipal Boundary
- Road
- Proposed Road
- Waterbody
- Watercourse
- Lookout
- 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

Existing Trail Network

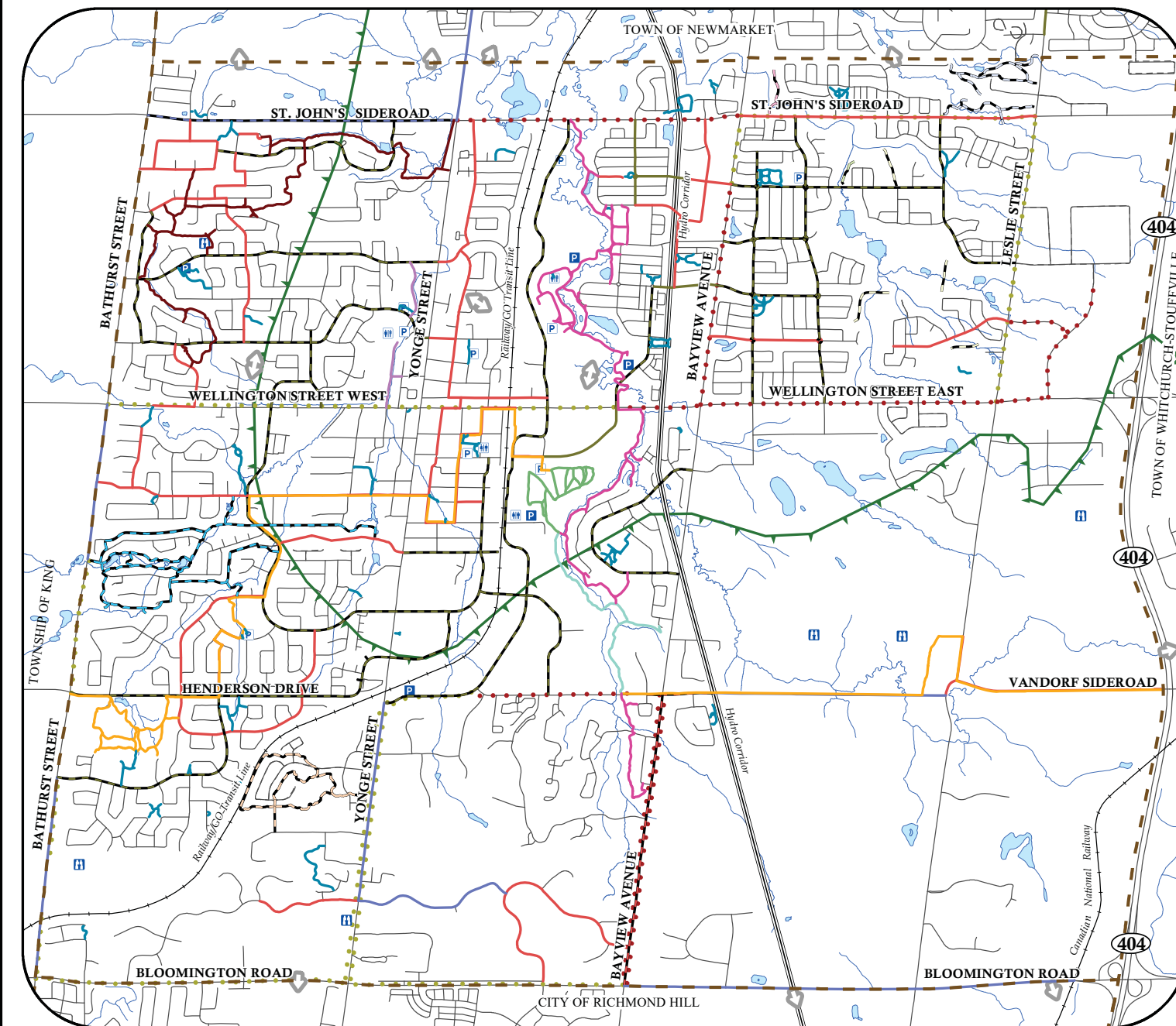
- Parking
- Washroom
- Klaus Wehrenberg Trail
- Holland River Valley Trail & Klaus Wehrenberg Trail
- Fleury Park
- Machell Park
- Holland River Valley Trail
- Oak Ridges Trail
- Sheppard's Bush Conservation Area
- Willow Farm, Lakeview and Wimpey Trail
- Municipal Trail
- Bike Lane
- Paved Shoulder
- Shared Pathway
- In-Boulevard Multi-Use Path

Future Trail Network

- Future Linkage
- Butternut Ridge Trail
- Highland Gate
- Joseph Hartman Trail
- Mattamy - DeGraaf Crescent Trail
- Mattamy Phase 4_5 Trail
- Wildlife Park Trail
- Bike Lane
- Paved Shoulder
- Shared Pathway
- In-Boulevard Multi-Use Path



0 500 1,000 2,000
Meters





AURORA OFFICIAL PLAN

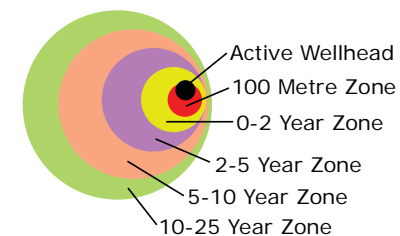
Appendix 'A'

Wellhead Protection Areas

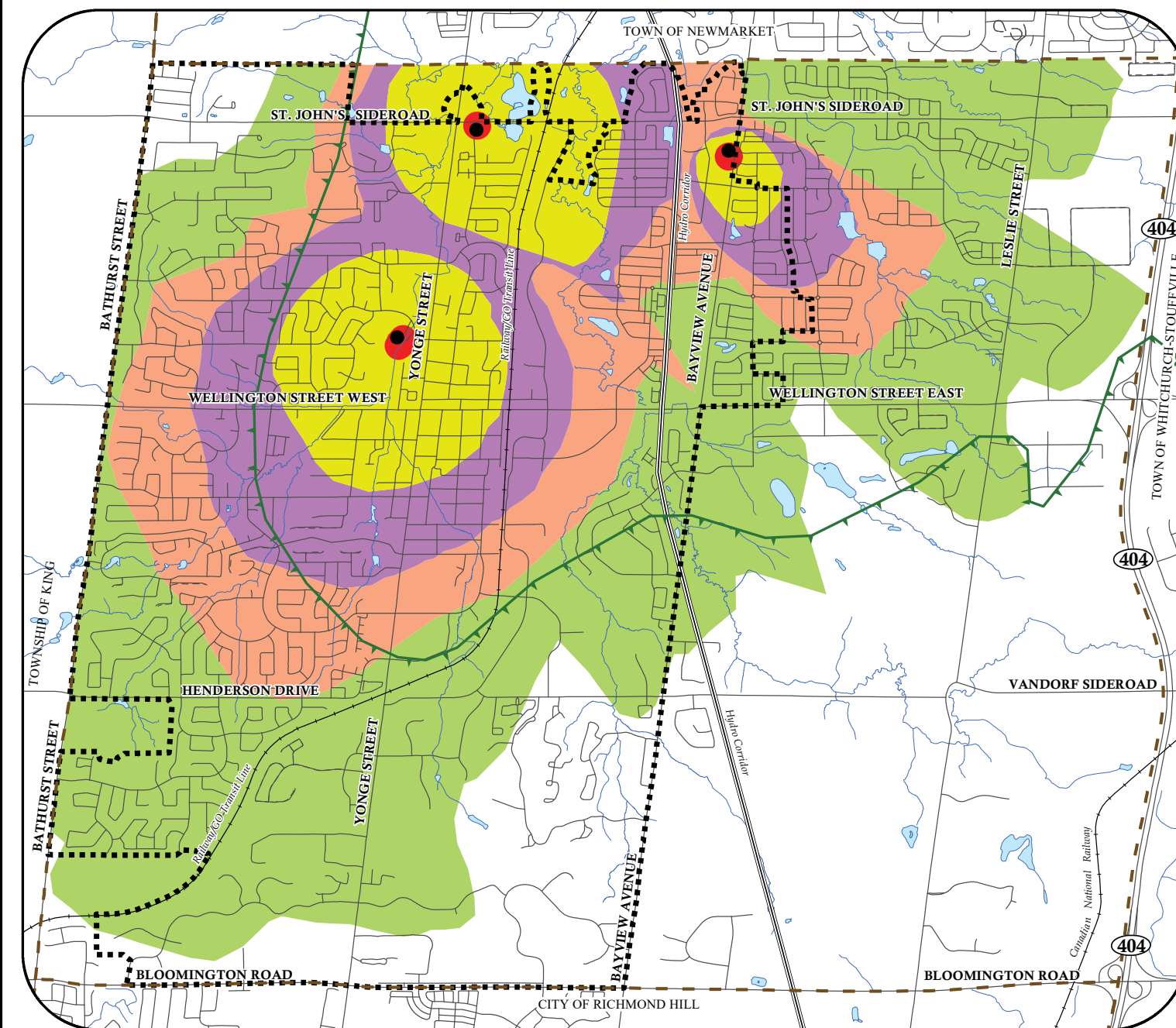
LEGEND

- 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
- Waterbody
- Watercourse

Wellhead Protection Areas



0 500 1,000 2,000 Meters





AURORA OFFICIAL PLAN

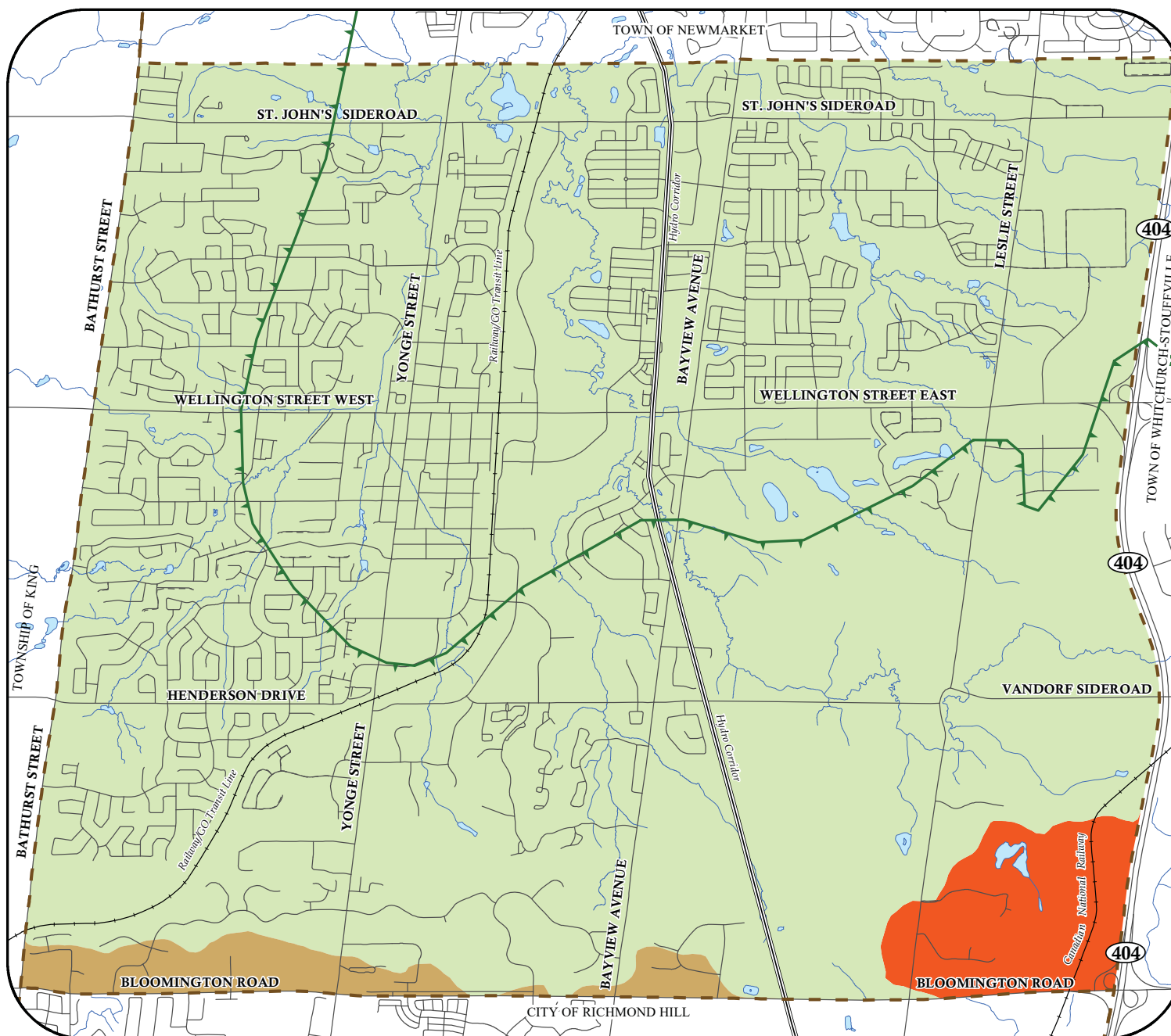
Appendix 'B' Subwatershed Areas

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
- Waterbody
- Watercourse

Subwatershed Areas

- East Holland Subwatershed
- East Humber Subwatershed
- Rouge Subwatershed



0 500 1,000 2,000
Meters

Public Comments on Town of Aurora Official Plan: 1st Public Draft Aurora Official Plan Review

