



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

**Date:** Tuesday, January 21, 2025  
**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](http://aurora.ca/participation).

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	<b>Pages</b>
<b>1. Call to Order</b>	
Note: Added items are marked with an asterisk (*).	
<b>2. Land Acknowledgement</b>	
<b>3. Approval of the Agenda</b>	
<b>4. Declarations of Pecuniary Interest and General Nature Thereof</b>	
<b>5. Planning Applications</b>	
The Mayor will introduce the procedure that will be followed during the meeting.	
<b>5.1 PDS25-009 - Application for Zoning By-law Amendment, Armis Holding Inc., 511, 521, 531 and 543 Wellington Street West, Part Lot 1 and Part 40 Acres, Plan 102, King, File Number: ZBA-2024-05, Related File Number: SP-2024-07</b>	<b>1</b>
1. That Report No. PDS25-009 be received; and	
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.	
<b>*5.1.1 Staff Presentation</b>	<b>18</b>
<b>*5.1.2 Applicant Presentation</b>	<b>30</b>
<b>5.2 PDS25-014 - Application for Zoning By-law Amendment, 1000259515 Ontario Inc., 240 Industrial Parkway South, Lot 57, Plan 65R-10328, File Number: ZBA-2024-06</b>	<b>43</b>

1. That Report No. PDS25-014 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

**\*5.2.1 Staff Presentation** 57

**\*5.2.2 Applicant Presentation** 69

**6. Confirming By-law**

**6.1 By-law Number XXXX-25 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on January 21, 2025** 78

**7. Adjournment**



100 John West Way  
Aurora, Ontario  
L4G 6J1  
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aurora.ca

Town of Aurora

# Public Planning Report

No. PDS25-009

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**Subject:** Application for Zoning By-law Amendment  
Armis Holding Inc.  
511, 521, 531 and 543 Wellington Street West  
Part Lot 1 and Part 40 Acres, Plan 102, King  
File Number: ZBA-2024-05  
Related File Number: SP-2024-07

**Prepared by:** Felix Chau, Planner

**Department:** Planning and Development Services

**Date:** January 21, 2025

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## Recommendation

1. That Report No. PDS25-009 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

## Executive Summary

The purpose of this report is to provide Council and members of the public with background information on the proposed Zoning By-law Amendment application at 511, 521, 531, and 543 Wellington Street West (Figure 1 – Location Map).

The following is a summary of the development proposal:

- The proposed Zoning By-law Amendment application seeks to rezone the subject lands to permit the construction of 116 back-to-back stacked townhouse units on a private condominium road.
- A preliminary review of the proposed application has been undertaken by Town departments and public agencies, with those comments and any additional

comments from the Public Planning Meeting to be addressed prior to a recommendation report being brought forward to Council.

## **Background**

### **Application History**

In January 2024, the owner initiated a pre-consultation meeting request with Staff for the proposal at hand. A pre-consultation meeting for the subject application was subsequently held with the owner in March 2024. The subject application was then submitted in September 2024 and deemed complete by the Town in October 2024.

The owner hosted a Community Information Meeting on December 3, 2024, to introduce the application to area residents and to obtain initial feedback. The meeting was attended by residents, representatives of the Town, the owner and their consulting team and the local Ward 2 Councillor.

### **Location / Land Use**

The subject site is located on the south side of Wellington Street West, east of Bathurst Street, and west of Timpson Drive. The subject site is comprised of four properties, municipally known as 511, 521, 531, and 543 Wellington Street West. The site has an approximate total area of 1.47 hectares (3.64 acres) with approximately 116 metres (380.6 feet) of frontage along Wellington Street West. Each property currently contains one detached dwelling, which are proposed to be demolished as part of the subject proposal.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

- North: Christ Evangelical Lutheran Church (there are active applications for Official Plan Amendment and Zoning By-law Amendment proposing 29 townhouse dwelling units on the south side of this property). Further north is a residential area, the predominant built form being single detached dwellings.
- South: Environmentally protected lands. Further south is a residential area consisting of single detached dwellings.
- East: Residential lands approved for 11 single detached dwellings (497 Wellington Street West). Further east is a residential subdivision with single detached

dwelling, Aurora High School, mid-rise apartment buildings, and Wellington Public School.

West: Existing residential lots consisting of single detached dwellings.

## **Policy Context**

### **Provincial Policies**

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns, and encourage the creation of diverse housing opportunities that capitalize on proximity to goods, services, and transit.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation. The subject lands are partially within the Lake Simcoe Region Conservation Authority (LSRCA) Regulated Area.

### **York Region Official Plan (YROP)**

Through Bill 185, planning responsibilities from the Regional Municipality of York was effectively removed as of July 1, 2024. Despite this, the York Region Official Plan remains in effect and will continue to be implemented by local Planning staff.