Date Received	Commentor	Comment	Response
February 7, 2020	7528353 Canada Ltd. c/o 1069 Vandorf Sideroad	<ul style="list-style-type: none"> Since the province policy allows expanding settlement boundaries, and it's our intention to develop the land, we request that our property to be included in the urban area in the future Official Plan. It is noted that our neighbour at the junction of Bayview Avenue and Vandorf Sideroad is a good sample of low density development, with families living happily already. 	No change – lands are within ORM Countryside Area. Region completed MCR and recommended no change to Aurora's settlement boundaries. The Region's Official Plan was approved in November 2022.
December 2, 2021	MPlan Inc. c/o 625 Wellington Street West	<ul style="list-style-type: none"> Request for Identification of Properties along Wellington Street West (497 to 625) as a Local Corridor for the purposes of Future Comprehensive Modest Intensification. 	In principle, modest intensification along Wellington makes sense. This property is part of the Local Corridor identified on Schedule A.
January 31, 2022	Resident c/o 46 Halldorson Avenue	<ul style="list-style-type: none"> 1) The model of building single family, detached homes must be abandoned, outright! 2) Intensification must be the new model for all new developments or infill areas of housing. 3) Developers must be encouraged to develop more attainable housing. 4) Resources allocated by both the Federal and Provincial governments must be accessed to build new types of housing, from rent to own, to Co-Ops, to rental units. 	The project team are incorporating policies in the OPA to encourage balanced growth and a wide variety of housing types across the spectrum

Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

March 3, 2022	Davies Howe LLP c/o 21 Golf Links Drive	<ul style="list-style-type: none"> By virtue of OPA 12, a portion of the Lands on the south side of Golf Links Drive, at the east limit of the Lands, which was identified as Block 201 on the approved Draft Plan of Subdivision, was designated as “Promenade General” on Schedule “B1”, The Aurora Promenade Secondary Plan Area, and identified as being subject to Site Specific Policy Area – No. 44 on Schedule “H”, Site Specific Policy Areas. In accordance with Site Specific Policy Area – No. 44, among other things, this portion of the Lands is permitted to have the following: multiple-unit buildings, townhouses and apartment buildings; a maximum of 114 units; a maximum Floor Area Ratio (FAR) of 2.3; and a maximum height of 5 storeys plus 2 storeys as bonusing for a total of 7 storeys. 	The revised mapping for the OPA reflects the decision of the Board.
July 5, 2022	Haven Developments c/o 1588 Saint John Side Road	<ul style="list-style-type: none"> Showing environmental lands on our Draft Plan development area 	Mapping of Environmental Protection designation has been revised to be made more accurate.
July 7, 2022	Resident Town-wide	<ul style="list-style-type: none"> 1. I am curious about the implementation of "accessory building" units. Will there be rules about what % of a lot can be taken up with an accessory unit? I would not want to see excess hard surfaces in people's yards, reducing species-supporting vegetation, increasing run-off and absorbing heat. 2. While providing high occupancy vehicle lanes can improve the speed and therefore ridership of bus transit, I would like to ensure that this is 	The detailed standards for additional dwelling units within accessory buildings (such as setbacks, lot coverage, and minimum landscaping in yards, for example) will be determined through a future zoning by-law conformity exercise.

Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		<p>not done via the widening of roads. My references for this type of development are Yonge street in Newmarket and Hwy 27, both of which have become so wide that it is uncomfortable to walk on these streets as a pedestrian. While improvement of transit is important, it cannot be done at the expense of walkability.</p> <ul style="list-style-type: none"> 3. The layers on the map in schedule A need to be adjusted. NHS appears to have been made the top layer, blocking out the layers below it and making it seem like there is more green space than there actually is. 	<p>The Official Plan does not delineate HOV lane requirements.</p> <p>Noted – adjustments have been made to Schedule A.</p>
July 27, 2022	Evans Planning c/o 252, 260, 272 Old Bloomington Road	<ul style="list-style-type: none"> We would request clarification regarding whether there are to be any amendments to OPA 34 through this process? If so, when will a draft of the proposed amendments be released for public access and comment? We note that OPA 48 is not included in the Draft Official Plan and there is no indication that OPA 48 is to be added to the Draft OP at a later date. Please confirm that the policy framework established through OPA 48 has been incorporated into the Draft OP. Section 4.0 – Promoting Responsible Growth Management - The proposed development is in keeping with the planning framework established in the Draft OP, we suggest further clarity should be included to promote the intensification of underutilized or vacant sites, particularly in locations that are in close 	<p>All of the Secondary Plans have been incorporated into the parent Official Plan document. The Secondary Plans have been simplified, where possible, to remove policy text that is duplicative of text already found within the parent Official Plan. No additional policies have been added.</p> <p>Section 4 has been updated to add additional language for intensification within Stable Neighbourhoods.</p>

Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		<p>proximity to arterial roads or are subject to a Secondary Plan. Such areas should be of consideration for increased intensity and density.</p> <ul style="list-style-type: none"> • Section 6.2 – Green Development Standards - We support the incorporation of sustainable building techniques and technology, but suggest more specificity is required with respect to how the Town is to encourage the provision of these features. Will incentives be provided to offset costs? We also suggest the policy stress the need for flexibility in the evaluation of new residential development applications to allow for the consideration of new & innovative sustainability measures. • Section 7.3 – Affordable Housing - We support the intent of this policy but suggest that more specificity is required with respect to how the Town is to encourage and meet this policy objective. Will incentives such as development charge credits, application fee rebates, etc., be provided? We question how this is to be achieved in low density areas? • Section 7.5.2 – Suburban Residential Designation - Please clarify what the character of the '<i>Suburban Residential</i>' neighbourhoods, and how this is to be maintained considering the existing land use permissions applicable to the subject within OPA 34? The Draft OP has emphasized a need to support growth by generally increasing density and intensification. 	<p>Green Development Standards will be discussed and further considered by the Town outside of the Official Plan Update process.</p> <p>Incentives for affordable housing will be discussed and further considered by the Town outside of the Official Plan Update process.</p> <p>The Draft Official Plan Amendment directs intensification primarily to the MTSA, and other strategic growth areas such as the Promenade, Regional Corridors and Local Corridors. Intensification within other</p>
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Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		<p>On this basis, how can the character and/or density of existing the ‘<i>Suburban Residential</i>’ neighbourhoods be maintained while promoting general intensification across the Town?</p> <ul style="list-style-type: none"> • Schedule B – Land Use Plan - mapping indicates the Owner’s site as “Suburban Residential”. Please clarify how this designation corresponds with the “Cluster Residential” designation in Secondary Plan OPA 34? • Schedule I – Road Classification & Schedule J – Proposed Right of Way - Please confirm if Old Bloomington Road is considered a ‘local road’, the mapping is unclear and does not clearly show this right-of-way 	<p>parts of Town will be limited and must meet the secondary plan policies, and we have introduced policies speaking to compatibility of infill and intensification with existing development.</p> <p>Suburban Residential is the overall land use category in the OP but all secondary plan land use designations remain in effect. The Cluster Residential designation in the Secondary Plan fits under the Suburban Residential designation in the OP.</p> <p>Yes – Old Bloomington Road is considered a local road.</p>
September 19, 2022	MPlan Inc. c/o 23 Foxwood Road	<ul style="list-style-type: none"> • We are pleased to see that the June 2022 Draft of the OP has identified the subject lands as LOCAL Corridor. We do have a concern with respect to objective 4.1 c) Community Structure i) which indicates that Local Corridors shall have a maximum height of 4 storeys/14 metres and policy 7.5.5.3 b) both of which limit the height of buildings in the Local Corridors, and even in the Medium-High Urban Residential area, to four storeys. 	<p>Our proposed introduction of Local Corridors along Wellington Street provides for many of the benefits that are mentioned in your letter:</p> <ul style="list-style-type: none"> - More efficient use of land - More transit supportive development along an arterial road served by transit

Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

			<ul style="list-style-type: none"> - Provides opportunities for housing that is more affordable - Potential for rental housing <p>The Town is satisfied that Aurora can comfortably achieve its allocated growth targets with the height and density permissions currently proposed.</p> <p>The subject lands are located within the Oak Ridges Moraine Boundary. Contemplation of site-specific higher densities along the corridor beyond what is currently proposed for the local corridors warrant more specific study and public consultation that is appropriate through an OPA application process. In addition, it is our understanding that the owner of 625 Wellington Street West is interested in higher built form permissions for surrounding properties but has not provided any confirmation that these neighbouring</p>
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Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

			properties are in agreement. If you client has future plans for land consolidation and a development proposal beyond 4 storeys, the Town suggests scheduling a pre-consultation meeting at that stage to confirm the requirements for a complete OPA application.
September 27, 2022	Weston Consulting c/o 12, 14 & 16 Mary Street	<ul style="list-style-type: none"> • The Draft Official Plan should recognize and provide policies to optimize transit- supportive development within the MTSA. • Increased height provisions (greater than 7ST) for the MTSA should be provided to allow for the full range of housing types and densities, and achieve the policies that recognize the MTSA will accommodate the greatest densities within the Town. • The policies of the Draft Official Plan should recognize the minimum density target of 150 people and jobs per hectare for the MTSA is a minimum and not an aspirational target. • Cash-in-lieu of parking policies should be removed for lands within the MTSA, rather policies should support a reduction in minimum parking requires to encourage multi- modal transportation. • Section 2.1 a), d) – Fundamental Principles - It is our opinion these principles have not been fully integrated throughout the Draft OP policies or schedules which limit heights to 7ST for high 	<p>The Growth management work conducted as part of the Official Plan Update process has demonstrated that the population targets can be achieved with the current height permissions.</p> <p>Extensive consultation throughout the Official Plan Review process with the public, stakeholders and Council has highlighted that paramount to the Community is achieving balanced growth that protects the environment and maintains the “Small Town” Character of Aurora. A maximum height permission of 7 storeys has been identified as appropriate to maintain this character while allowing for</p>

Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		<p>density residential uses in the MTSA. To provide a broad range of housing types, sizes, designs and tenures requires a recognition of the value taller buildings above 7 storeys provide to the built environment and the provision of housing.</p> <ul style="list-style-type: none"> • Section 3.1.1 a) – The Aurora Promenade and Major Transit Station Area Strategic Growth Area – Max. height of 7ST in the MTSA limits intensification to minor infilling and mid-rise built form. Policy 3.1.1 a) does not recognize that 150 ppl + jobs/ha is a minimum target and not an aspirational target, as prescribed in the Growth Plan and YROP • Section 4.1 b) & 4.2 e) - The policies prescribing a maximum height of 7 storeys to the Aurora GO MTSA do not align with the objectives of promoting higher density forms of development. Additionally, the maximum height provisions of the will limit the potential to exceed the minimum density target of 150 people and jobs per hectare. The density target is a minimum which should be exceeded to support multi-modal transportation and optimize transit investments as prescribed by the Growth Plan and Region of York Official Plan. • Section 7.3 a) - This policy does not recognize the max height provision of 7ST for the MTSA which will make it difficult for landowners and developers to provide affordable housing units 	<p>extensive intensification within the MTSA. The project team have examined this and has determined that the Town can comfortably meet the minimum density and its allocated growth targets within these height permissions. The policies promoting mid-rise development is not contradictory the MTSA objectives for higher density. Higher density can still be achieved in a mid-rise built form. There is no Provincial policy to require tall buildings to achieve MTSA density requirements.</p>
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Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		<p>based on the rising construction and development costs.</p> <ul style="list-style-type: none"> • Section 9.0, 9.1 a) ii., 9.1 a) v., 9.2 b) - The policies of the Draft OP do not prioritize intensification and optimize TOD or the full range and mix of housing options due to the minimum and maximum height provisions. The height provisions are too restrictive to provide for transit- supportive densities, optimize transit investments, provide for the required affordable housing units, and provide for a range of densities. The policies limit densities and housing types to a low/mid-rise and medium density built form. • Section 9.0 of the Draft Official Plan which provides the specific policies and objectives for the Aurora GO MTSA does not include any reference to transit-supportive development nor does it provide policies that support and encourage a “high-level of residential densities”. • Policy 9.6.1.a) promotes the MTSA to accommodate an array of higher density mixed uses; however, 4.1 b) only promotes development in mid-rise typologies, consistent with Schedule D2. The policies are contradictory to the objectives of the MTSA to accommodate the highest densities and the primary focus area for intensification. To achieve compact housing forms and affordable housing units requires flexibility in built form specifically related to height. 	
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Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
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		<ul style="list-style-type: none"> • It is our opinion, the maximum height of 7 storeys is inappropriate for an MTSA which should accommodate the greatest heights and densities to provide transit- supportive development, optimize local and regional transit investments and provide for a full range of housing options. The policies speak to the promotion of the greatest densities within the MTSA but this is not mutually exclusive to height. • Section 9.8 i. - It is recommended this policy should be removed. Small urban squares on all development sites will not provide for usable or programmable parkland for future residents. Rather, a comprehensive park study should be conducted for the MTSA to determine where functional parkland should be located. An urban square on a development site is generally provided through the required outdoor amenity area. Is the urban square in addition to the required outdoor amenity area? Is the intent for the urban square to serve only the residents on the development site, or other residents on adjacent development sites who also have an urban square? • Section 9.10.2.1 - This policy does not align with the objectives or policies of the Official Plan which recognize this area will develop into a pedestrian-oriented transit-hub. Parking policies should allow for a reduction in the minimum parking requirements to support and encourage 	<p>This policy 9.10. b) i) is an existing policy of the Plan to provide for public parking lots. This policy is important to maintain to encourage more visitors to come and spend</p>
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Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		multi- modal transportation and optimize the transit investments.	time within the Promenade, allowing visitors to walk around and explore. There is a balance to strike between creating a pedestrian-oriented environment and still providing for opportunities for parking for visitors.
September 29, 2022	Weston Consulting c/o 26, 30 32, 34-38 Berczy Street	<ul style="list-style-type: none"> The referenced applications are not subjected to the June 2022 draft OP or any finalized version of the OP update. This letter summarizes our review and comments on the policies that would impact the subject lands if the OP policies were to apply to the lands The draft OP removes applicability of height bonusing opportunities under “Promenade General” designation. Removing height bonusing policies limits height at 5ST, which is inconsistent with the intended intensification projections for lands within the MTSA Max height of 5ST represents underutilization of lands and does not promote efficient urban design principles Additional policies requiring compatibility for all development within the Aurora Promenade to be consistent with The Aurora Promenade – Concept Plan – Urban Design Strategy have been incorporated into the draft OP Section 9.1 and 9.11a). This would impact the development 	The Draft Official Plan Amendment has not reduced any height permissions with the Promenade and MTSA. Rather than considering additional height only through bonusing, the updated Official Plan simply permits the additional storeys as-of-right.

Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		<p>of the subject site with the inclusion of another policy document</p> <ul style="list-style-type: none"> • Section 9.8 f) ii. – identifies potential linear Green along east side of Berczy St to buffer rail corridor from residential neighbourhoods which would be required with the development of the site if draft policies were applicable to the development applications • Request notification of Public Open House in Q1 of 2023 where Final Draft OPA will be presented 	
September 29, 2022	Weston Consulting c/o 672 Henderson Drive	<ul style="list-style-type: none"> • In-force OP recognizes property is an existing lot of record on the basis that a policy test and ecological test are met (Section 7.(b)) within an ORMCP Settlement Area and zoned “ER Estate Residential” which permits one detached dwelling per lot • Property maintains historic zoning rights which would have permitted the use, erection and location of a single detached dwelling on the property on Nov 15, 2001 supported by LPAT decision (PL190254) • We support the proposed land use designation of “NHS” and “Stable Neighbourhoods” subject to OPA 48 and policies of the ORMCP in the draft OP as it recognizes the property as a lot of record with environmental features located on the subject property while permitting one single detached dwelling • Proposed environmental protection policies in section 12.4.1 place additional policies on top of 	


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		<p>environmental protection policies outlined by ORMCP</p> <ul style="list-style-type: none"> • Section 12.4.1 does not explicitly recognize nuance of the specific ecological integrity test per policy 7.(b) of the ORMCP • In our opinion, draft policy framework does not provide proper balance in providing a policy framework which recognizes environmental protection along with legal historic development permissions • In our opinion, despite the subject property's land use designation, the policies are not explicit enough to permit one single detached dwelling permitted by Section 7 of the ORMCP • We request the draft OP policies be modified to recognize and explicitly permit a single detached dwelling and accessory structure on a site-specific basis (could add to Section 20) • We ask a meeting be arranged with Staff to further discuss comments to ensure edits are reflected 	<p>The land use designation is now Environmental Protection, and in Section 12.3.3 (h), it permits a single detached dwelling on an existing lot of record subject to specified criteria within the policy.</p>
September 29, 2022	Weston Consulting c/o 684 Henderson Drive	<ul style="list-style-type: none"> • In-force OP recognizes property is an existing lot of record on the basis that a policy test and ecological test are met (Section 7.(b)) within an ORMCP Settlement Area and zoned "ER Estate Residential" which permits one detached dwelling per lot • Property maintains historic zoning rights which permits the use, erection and location of a single detached dwelling on the property on 	

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		<p>Nov 15, 2001 supported by LPAT decision (PL190255)</p> <ul style="list-style-type: none"> • Draft OP designates it “NHS” and “Private Parkland” and is subject to OPA 48 and the policies of the ORMCP in the draft OP as it recognizes the property as a lot of record with environmental features located on the subject property while permitting one single detached dwelling • We believe designation of private parkland is not appropriate for the subject site since it is a lot of record and permits one single detached dwelling. • Proposed environmental protection policies in section 12.4.1 place additional policies on top of environmental protection policies outlined by ORMCP • Section 12.4.1 does not explicitly recognize nuance of the specific ecological integrity test per policy 7.(b) of the ORMCP • In our opinion, draft policy framework does not provide proper balance in providing a policy framework which recognizes environmental protection along with legal historic development permissions. • In our opinion, despite the subject property’s land use designation, the policies are not explicit enough to permit one single detached dwelling permitted by Section 7 of the ORMCP • We request the draft OP policies be modified to recognize and explicitly permit a single 	<p>Comment noted – Private Parkland designation has been removed, and property has been identified as Environmental Protection. Section 12.3.3 (h) permits a single detached dwelling on an</p>
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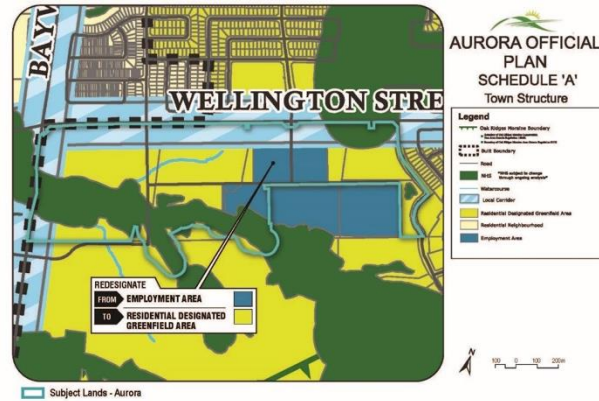
		<p>detached dwelling and accessory structure on a site-specific basis (could add to Section 20).</p> <ul style="list-style-type: none"> We ask a meeting be arranged with Staff to further discuss comments to ensure edits are reflected. 	<p>existing lot of record subject to specified criteria within the policy.</p>
September 30, 2022	<p>Malone Given Parsons c/o Trillyan, 99.4ha lands south of Wellington Street E, between Bayview Ave and Leslie St.</p>	<ul style="list-style-type: none"> We request that the Town remove the “Magna Lands and Stronach Stables” Potential Cultural Heritage Landscape designation on Schedule ‘E’.  <ul style="list-style-type: none"> The majority of the Trillyan Lands fall within this designation and we believe it to be inappropriate given its context. The designation also extends onto newly constructed subdivision lots along the northern border of the golf course lands. We believe the cultural heritage overlay on the lands is inappropriate and will unnecessarily encumber the ongoing commercial and residential uses, property maintenance and improvements with requirements for additional studies and justification for changes in addition to the normal permitting and application requirements. 	<p>The intent of the “Potential Cultural Heritage Landscape” identified on Schedule E was to represent areas that may be the subject of a future study (by the Town) to evaluate whether the area should be identified and designated as a cultural heritage landscape. The Official Plan Amendment does not identify these lands as a cultural heritage landscape.</p> <p>We have removed the potential cultural heritage landscapes from the map, and rely on the intent for the Town to undertake a future study to identify cultural heritage landscapes through policy text (while not specifically identifying potential cultural heritage landscapes).</p>

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September 30, 2022	Malone Given Parsons c/o Stronach Group, 43.47ha lands south of Wellington Street E, between Bayview Ave and Adena Meadows Way	<ul style="list-style-type: none"> • Stronach Lands are designated “Community Commercial, Business Park, and Medium-High Density” under current Bayview Northeast Area 2B Secondary Plan (OPA 30) under current Aurora OP • Approved July 2022 YROP confirms lands are no longer intended to serve employment uses • We believe a logical and more appropriate use of the lands would be to redesignate the lands to permit a wider range of uses along a local corridor and would ensure consistency in planned land use across Wellington St E between Bayview Ave and west of Leslie St. • Redesignating the Stronach Lands to Medium High Residential would permit for future development and provide housing opportunities along an arterial road. 	Schedules A, B and E have been amended in response to these comments.
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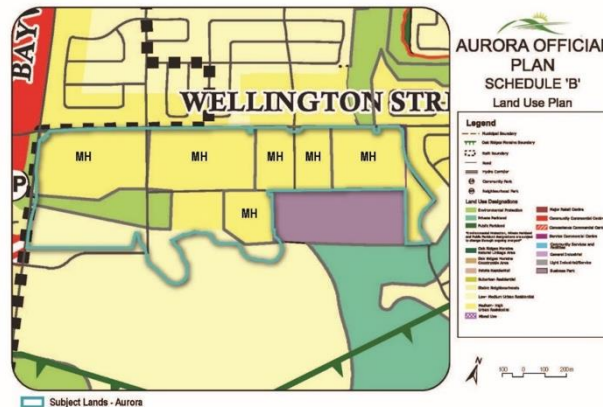
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- Amend Schedule 'A' to redesignate the Stronach Lands as "Residential Designated Greenfield




Area"

- Amend Schedule 'B' to redesignate the Stronach Lands as "Medium High Urban Residential"



See previous response re Cultural Heritage Landscape overlay mapping.

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		<ul style="list-style-type: none"> Remove the entirety of the “Magna Lands and Stronach Stables” Potential Cultural Heritage Landscape overlay from Schedule ‘E’  <ul style="list-style-type: none"> Stronach Lands are within Community Area in adopted YROP July 2022 The Potential Cultural Heritage Landscape “Magna Lands & Stronach Stables” identified on Schedule ‘E’ – Cultural Heritage Resources in the Draft OP is inappropriate given its context in our opinion The designation overlays two fields within the Stronach Lands which are vacant and temporarily used as recreation fields made available to the Town for public use. The proposed Potential Cultural Heritage Landscape is concerning as it primarily overlays vacant lands, privately owned residential lots, and a golf course. 	
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		<ul style="list-style-type: none"> The cultural heritage designation impedes improvements or developments to all lands in the form of a heritage designation 	
October 13, 2022	Malone Given Parsons c/o Shining Hill Estates Collection Inc., north side of St. John's Sideroad, west of Yonge Street	<ul style="list-style-type: none"> Request to remove "St. John's Sideroad West" from list of Potential Cultural Heritage Landscape designation on Draft Schedule 'E' Lands been subject to applications for residential developments in varying stages of approval As part of these developments, planned widening of St. John's Sideroad to 36m right-of-way has been accommodated entirely within north side of St. John's Sideroad Widening taken entirely on north side of St. John's Sideroad to mitigate impacts to residential estate lots on the south side of St. John's Sideroad Vegetation/tree removal and grading has altered landscape of St. John's Sideroad Widening to accommodate traffic from urbanization Portion of Shining Hill Lands fall within Potential Cultural Heritage Landscape Section 14.4 of Draft OP – Potential Cultural Heritage Landscapes are subject to study inventory of cultural heritage landscapes as part of Town's Cultural Heritage Register Cultural Heritage Report prepared by Heritage Planner in May 2017 supported applications for Shining Hill Lands 	<p>The intent of the "Potential Cultural Heritage Landscape" identified on Schedule E was to represent areas that may be the subject of a future study (by the Town) to evaluate whether the area should be identified and designated as a cultural heritage landscape. The Official Plan Amendment does not identify these lands as a cultural heritage landscape.</p> <p>We have removed the potential cultural heritage landscapes from the map, and rely on the intent for the Town to undertake a future study to identify cultural heritage landscapes through policy text (while not specifically identifying potential cultural heritage landscapes).</p>

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		<ul style="list-style-type: none"> • Cultural Heritage Report concluded: no part of subject property be designated under the Act or included in municipal heritage register; and as a condition of approval, owner commemorate the historical development of the area and naming of St. John's Sideroad after Sisterhood of Saint John the Divine through the erection of a heritage plaque • Report shows no indication of potential cultural heritage landscapes north of St. John's Sideroad or meet criteria or definition of Cultural Heritage Landscape • We believe designation is inappropriate, premature, and will unnecessarily encumber future development and Regional improvements with requirements for additional studies and justification for changes in addition to the normal permitting and application requirements 	
October 24, 2022	Evans Planning c/o 511-543 Wellington Street West	<ul style="list-style-type: none"> • Subject property is within the ORM and area affected by OPA 48 • Note OPA 48 is not included in Draft OP and no indication that OPA 48 is to be added to the Draft OP at a later date. Please confirm that the policy framework established through OPA 48 has been incorporated into the Draft OP • Section 3.1 – this section is proposed to be amended to include the following statement "The Town's Strategic Growth Areas are the focus for accommodating intensification and higher-density mixed uses in a more compact 	All of the Secondary Plans have been incorporated into the parent Official Plan document. The Secondary Plans have been simplified, where possible, to remove policy text that is duplicative of text already found within the parent Official Plan. No additional policies have been added.