The subject lands are designated as part of the established “Urban Area” (Map 1) and “Community Area” (Map 1A) of the YROP. Urban Areas are planned to accommodate a significant portion of growth for the Region through intensification. The planning vision for the Urban Area is to strategically focus growth while conserving land and resources, and to create livable, accessible and complete communities. Community Areas are intended areas for residential, population-related employment and community services to be directed to accommodate concentrations of existing and future population and employment growth.

The YROP establishes a Regional Intensification Hierarchy which provides clarity and certainty for intensification development aligned with regional infrastructure. Wellington Street West is identified as a Local Corridor. Local Centres and Corridors are smaller in scale and scope compared to Major Transit Station Areas, and Regional Centres and

Corridors. Local Centres and Corridors serve as important neighbourhood focal points that provide a range of working, shopping, recreation, human services and housing opportunities with appropriate forms and scale that complement the surrounding community.

### **Town of Aurora Official Plan (2024)**

As shown on Schedule “A” of the Official Plan, the Local Corridor includes properties that front onto Wellington Street. A portion of the property fronting Wellington Street is within the Local Corridor (refer to Figure 2). Intensification is directed to the Local Corridors, at densities and a scale that is compatible with surrounding areas. For the lands along the Wellington Street Local Corridor outside of the Aurora Promenade and Major Transit Station Area Secondary Plan, a maximum building height of four storeys is applicable.

Furthermore, the subject lands are designated “Stable Neighbourhoods” and “Environmental Protection” within the Town of Aurora Official Plan. The Stable Neighborhoods designation occupies majority of the subject lands as illustrated in Figure 2 and permits for a wide range of ground-related residential uses, including townhouse units, existing multiple-unit buildings and secondary uses. The intent of the “Stable Neighbourhoods” designation is to protect from incompatible forms of development while also allowing neighbourhoods to be enhanced over time. All new development within the Stable Neighbourhoods shall be compatible with its surrounding context and shall conform with all other applicable policies of the Official Plan.

A portion of the rear of the subject lands are designated “Environmental Protection”. This designation is intended to ensure preservation and protection of environmentally sensitive areas from surrounding development and changes in land use. The entirety of the proposed development is outside of the area designated “Environmental Protection”.

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

As shown on Figure 3, the subject property is currently zoned “Estate Residential Exception (ER-14)”, within the Town’s Zoning By-law 6000-17, as amended. The Estate Residential Exception zone permits a detached dwelling, with specific siting specifications.

## Reports and Studies

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

Report Name	Report Author
Planning Justification Report	Macaulay Shiomi Howson Ltd.
Draft Zoning By-law Amendment	Macaulay Shiomi Howson Ltd.
Architectural Plans	TACT Architecture Inc.
Civil Engineering Drawings Set	SITEPLANTECH Inc.
Electrical Drawings Set	TACT Architecture Inc.
Environmental Impact Study	Geoprocess Research Associates Inc.
Environmental Noise Assessment	YCA Engineering Ltd.
Floodplain Study Report	Watercom Engineering Inc.
Functional Servicing and Stormwater Management Report	SITEPLANTECH Inc.
Geotechnical Investigation	Haddad Geotechnical Inc.
Hydrogeological Assessment	Haddad Geotechnical Inc.
Landform Conservation Study	SLR Consulting (Canada) Ltd.
Landscape Plans	byPATH Landscape Architecture
Phase One Environmental Site Assessment	Haddad Geotechnical Inc.
Phase Two Environmental Site Assessment	Haddad Geotechnical Inc.
Stage 1 & 2 Archaeological Assessment	AS&G Archaeological Consulting Inc.
Survey	Wahba Surveying
Transportation Mobility Plan	CGH Transportation

Report Name	Report Author
Tree Inventory and Preservation Plan Report	Kuntz Forestry Consulting Inc.

## Proposed Applications

### Proposed Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Estate Residential Exception (ER-14)” to “Townhouse Dwelling Residential R8 (XX) Exception Zone” to facilitate the development of 116 back-to-back stacked townhouse dwelling units. Furthermore, the southerly portion of the lands is proposed to be rezoned to “Environmental Protection (EP)”.

The Owner has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the parent “R8” zoning requirements with the proposed “R8 (XX)” Exception Zones. The parent “R8” zoning is for typical street townhouses, whereas the proposal is proposing a different built form in stacked townhouses.