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		<p>built form. In Aurora, Strategic growth areas include the Aurora Promenade and Major Transit Station Area, the Yonge Street Regional Corridor, and the Local Corridors of Bayview Avenue, Leslie Street and Wellington Street.”</p> <ul style="list-style-type: none"> • Section 3.1.3 – this section is proposed to be amended to include the following statement “The Local Corridors in Aurora consists of the portions of Wellington Street, Bayview Avenue and Leslie Street, outside of the Aurora Promenade and Major Transit Station Area. Generally, these areas are made up of residential properties and existing commercial areas. Intensification is directed to the Local Corridors, at densities and a scale that is compatible with surrounding areas.” • Section 4.1 – this section is proposed to be amended to include the following statement “b) Direct higher density forms of development and intensification in the form of mid-rise typologies in Strategic Growth Areas including the Aurora Promenade and Major Transit Station Area, and Regional Corridors and low-rise typologies along Local Corridors to meet the Town's intensification target of 45%; c) Development and Intensification will be compatible with the character of the Town and provide a transition of scale and density to existing neighbourhoods” • We support amendments made to Section 3.1 to create opportunities for a broader mix of 	<p>The land use policies from OPA 48 have been added to the document.</p>
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		<p>housing typologies and promote compact built form. We would like further clarification on how “compatibility” is to be assessed. Wellington St W is a local corridor but the subject property is within a stable neighbourhood designation, that currently supports low-density dwellings. Both designations would appear to have conflicting policies regarding intensification and density</p> <ul style="list-style-type: none"> • In addition, the area around the site is characterized by large estate lots along a local corridor, how would compatibility be assessed given the policies appear to promote a built form and uses which may not presently exist in the immediate area? • Other policies within the Draft OP define compatibility as “no undue adverse impacts” We suggest policies or guidelines for how test of compatibility are applied in these transitional areas to aid the Town in achieving its density target of 45% while maintain compatibility • Section 5.2 – this section is proposed to be amended to include the following statement “a) To achieve excellence in community design, all new development and redevelopment shall conform to the following General Urban Design and Architectural Policies, as well as the policies of Section 4.3 and Section 4.4. c) A number of area-specific Urban Design and Architectural Guidelines apply to sites, neighbourhoods and secondary plan areas in the Town. These various guidelines provide direction on public and 	<p>Within stable neighbourhoods, we have added a new policy to support the intensification of sites along arterial and collector roads, in a manner that is compatible with adjacent, low-rise development. This corresponds with local corridor policies and opportunities for intensification. Compatibility will be evaluated through the review of individual development applications, in the context of the Local Corridor and Town-wide urban design policies within the Plan.</p>
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		<p>private realm design components, as well as architectural and built-form guidance as applicable to each area. All applicable Urban Design Guidelines should be considered throughout the development process, in addition to the policies of this Plan.”</p> <ul style="list-style-type: none"> • Section 4.3 and Section 4.4 are not included in the Draft OP. When can we expect both sections to be included in the Draft for review? Will the guidelines also be publicly available for review and what is the expected timeline of its release? • Section 5.3 – this section is proposed to be amended to include the following statement “The public realm comprises of public roads, lanes, open spaces, parks, community services and facilities, natural heritage features and the public activity areas of public and private development sites. Attractive, safe and well-coordinated public spaces and streetscapes help ensure a strong foundation for a walkable and connected Town, and act as the framework for the orientation of buildings, public or private facilities, open spaces as well as all other elements of the public or private realm. Elements of the public realm should be designed to the highest quality possible and located to provide interest, diversity and focal points within the community. a) Development Blocks and Lots. <ul style="list-style-type: none"> ▪ i. New development blocks and lots shall create or maintain a modified grid system of 	<p>These references have been corrected to refer to Sections 5.3 and 5.4.</p>
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		<p>public roads and lanes that establishes a highly interconnected and permeable network and facilitates greater connectivity, walkability and support for active transportation and transit.”</p> <ul style="list-style-type: none"> • Section 5.4 – this section is proposed to be amended to include the following statement “The quality of the private realm, comprising of individually owned sites and buildings, helps to define the character of different areas of the Town and has a direct impact on the public realm. Buildings and sites within Aurora shall be of high quality design through varied, yet contextual and compatible, built form, architectural, site layout and landscape elements. <p>a) Built Form</p> <ul style="list-style-type: none"> ▪ i. New development shall be compatible with its adjacent context and surrounding character with regard to building scale and site design, respecting the existing physical character of the area. The siting and massing of new buildings shall not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.” • We would like further clarification on the difference between policies 5.3 and 5.4 with respect to a common element condo 	<p>Section 5.3 would not apply to lands that are subject to a</p>
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		<ul style="list-style-type: none"> Section 6.2 – this section is proposed to be amended to include the following statement “The Town of Aurora Green Development Standard is a tiered set of performance measures with supporting guidelines for new development. The Standard promotes sustainable site and building designs that address energy efficiency and greenhouse gas emissions, water quality, and efficiency, ecological health, connected communities and building and waste objectives for new developments. b) The Green Development Standards shall be integrated into the development review process and used to evaluate development applications. g) The Green Development Standards is a flexible document, designed to respond to emerging climate challenges and local priorities. The document and process shall be reviewed and revised periodically to respond to local building expectations, design innovations, emerging trends in sustainable development and current legislative and regulatory changes. An Amendment to this Plan shall not be required to implement the results of the review unless the intent and/or objectives of this Plan are affected. We support incorporation of sustainable building techniques and technology, but suggest more specificity is required with respect to how 	<p>common element condo, as those lands are not part of the public realm.</p>
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		<p>the Town is to encourage the provision of these features. Will incentives be provided to encourage the provisions of these features while offsetting costs? We also suggest the policy should stress the need for flexibility in the evaluation of new residential development applications to allow for the consideration of new & innovative sustainability matters.</p> <ul style="list-style-type: none"> • Section 7.3 – this section is proposed to be amended to include the following statement “b) The Town, in partnership with the Region and development community shall promote the following to achieving housing that is affordable for low and moderate income households: <ul style="list-style-type: none"> ▪ Higher density and compact housing forms, where housing is more affordable due to reduced per unit land costs; ▪ Ground-related multi-unit housing of various forms to provide affordable family sized units where housing is more affordable due to both land costs and construction costs; ▪ A range of unit sizes in higher density housing forms and building smaller units where housing is more affordable due to lower development and/or redevelopment costs; ▪ Affordable housing units within subdivisions and large scale developments <p>f) Council shall ensure the provisions of the Zoning By-law shall be sufficiently flexible to</p>	<p>The intent for the guidelines to be flexible is already included in 6.2 (g). The Town will consider whether incentives will be provided, outside of the Official Plan Update Process.</p>
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		<p>permit a range of innovative housing types and sizes.</p> <ul style="list-style-type: none"> • We support the intent of this policy but suggest that more specificity is required with respect to how the Town is to encourage and meet this policy objective. Will incentives such as development charge credits, application fee rebates, etc., be provided? We question how this is to be achieved in low density areas • Section 7.5.1.2 – this section is proposed to be amended to include the following statement “a) The permitted uses within the Stable Neighbourhoods designation shall be: <ul style="list-style-type: none"> ○ ii. New single-detached and semi-detached dwellings; ○ iii. New Multi-unit Buildings on the edges of Stable Neighbourhoods along Collector and Arterial Roads, including duplex, triplex, fourplex and townhouse dwellings; • Section 7.5.1.3 – this section is proposed to be amended to include/remove the following statement “f) All new development within the 'Stable Neighbourhoods' designation shall have a maximum height of 3 storeys, unless located on the edges of Stable Neighbourhoods along Collector and Arterial Roads, where a maximum height of 4 storeys is permitted... g) Where new denser housing forms, including multi-unit buildings, are proposed on the edges of Stable Neighbourhoods along Collector and Arterial Roads, such development shall provide a 	<p>The Town will consider whether incentives will be provided for the provision of Affordable Housing, outside of the Official Plan Update Process.</p>
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		<p>transition in heights and densities to lots in the interior of stable neighbourhoods, through appropriate measures such as setbacks, stepbacks, angular planes and visual buffers.</p> <ul style="list-style-type: none"> • We support the intent of the amendments proposed to the Stable Neighbourhood designation, include extending the permitted uses to include new single and semi-detached dwellings, as well as new multi-unit dwellings as they will create opportunities for a broad mix of building and housing types. In addition, we support the goals of the Draft OP to support responsible growth management and prioritizing the development of a multi-modal transportation network, while providing for convenience and accessibility • We suggest that more specificity is required to clarify what an “edge” is-specifically how far from a corridor or arterial road would this overlay extend? Would the test of compatibility within an edge be lessened given the intent for intensification is to be focused in these areas? Additionally, we ask for clarification regarding what the difference between an “edge” and the “local corridor overlay” is? • Section 12.3.3. – this section is proposed to be amended to include the following statement “b) In determining if a change in a boundary of a key natural heritage feature or key hydrologic feature is minor, consideration shall be given as to whether the change will have a net adverse 	<p>Edge is already defined as being located along collector and arterial roads.</p>
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		<p>effect on the key natural heritage feature or key hydrologic feature and its functions. d) Where in the boundary to the Environmental Protection designation is adjusted in accordance with Policy 12.5.2 a) or b), the abutting land use designation or designations shall apply.”</p> <ul style="list-style-type: none"> • Section 12.4.1. – this section is proposed to be amended to include the following statement “s) Buffers are to be determined through and Environmental Impact Study and/or hydrologic evaluation and may include 15 metres from warm watercourse or non-provincially significant wetlands, and 30 metres from Provincially Significant Wetlands or cold watercourses.” • We request clarification regarding the differences between a “minor” versus a “major” change in a boundary of a key natural heritage feature or key hydrologic feature, and how this is determined. • Our site is located within the ORM Settlement Area which has already been established by the Oak Ridges Moraine Conservation Plan as lands located within a minimum area of influence for key natural heritage feature or hydrologically sensitive features. Policy in OPA 48 dictates the features, boundaries and minimum vegetation protection zone shall be identified and confirmed by the applicant on a site-by-site basis. We suggest policy item v) be included back into the Draft OP, with the Oak Ridges 	<p>A “minor” change to a key natural heritage feature will be determined by the Town, and is meant to be assessed on a case by case basis.</p>
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		<p>Moraine Conservation Plan and OPA 48 acting as the more restrictive governing policies.</p> <ul style="list-style-type: none"> • Section 13.2 – this section is proposed to be amended to include the following statement “b) Neighbourhood Parks <ul style="list-style-type: none"> ○ ii) Neighbourhood Parks will provide opportunities for active and passive recreation for residents generally within a 400-metre radius. • d) Parkettes <ul style="list-style-type: none"> ○ ii. Parkettes shall be dispersed throughout the community. They are expected to provide key connecting links, provide for chance meetings and enhance the overall open space system. ○ vi. Parkettes deemed acceptable by the Town shall be accepted toward the parkland dedication requirement” • Section 13.3 – this section is proposed to be amended to include the following statement “13.3.1 Intent <ul style="list-style-type: none"> ○ b) Lands designated Private Parkland are intended to serve private outdoor recreation needs and are intended to remain in private ownership. ○ c) It is expected that privately owned lands will continue to contribute to the visual open space of the Town • 13.3.3 Policies <ul style="list-style-type: none"> ○ j) The provision of private parks or recreation areas which are not intended to 	<p>Agree – we have added provision “v” back into the Plan.</p>
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		<p>be available to the general public shall not constitute park dedication within the meaning of the Planning Act.</p> <ul style="list-style-type: none"> It is our opinion that the implementation of innovative private parkland solution should be considered for partial credits with the parkland requirements of the Act. Providing private amenity space would help reduce demand on area parks, while still satisfying the objective of ensuring sufficient open space areas for passive and active recreation and landscaping. 	<p>Thank you for the comment. POPS and strata parks can be used to meet parkland dedication requirements, and this is reflected in the Policy.</p>
November 2, 2022	Evans Planning c/o 25 & 29 George Street	<ul style="list-style-type: none"> Schedule B - The two colours used for “Stable Neighbourhood” and “Low-Medium Urban Residential” are difficult to distinguish. Please use shades/colours that are easier to differentiate. Policy 7.4.1 – proposal for 25 and 29 George St complies with in-force OP but new plan does not permit proposal. Proposed form of development will not meet definition of ground-related housing, given units will be accessed from common internal hallway. Consideration should be given to ground-related apartment buildings of 3 or 4 storeys Policy 7.4.2 – George St is appropriate for apartments. Policy 7.4.2b. – does not allow apartment buildings on a local road. George St is identified as local road on Schedule I 	<p>We have updated the colours on Schedule B.</p> <p>The description of ground-related residential uses includes multi-unit buildings, not limited to those listed. Apartment buildings are not ground-related.</p>