	Parent R8 Zone Requirement	Proposed R8 (XX) Exception Zone
Permitted Uses	Townhouses	Townhouses
Lot Area (minimum)	180 square metres	N/A*
Minimum Lot Frontage	6 metres per unit	6.4 metres per unit*
Front Yard (minimum)	7.5 metres	2.2 metres to Wellington Street West, except that a terrace or balcony may encroach up to 2 metres*



	Parent R8 Zone Requirement	Proposed R8 (XX) Exception Zone
Side Yard (minimum)	0 metres for interior units 1.5 metres for end units	N/A*
Parking Standards	1.5 spaces per dwelling unit, minimum 20% of spaces provided shall be set for visitor parking.  Total required: 174 Parking Spaces	Minimum Resident Parking Spaces: 1.0 space per dwelling unit*  Minimum Visitor Parking Spaces: 0.2 space per dwelling unit*  Total proposed: 146 Parking Spaces*
Amenity Area	Any Townhouse Residential Zone, shall provide a minimum Amenity Area of eighteen (18) square metres per dwelling unit.	Notwithstanding the provisions of Section 7.5.2.1 (Amenity Area), the following standards shall apply: <ul style="list-style-type: none"> <li>A minimum of 250m<sup>2</sup> shall be required for the purposes of outdoor Amenity Area.*</li> </ul>
Landscaping	A minimum 3.0 metre wide continuous landscaping strip is required on the front and interior side lot line of any lot that has a frontage of 15 metres or more.	N/A*

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk “\*”. Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

### Site Plan Application

Concurrently, the applicant applied for a Site Plan application to implement the proposed land use amendments as shown in Figure 5 and 6. The Site Plan application

will provide a further technical review of the proposed stacked townhouse units, proposed interconnectedness through the property to the east (497 Wellington Street West), underground parking, snow storage and the maneuverability of internal private road. The current vehicular access for the proposed development demonstrates a right-in/right-out only access from Wellington Street West. Further technical review of the Site Plan application will continue following the appropriate land use and zoning matters being in place. As per Bill 109, the approval of the subject Site Plan application is delegated to staff, however, a future Plan of Condominium application will also be required and directed to Council for consideration.

## Analysis

### Department / Agency Comments

The proposed applications were circulated to all internal and external agencies for review and comments. The following is a summary of matters that will require further discussions on:

- Conformity to the Provincial policies and other planning policies.
- Lake Simcoe Region Conservation Authority (LSRCA) review and confirmation of the Environmental Protection limits on the subject property.
- Ensuring appropriate landscaping buffers are provided for the proposed development.
- The maintenance and management of stormwater on site.
- Proposed site-specific zoning standards.

### Public Comments

A Community Information Meeting (CIM) was held on December 3, 2024 at the Aurora Public Library. Questions raised by members of the public included the following, with the corresponding responses also provided:

- **Will there be sufficient parking provided on site for residents and visitors?**  
The proposal contemplates 146 underground parking spaces for the 116 units. This is a proposed parking rate of 1 space per dwelling unit and 0.2 spaces for visitors. Staff will rely on review of the submitted Transportation Mobility Plan to determine the appropriateness of the proposed parking rates and supply.

- **What type of access is being provided off Wellington Street West?**

The applicant has demonstrated a temporary right-in right-out access onto Wellington Street West. The subject lands are intended to be connected through a private condominium roadway with the residential lands to the east approved for 11 single detached dwellings (497 Wellington Street West). These 11 lots are approved and serviced however the detached dwellings have not been constructed. Once the private road becomes connected, the temporary right-in right-out access will be removed, and access from Wellington Street West to the site will be through the residential lands to the east.

- **Will there be electric vehicle charging stations provided?**

Staff has requested a Green Development Report in accordance with Section 5 of the Official Plan to be completed at the Site Plan review stage. Through this review, the necessity of electric vehicle charging stations will be determined.

## **Advisory Committee Review**

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee and provided no comments as it pertains to the application. Any final review comments that need to be addressed with the Accessibility Advisory Advisor will be done prior to the approval of the Site Plan application.

## **Legal Considerations**

Section 34(11) of the Planning Act states that if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or Minister) may appeal the application to the Ontario Land Tribunal (OLT). The application was received on October 2, 2024, and therefore, the applicant may appeal to the OLT after the date of December 31, 2024.

## **Financial Implications**

There are no financial implications

## **Communications Considerations**

A Notice of Public Planning Meeting was published in the local newspapers and posted on the Town's website. In addition, the notice was given by mail to all addressed property owners within a 120-metre radius of the subject lands. A Notice of the Public

Planning meeting sign was also posted directly on the property. Public Meeting notification has been provided in accordance with the Planning Act.

## **Climate Change Considerations**

To better understand if there are any adverse climate change impacts, staff will be requesting a Green Development Report in accordance with Section 5 of the Official Plan as part of the associated site plan application.