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		<ul style="list-style-type: none"> Policy 7.5.1.3 e) – states no new apartment buildings shall be permitted within the ‘Stable Neighbourhoods’ designation. It provides exceptions for existing apartment buildings and for applications for apartments buildings that were approved prior to adoption of the Plan. Should the 2 proposals not be approved prior to the OP being adopted, an OPA would be required. A transition policy should be provided for all applications that are currently underway 	<p>Transition policy not required. All existing applications are subject to existing Official Plan policies in-force today.</p>
November 15, 2022	Henderson Forest Aurora Ratepayer Association (HFARA)	<ul style="list-style-type: none"> We ask that 'protection of the natural environment' be included in the opening paragraph of the Vision. (Section 2) Suggest ‘To preserve the quality of life of current residents and to welcome new residents to Aurora ...’ for final paragraph of vision Wording of 12.2.c) i should reflect removed definition of Environmentally Significant Area Unevaluated wetlands should be independently evaluated (not through an EIS) Can you provide info about % of Town’s remaining woodlands that are less than 10 acres in size We want to see list of definitive features of the Holland River including woodlands, valleyland, vegetation, wetland, wildlife habitat and associated buffers We respectfully ask that the following landforms be used as examples of those representing the Moraine: steep slopes, kames, 	<p>The vision was updated and a new paragraph was included stating that growth will be managed in a way that preserves the Town’s natural heritage features...”. We have added additional text regarding quality of life of current residents.</p> <p>The Town will look into providing data on woodlands as requested.</p>

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		<p>kettles, ravines and ridges, Landform Category 1 and 2 lands</p> <ul style="list-style-type: none"> • We do not support sports fields, landscaped parks, golf courses and SWMP within the environmental protected designation • Re-word 12.3.1 to “This designation and associated policies are designed to identify, protect and enhance the natural features and functions that will form a strong and permanent Greenlands System. It is intended that these areas will remain in their natural state, permitting only passive recreational use such as unobtrusive trails and minor alterations such as benches and environmental enhancement.” • We respectfully ask that Policy 12.3.2 a) iv and vi be deleted entirely, thus prohibiting infrastructure, roads and stormwater management facilities within the EP area as this clearly conflicts with the intent of the EP designation (see above). • We further request that 12.3.2 a) iii be amended as follows: “Erosion control projects only within the buffer areas and only if the projects have been demonstrated to be necessary and in the public interest after all other alternatives have been considered.” • Please amend 12.3.3.b to “Any change in boundary of a key natural heritage feature or key hydrologic feature must not result in a net adverse effect on the key natural heritage 	<p>Sports fields are not listed as permitted uses within the EPA. For clarification, SWM facilities are permitted within buffers of features, not within the features themselves.</p> <p>We have clarified in the intent of 12.3.1 that recreational facilities refers to “passive” recreational facilities</p> <p>Infrastructure is permitted within EP areas, as per Provincial Policy. We have specified that SWM facilities are only permitted within buffers.</p> <p>It is possible that flood and erosion control projects occur within the features themselves (e.g. a watercourse).</p>
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		<p>feature or key hydrologic feature and its functions”</p> <ul style="list-style-type: none"> • We respectfully disagree with the proposed wording of 12.3.3 b) which allows for “adverse effects” to be “given consideration” and, therefore, reiterate our request for the wording of 12.3.3 b) to be amended as per above, i.e.: • “Any change in boundary of a key natural heritage feature or key hydrologic feature must not result in a net adverse effect on the key natural heritage feature or key hydrologic feature and its functions” • We respectfully ask that the phrase “except in accordance with provincial and federal requirements” be removed since this wording suggests that development and site alteration orchestrated at the provincial and federal level will automatically be accommodated, regardless of merit and suitability in Section 12.3.3.e) • We cannot see any policy elsewhere in the Draft that encourages public agencies and private landowners to “create new wetlands and to restore existing wetlands”. As a result, we believe the retention of 12.4.1.q is justified, amended as follows: “Public agencies and private landowners will be encouraged to protect wetlands, to create new wetlands and to restore existing wetlands where appropriate” • In our opinion, the minimum buffer of 15 metres should not be further reduced. Even in the instance of an “ephemeral feature”, such 	<p>We have re-worded the policy to reflect the intent noted.</p> <p>This is a requirement of Provincial Policy.</p> <p>We have restored this existing policy.</p>
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		<p>feature should be protected by at least a minimum 15 metre buffer. An EIS should have the ability to increase, not reduce this protective buffer. We kindly ask that policy 12.4.1.s be revised as follows: “Buffers for Provincially significant wetlands, non-provincial significant wetlands and cold watercourses shall be 30 metres and buffers for warm watercourses shall be 15 metres unless an Environmental Impact Study and/or hydrologic evaluation determines that a larger buffer is required”</p> <ul style="list-style-type: none"> • In our opinion, there is sufficient ecological evidence to warrant, at the very least, maintaining the current level of protection for ‘special concern’ species, certainly not reducing protection going forward. • We strongly request that the Town maintains policy 12.4.4 as follows: “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 Designation on Schedule ‘F’. a) Development and site alteration is not 	<p>An EIS may determine that a smaller buffer is appropriate, depending on detailed study.</p> <p>We have updated these policies and definitions as appropriate, based on our review of Provincial and Regional documents. No further change proposed.</p>
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Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		<p>permitted within the habitat of endangered, threatened or special concern species as identified on the Species at Risk in Ontario List and/or Provincially rare species on the Oak Ridges Moraine. b) Council shall encourage private land stewardship which protects and enhances the habitat of endangered, threatened and special concern species.</p> <ul style="list-style-type: none"> • "The assumptions, principles, vision, objectives and policies of this Plan shall be reviewed at least once every ten years at a meeting of Council, which shall be advertised in accordance with the Planning Act, as amended. Council may review and update this Plan more frequently than once every ten years, if it so chooses." (Section 17.3) • Since the term environmentally significant areas is no longer used, why has it been introduced as new wording in policy 12.2.c.i which refers to "ESAs" please confirm what term will be used in its place • Since the definition of 'Significant Valleyland' and 'Significant Wildlife Habitat' in Aurora's current OP is already consistent with the PPS, this definition should remain as it is currently worded and not amended to permit 'significance' being debated as part of developer-commissioned Environmental Impact Studies • We believe the proposed definition for Significant Woodland should be: "Woodlands 	<p>We have removed 12.2.c.i in the most recent version of the Plan.</p> <p>The definitions have been updated to be in conformity with the York Region Official Plan.</p>
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Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		which meet any one of the criteria in policy 3.4.30 of the York Region Official Plan, except those excluded by policy 3.5 of this Plan.”	
December 5, 2022	Michael Smith Planning Consultants; Development Coordinators Ltd. c/o 180 & 182 Centre Crescent (Gervais Development (Centre) Corp Inc.	<ul style="list-style-type: none"> According to the current 2010 Aurora OP, the subject lands are designated Existing Employment - Light Industrial. As part of the Region’s Municipal Comprehensive Review (MCR), Regional Council acknowledged that the subject lands were not required to meet the target employment numbers for the Town. In this regard, the OPA application submitted seeks to include the subject lands as part of the Aurora Promenade and designate the subject lands as Promenade General – Site Specific Policy Area. 	The lands are included within the MTSA
	Evans Planning c/o 5208, 15198 and 15210 Yonge Street, and 39, 41 and 47 Temperance Street	<ul style="list-style-type: none"> Schedule ‘A’ – Town Structure The properties along Temperance Street north of Tyler Street should be identified as being within “The Aurora Promenade and Aurora GO Station Major Transit Area”. We believe that the “Residential Neighbourhood” designation is not appropriate for these properties. Temperance Street contains a mix of uses and the "Aurora Promenade and Aurora GO Station Major Transit Area” classification is more suitable for this small pocket. The NHS adjacent to these properties provides an appropriate transition to the residential neighbourhood to the west. The classification for this area is not consistent with the land use designation on Schedule ‘B’. 	We have included the Temperance Street properties within the Aurora Promenade and Aurora GO Station MTSA.

Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		<ul style="list-style-type: none"> • The current Schedule 'A' Structure Plan in the in-effect Official Plan identifies that the subject properties are within 'The Aurora Promenade'. Schedule 'B' – Land Use Plan • It appears that the subject lands on along Temperance Street are identified in a burgundy colour. However, there is no designation listed in the Legend for this colour. The subject lands should be purple in colour and designated "Aurora Promenade and MTSA Mixed Use". • It would be more appropriate to separate the Aurora Promenade and the MTSA areas into two distinct land use designations since they have separate policies within the Plan. • The two yellow colours used for "Stable Neighbourhood" and "Low-Medium Urban Residential" are difficult to distinguish. Please use shades/colours that are easier to differentiate. <p>Schedule 'D1' – The Aurora Promenade and Major Transit Station Area Secondary Plan Area</p> <ul style="list-style-type: none"> • The properties along Temperance Street north of Tyler Street should be identified as being within the "Downtown" designation. It is appropriate to include these properties in this designation as they are a small pocket, are already a mixture of uses and are physically separated from the residential neighbourhood to the west. 	<p>Section 9.6 of the Official Plan contains new policies specific to the Aurora GO Station MTSA Designation.</p> <p>We have updated the colours on Schedule B.</p>
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Comment Response Matrix – 1st Public DRAFT (June 2022) Aurora Official Plan
Town of Aurora Official Plan Review

		<ul style="list-style-type: none">• Previous Town of Aurora Staff Reports indicated that these lands were part of the “Downtown” designation of the Secondary Plan.	
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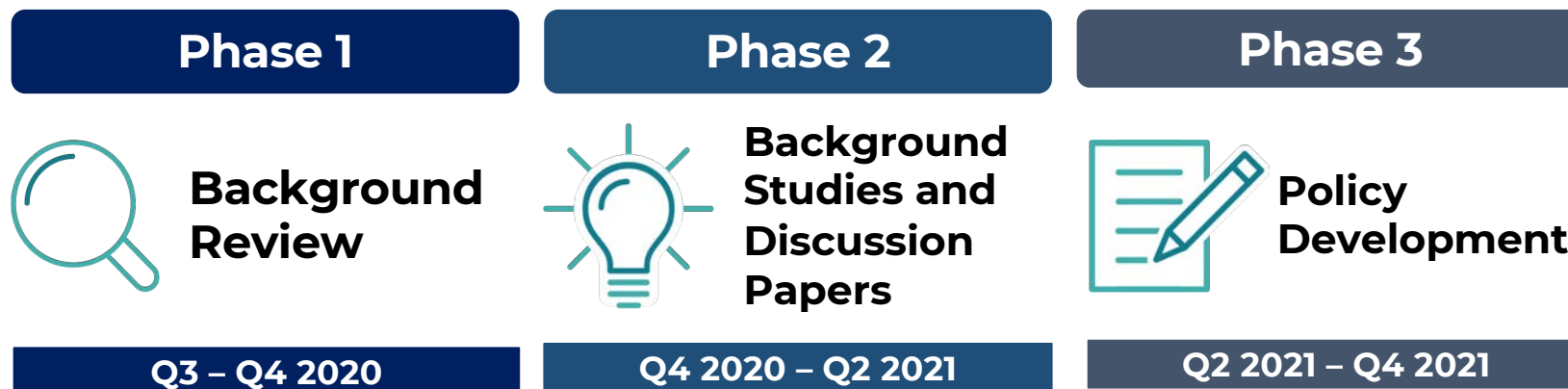
Welcome!

Town of Aurora Official Plan Review Public Meeting

April 17, 2023



Official Plan Review – Schedule



★ **We are here**



Official Plan Review – Engagement

BY THE NUMBERS

STAKEHOLDER MEETINGS AND FOCUS GROUPS



13

Meetings



51

Participants

PUBLIC OPEN HOUSES



7

Meetings



170

Attendees

VISION SURVEY



58

Responses

PROJECT WEBSITE



3,381

Aware Visitors



700+

Draft OP Downloads



100

Online Submissions

(calculated adding together the quick poll (18 responses), guest book (34 entries), places pin (23 pins), ideas tool (25 contributors))

Draft Updated Official Plan

Summary of Comments

YORK REGION

- Consistency with the Regional Official Plan including the Regional Structure and Strategic Growth Area hierarchy
- Sustainable and climate sensitive design
- Sensitive land uses and nuisance mitigation
- Infrastructure in accordance with existing and future Regional servicing
- Schedule updates – consistency and wording

PUBLIC COMMENTS

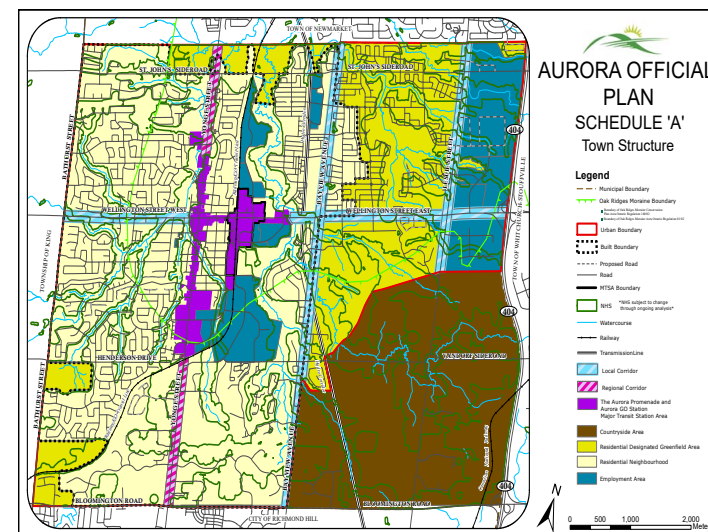
- Site-specific developments and redesignations
- Intensification and affordable housing
- Transit-supportive development within the Aurora MTSA
- Natural Heritage policies and mapping
- Cultural Heritage Landscape mapping and removals
- OPA 48 and Oak Ridges Moraine policies

Official Plan Review – Vision



Town Structure and Growth Management

- Reorganized key functional elements of the Town's Structure
- Direct growth to newly characterized **"Strategic Growth Areas"**
 - **Promenade and MTSA, Regional Corridor, Local Corridors,**
 - Minimum MTSA density: 150 P+J/hectare
- Focus on **"gentle intensification"** within Existing Residential Neighbourhoods
- Updated **growth projections**
 - Intensification target: 45%
 - DGA density target: 55 P+J/hectare



Town Structure and Growth Management

WHAT IS NEW?

- Language added to better connect the Official Plan to the Oak Ridges Moraine Conservation Plan.
- Clarification on growth directed to Regional Corridors (in addition to the Aurora Promenade, the MTSA and Local Corridors).
- 2021 population and employment numbers.
- Improved description of residential neighbourhood edges.
- Defined Urban Boundary and MTSA boundaries.
- Refined limits of Promenade and MTSA Secondary Plan, Residential Designated Growth Areas, Employment Area.


Town Structure and Growth Management

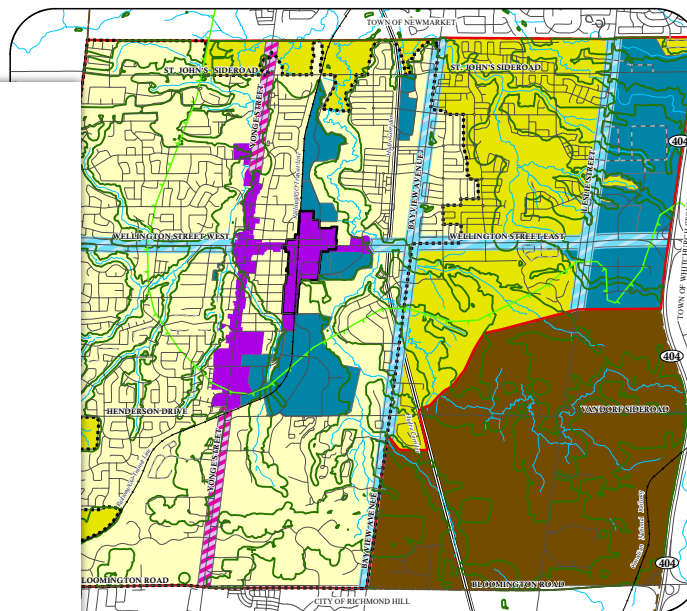
WHAT IS NEW?

Updated colours and symbols on Schedule A.























Legend

-  Municipal Boundary
-  Oak Ridges Moraine Boundary
 -  Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 -  Boundary of Oak Ridges Moraine Area Ontario Regulation 91/02
-  Urban Boundary
-  Built Boundary
-  Proposed Road
-  Road
-  MTSA Boundary
-  NHS *NHS subject to change through ongoing analysis*
-  Watercourse
-  Railway
-  Transmission Line
-  Local Corridor
-  Regional Corridor
-  The Aurora Promenade and Aurora GO Station Major Transit Station Area
-  Countryside Area
-  Residential Designated Greenfield Area
-  Residential Neighbourhood
-  Employment Area



AURORA OFFICIAL PLAN SCHEDULE 'A' Town Structure

Legend

-  Municipal Boundary
-  Oak Ridges Moraine Boundary
 -  Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 -  Boundary of Oak Ridges Moraine Area Ontario Regulation 91/02
-  Urban Boundary
-  Built Boundary
-  Proposed Road
-  Road
-  MTSA Boundary
-  NHS *NHS subject to change through ongoing analysis*
-  Watercourse
-  Railway
-  Transmission Line
-  Local Corridor
-  Regional Corridor
-  The Aurora Promenade and Aurora GO Station Major Transit Station Area
-  Countryside Area
-  Residential Designated Greenfield Area
-  Residential Neighbourhood
-  Employment Area



Design Excellence

- Town-wide policies
- Focus on **placemaking**
- Focus on high-quality design for **public and private realms**
- **Public Realm:**
 - Blocks/lots, streetscapes, pedestrian environment, views and focal points
- **Private Realm:**
 - Built form, site and parking design, neighbourhood design
- Direction for creating Public Art Master Plan and Cultural Master Plan



Green Community

- Focus on climate change and adaptation
- Removed detail of Green Development and Design Standards to avoid amendments to the Plan
- Reference to Region Climate Change Action Plan
- New policies on Urban Forestry Management and excess soil



Design Excellence and Green Community

WHAT IS NEW?

- Streetscape elements are to align with York Region's Streetscape Design Standards (OPA Section 5.3).
- Town's Zoning By-law will set out specific setback requirements for drive-through facilities (OPA Section 5.4).
- Climate change mitigation and net-zero emissions objectives to be implemented through development applications and infrastructure projects (OPA Section 6).
- Policies to enforce the Town's Fill By-law to regulate excess soil and site grading, as well as the requirement of Noise Attenuation Studies for all residential development applications along Regional and Local Corridors (OPA Section 6.8 and 6.9).
- Clarified language for the permission for two secondary residential dwelling units permitted per lot (OPA Section 7.4.3).

Housing

General Housing Policies

- Focus on “missing middle” housing options
- Updated affordable housing targets
- Clarification and simplification of policies on various housing types

Land Use Designations

- Streamlined land use designations
- Encouraging and permitting denser housing forms on the edges of Stable Neighbourhoods



THE HOUSING CONTINUUM



Housing

WHAT IS NEW?

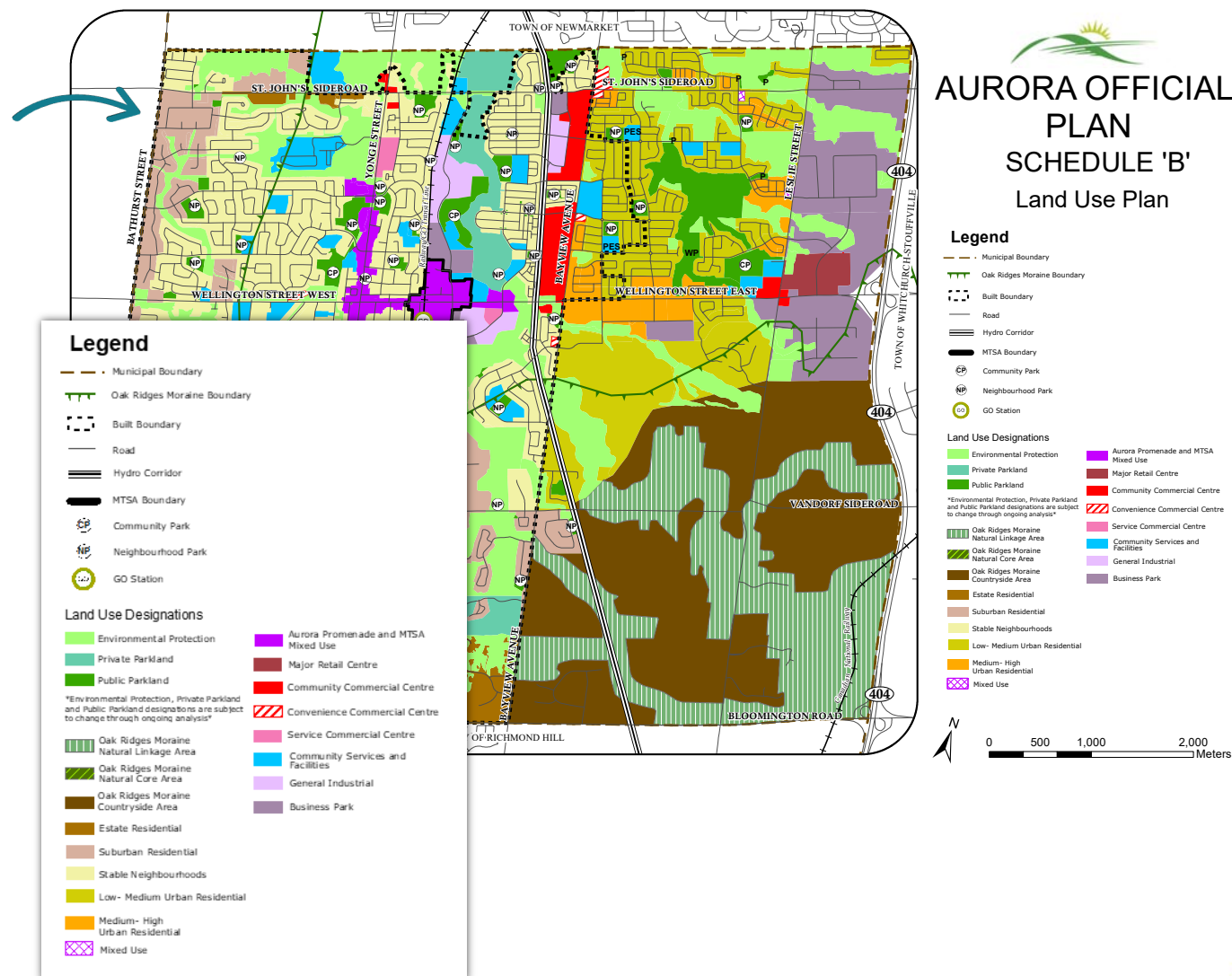
- An objective of the Town is to ensure a broad range of housing sizes, densities, designs, tenures, and prices are available to meet the needs of current and future residents (OPA Section 7.1).
- Prioritize the provision of affordable housing and family-sized residential dwelling units within the Town's Strategic Growth Areas (OPA Section 7.2).
- Minimum of 35% of all new residential development within the Aurora GO Station Major Transit Station Area and 25% of all new residential development in the rest of the Town should meet the definition of affordable housing (OPA Section 7.3).
- A variety of policies that promote the achievement of housing that is affordable for low and moderate income households in partnership with York Region and the development community.
- Updated Secondary Residential Dwelling Units policies (OPA Section 7.4).
- New denser housing forms proposed on the edges of Stable Neighbourhoods along Arterial and Collector Roads, such development shall provide a transition in heights and densities to lots in the interior of stable neighbourhoods, through the appropriate measures (OPA Section 7.5).
- Updating the definitions of affordable housing (OPA Section 19).



Land Use Designations

WHAT IS NEW?

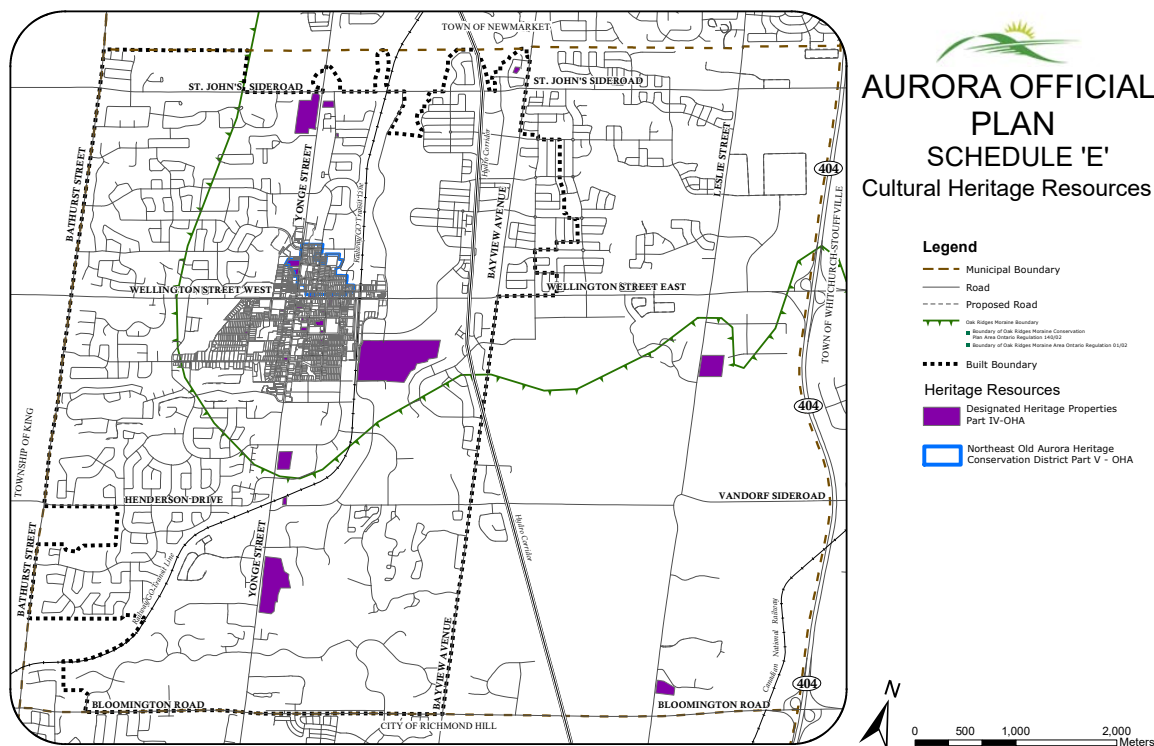
- Refined limits of certain land use designations.
- Updated colours and symbols on Schedule A.



Cultural Heritage

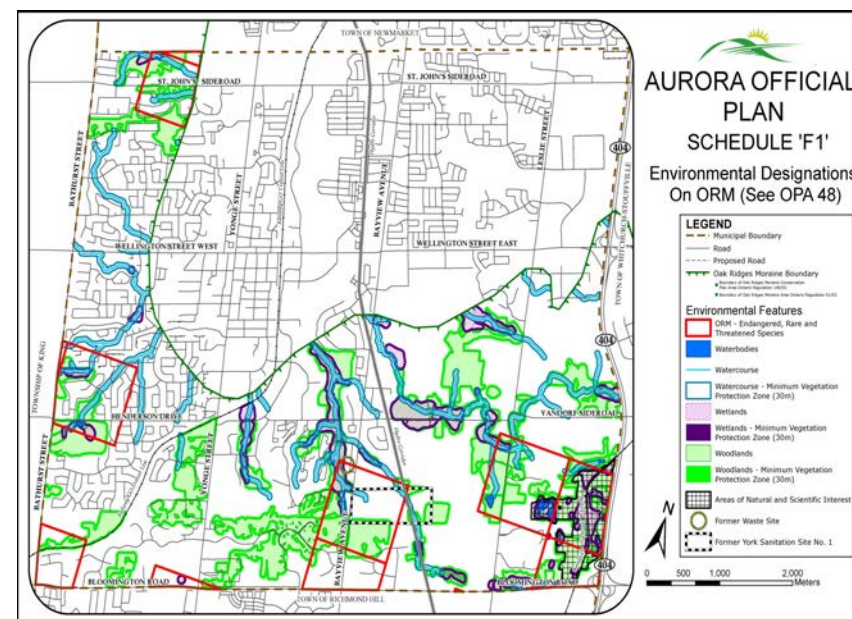
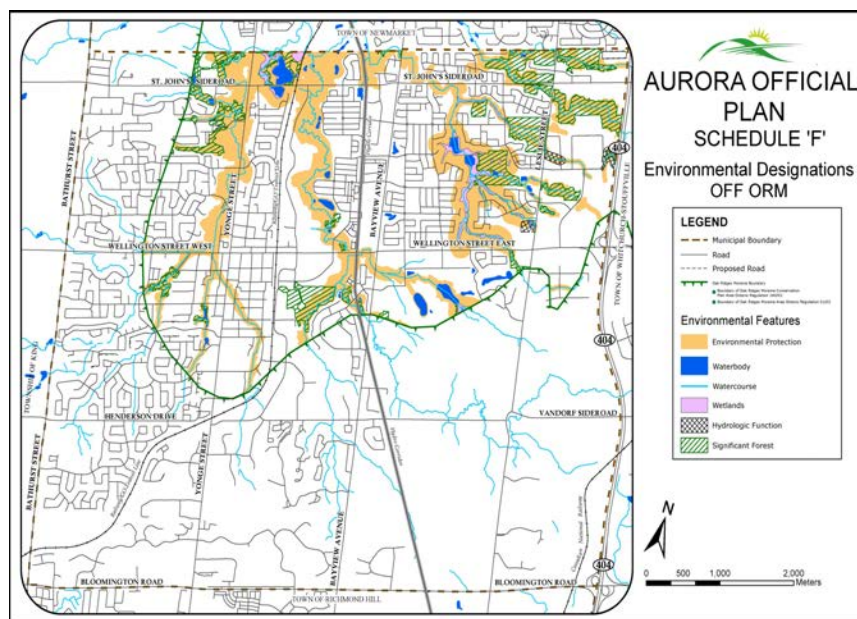
WHAT IS NEW?

- Schedule updated to reflect the removal of Cultural Heritage Landscapes. There is an opportunity to study areas in the Town for future Cultural Heritage Landscapes.



Greenlands

- Policy updates to reflect updated Provincial and Regional policies
- Requirement for buffers to be determined through Environmental Impact Studies or hydrologic evaluations



Environmental Designations

WHAT IS NEW?

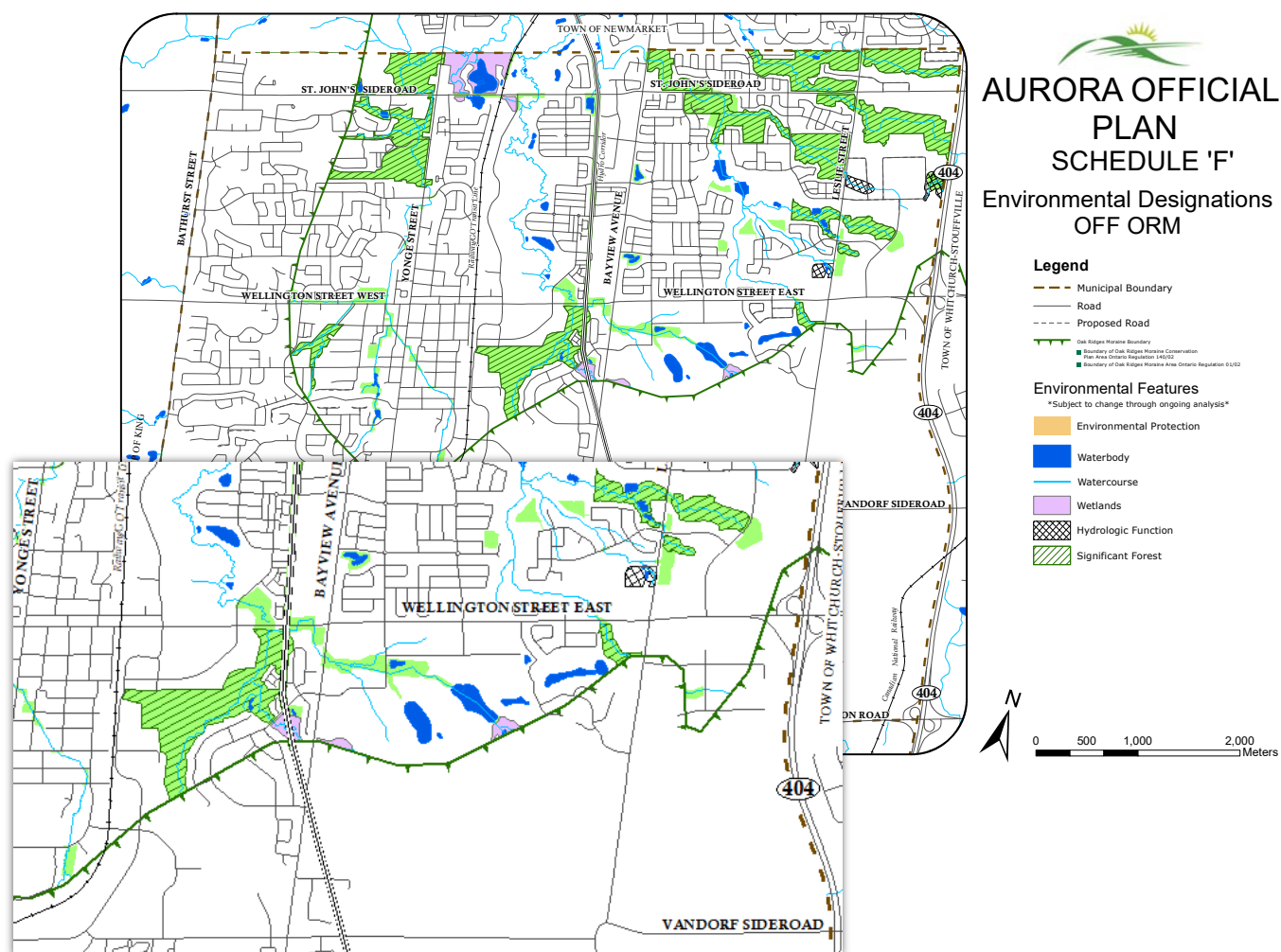
- Updated policy to encourage the protection, creation and restoration of wetlands.
- Added Natural Core Area, Natural Linkage Area, and Countryside Area from Oak Ridges Moraine Plan and the Town's OPA 48 designations and policies.



Environmental Designations

WHAT IS NEW?

Environmental Protection designation has been refined to better reflect boundaries of features and lots on both Schedule B and Schedule F.



Economy

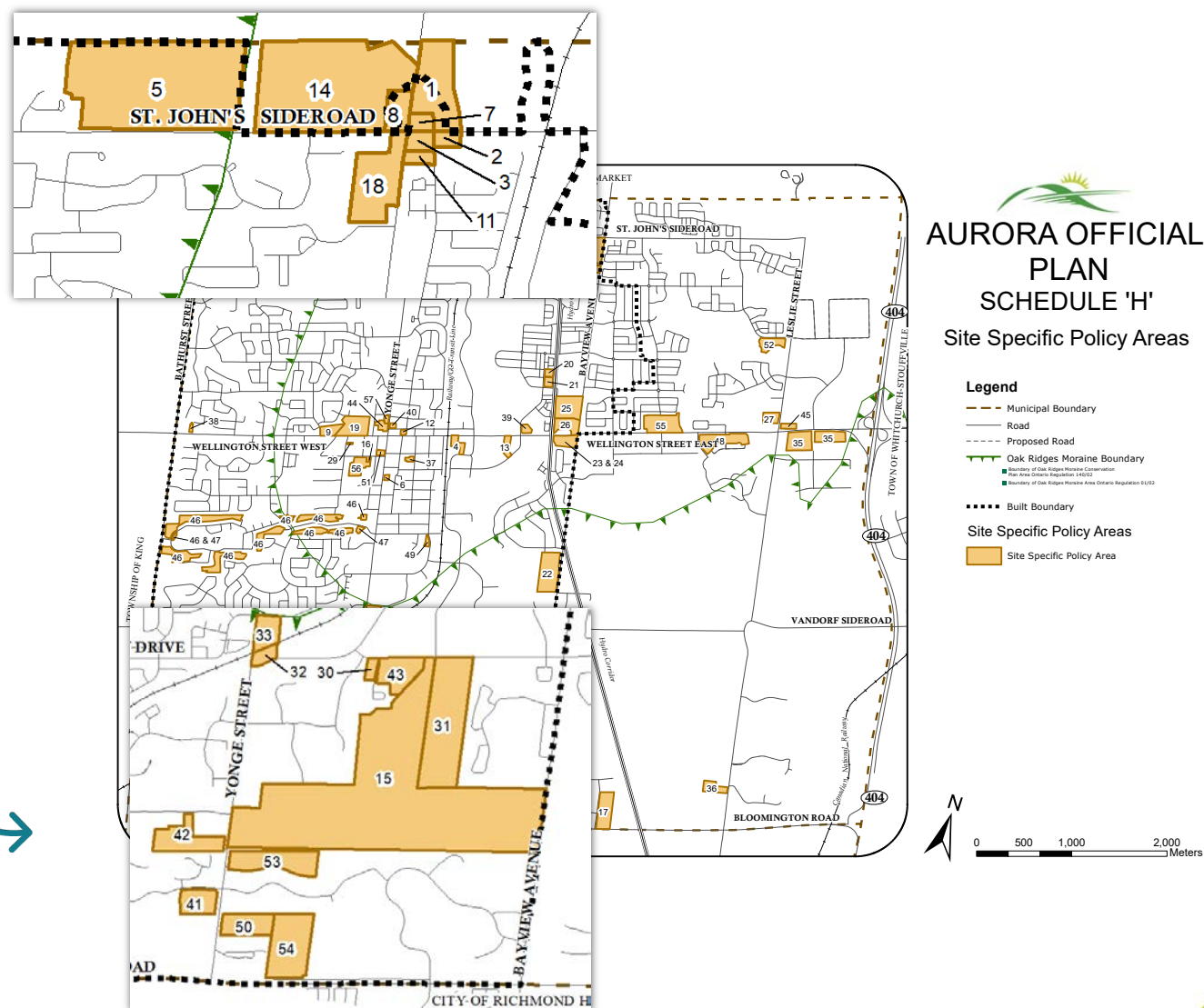
- Changes to reflect updated Provincial and Regional policies on employment conversions
- Consolidated and simplified land use designations (no differentiation between greenfield and non-greenfield areas)
- Applicable land use designations from Secondary Plans brought into OP
- New **Mixed Use designation**
 - At-grade commercial uses and active street frontage;
 - Appropriate transitions to low-rise



Site Specific Policy Areas

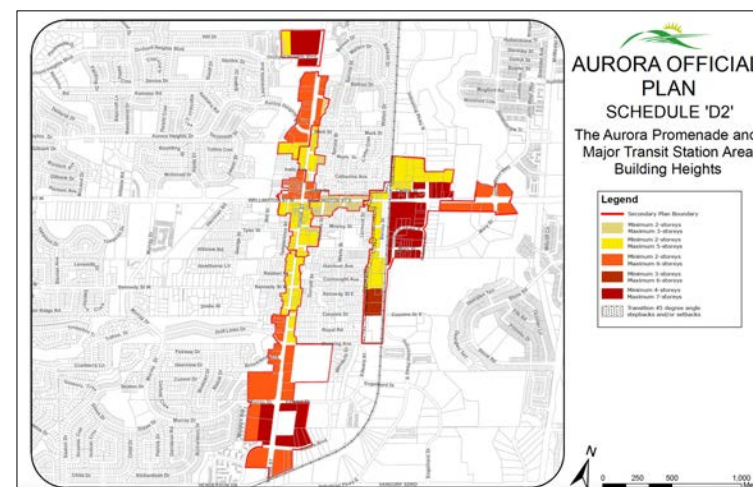
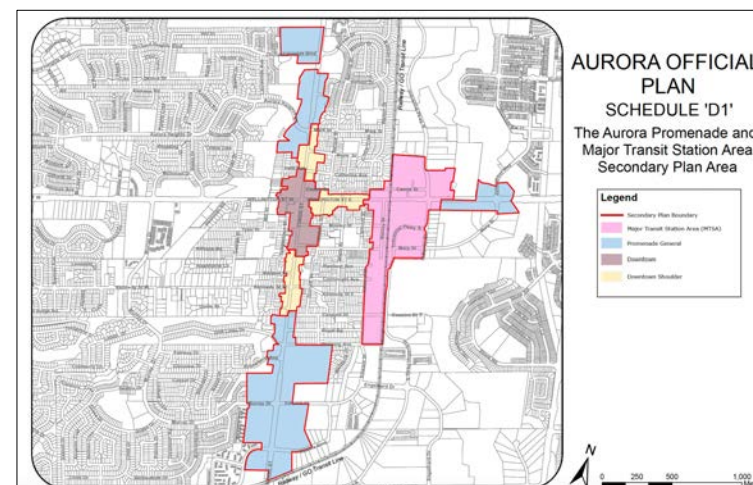
WHAT IS NEW?

Schedule H has been updated to include the clearer placement of labels to ensure that the areas subject to site specific policies are visible.



Aurora Promenade and MTSA

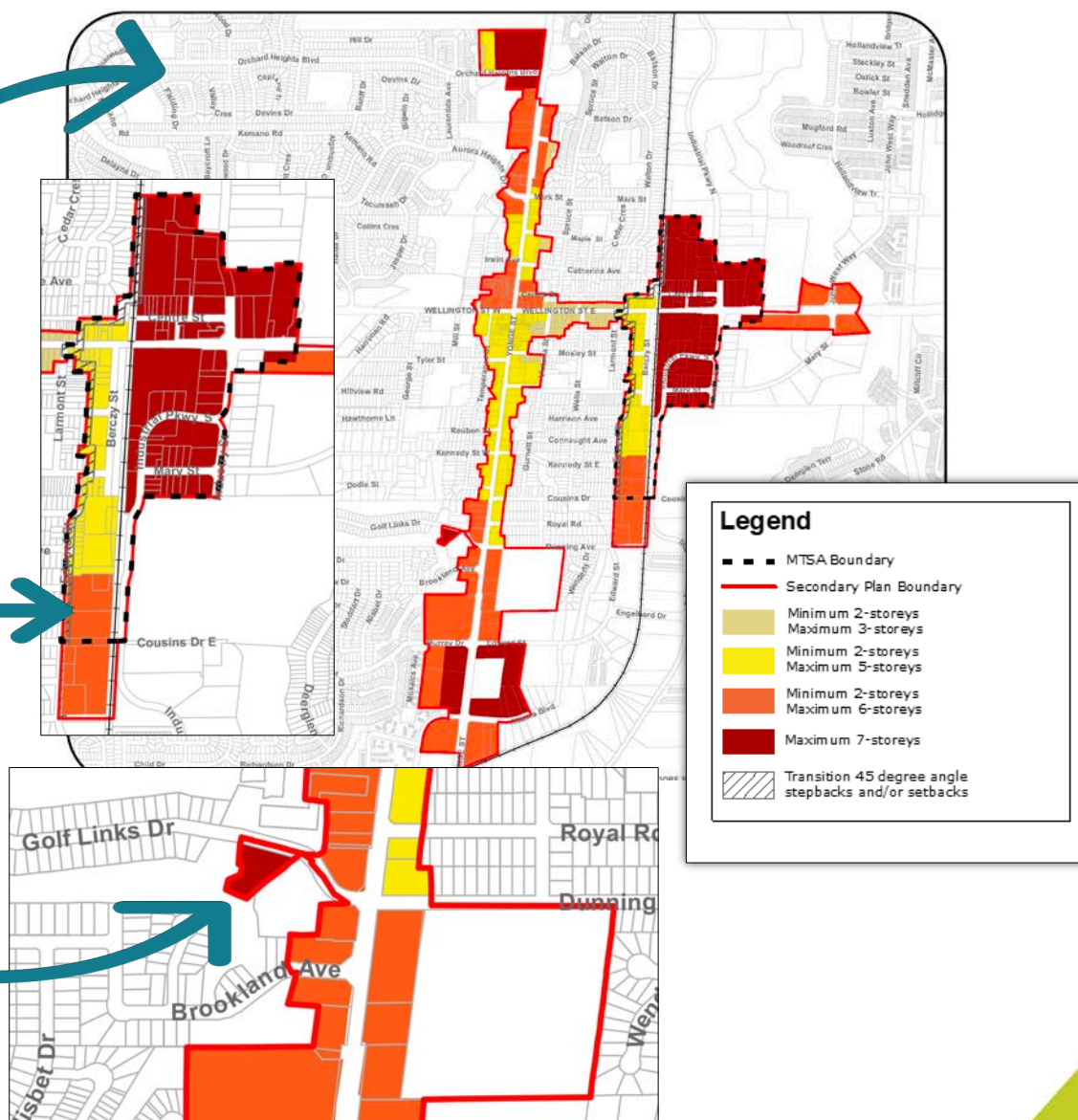
- Updated Aurora Promenade and MTSA Secondary Plan
- Inclusion of MTSA
- Updated Height Schedule
- Focus on density in the MTSA
- Focus on transition to adjacent low-rise areas
- Simplification of policies



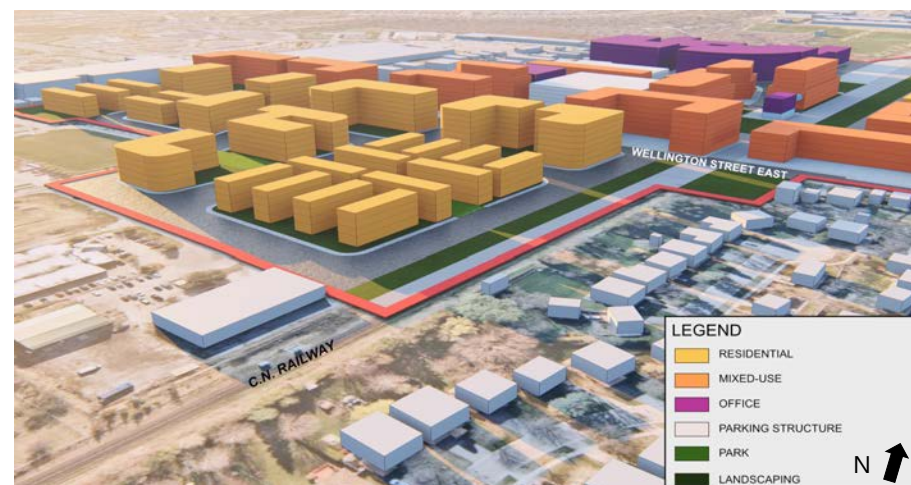
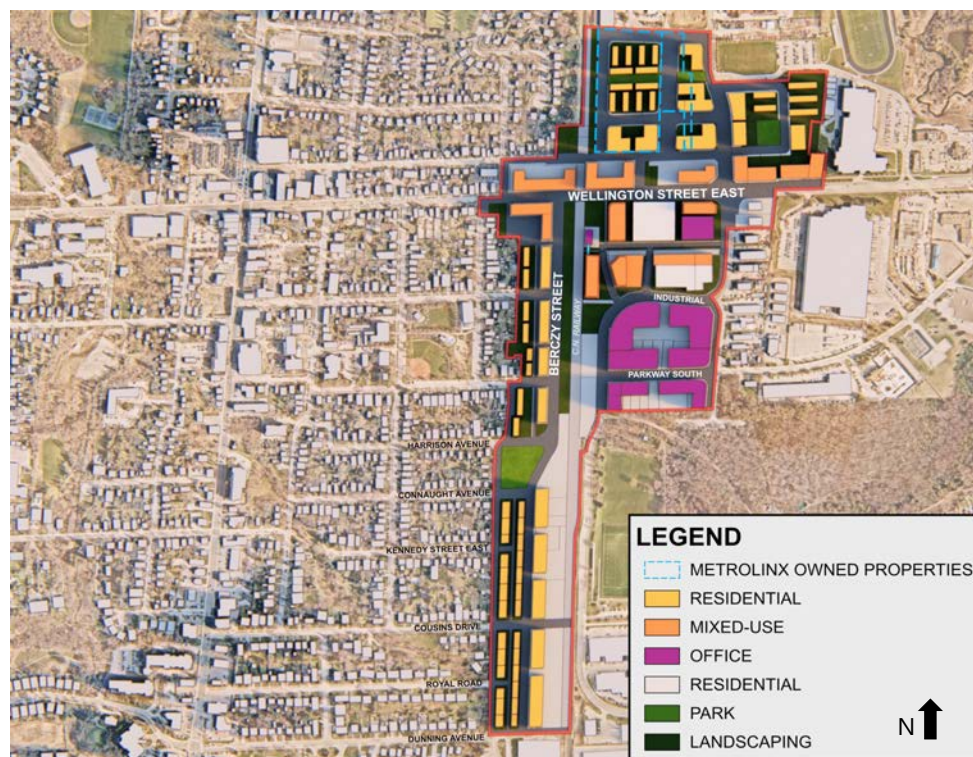
Aurora Promenade and MTSA Building Heights

WHAT IS NEW?

- Lands within the MTSA boundary, east of the tracks, are now permitted up to 7 storeys, with the main area of change being the northern part of the MTSA area.
- The south end of the MTSA, south of Kennedy, has been changed from 7 storeys to 6 storeys.
- The property on Golf Links Drive, west of Yonge Street, has been included and identified as having a max height of 7 storeys (based on a previous settlement).



Aurora Promenade and MTSA



Aurora Promenade and MTSA Visualizations (Upper Core-GO Station)



Aurora Promenade and MTSA Visualizations (Upper Core-GO Station)



View along Berczy street showing existing commuter parking and GO station



View of GO station drop-off area along road 'C' & road 'A'



View looking from Berczy Street toward GO station and road 'A'

Aurora Promenade and MTSA Visualizations (Upper Core-GO Station)



View of office building along road 'A' at night

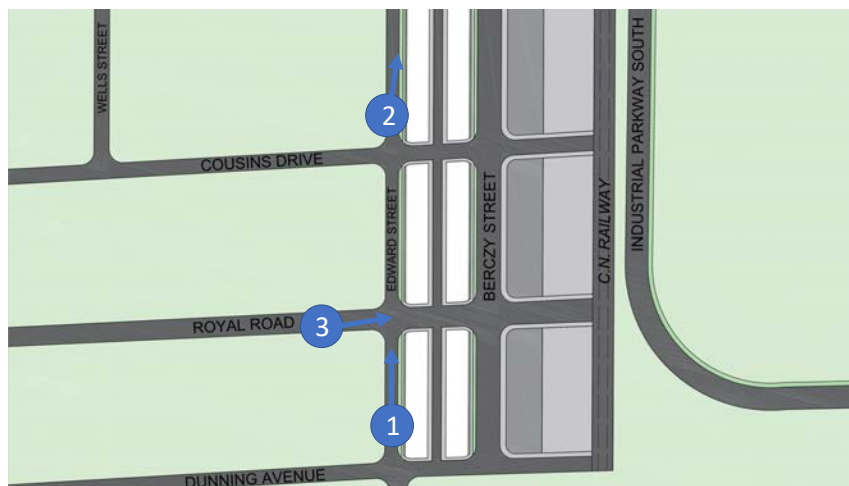


View looking down road 'A' adjacent to existing parking structure



View looking above road 'A' toward GO station & road 'C'

Aurora Promenade and MTSA Visualizations (Lower Residential Area)



View of the pedestrian realm looking north on Edward Street



View of the proposed & existing development on Edward Street



View of intersection connecting to residential area along Royal Road

Secondary Plans

The following five (5) Secondary Plans and their respective policies were consolidated into the Draft Official Plan:

OPA 20

OPA 30

OPA 34

OPA 48

OPA 73

- Policies consolidated into Draft Official Plan for simplicity and improved readability
- No new policies added, and policies removed where appropriately addressed in the parent Official Plan
- Added new Secondary Plan policies for The Aurora Promenade and MTSA lands

Next Steps

A horizontal timeline diagram consisting of a light green arrow pointing to the right. Two teal circles are placed on the arrow. The first circle is labeled 'Spring 2023' and the second circle is labeled 'Fall 2023'. Below each circle is a list of tasks.

**Spring
2023**

- Receive comments and make revisions as necessary

**Fall
2023**

- Town Council Adoption
- Official Plan sent to approval authority



Submit your comments and questions!

Edward Terry, MCIP, RPP,
Official Plan Project Manager

Email: ETerry@aurora.ca

**Scan the QR to
submit your
feedback directly
to the project site!**



engageaurora.ca/opr



The Corporation of The Town of Aurora

By-law Number XXXX-23

**Being a By-law to confirm actions by Council
resulting from a Special Council Public Planning meeting
on April 17, 2023.**

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

1. That the actions by Council at its Special Council Public Planning meeting held on April 17, 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 17th day of April, 2023.

Tom Mrakas, Mayor

Jaclyn Grossi, Deputy Town Clerk