## **Link to Strategic Plan**

The proposed Zoning By-law Amendment application supports the Strategic Plan goal of supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the review and approval of the Zoning By-law Amendment, housing opportunities are created that collaborates with the development community to ensure future growth includes housing opportunities for everyone.

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

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

## **Conclusions**

Staff will continue to review the subject applications having consideration for the above noted matters and comments received. The applicant can address the comments and incorporate required revisions as appropriate. A recommendation report will then be prepared for a future Committee of the Whole meeting once the technical review is completed.

## **Attachments**

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-Law
- Figure 4 – Proposed Zoning By-law

Figure 5 – Proposed Site Plan

Figure 6 – Proposed Elevations

### **Previous Reports**

None.

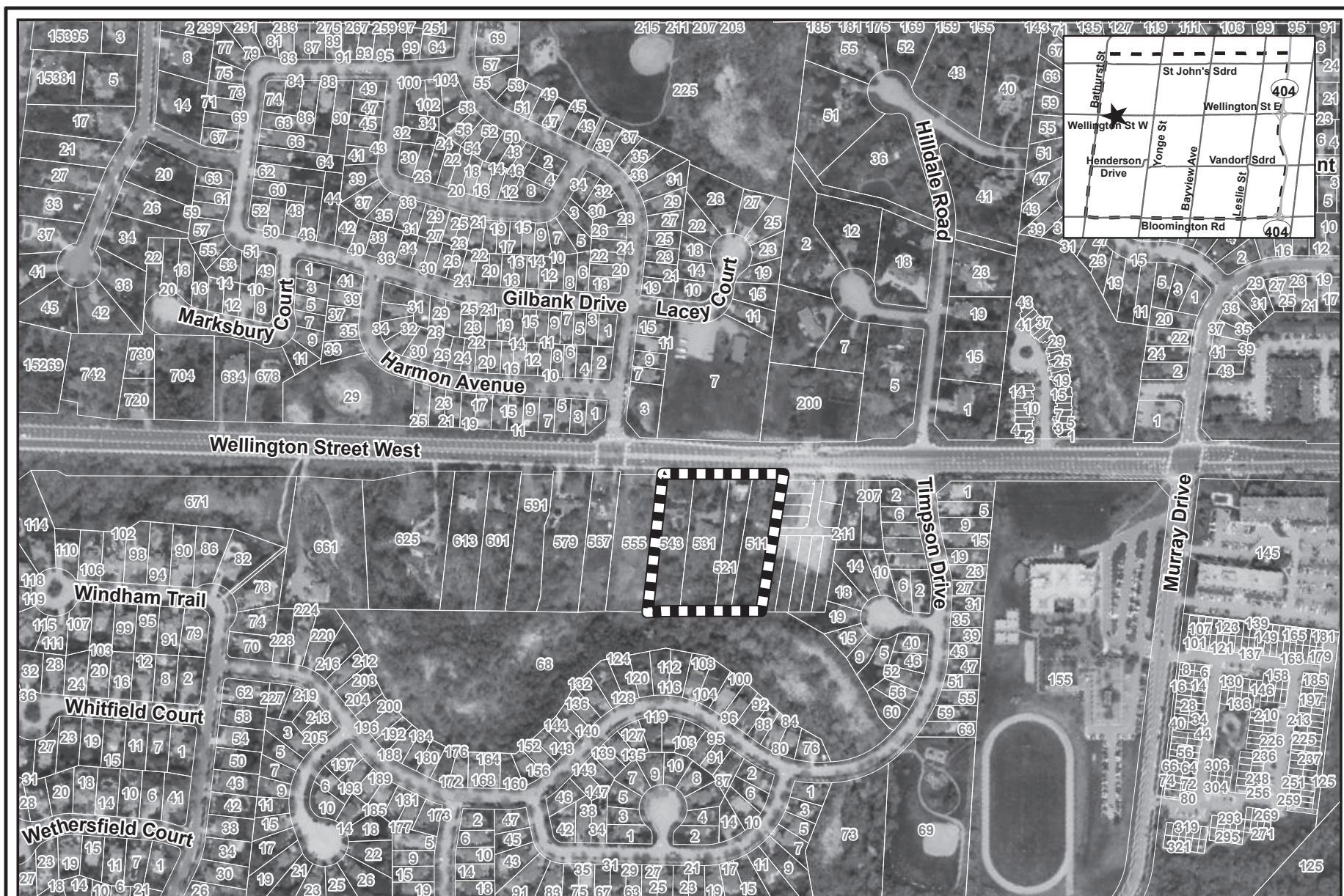
### **Pre-submission Review**

Agenda Management Team review on January 9, 2025

### **Approvals**

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



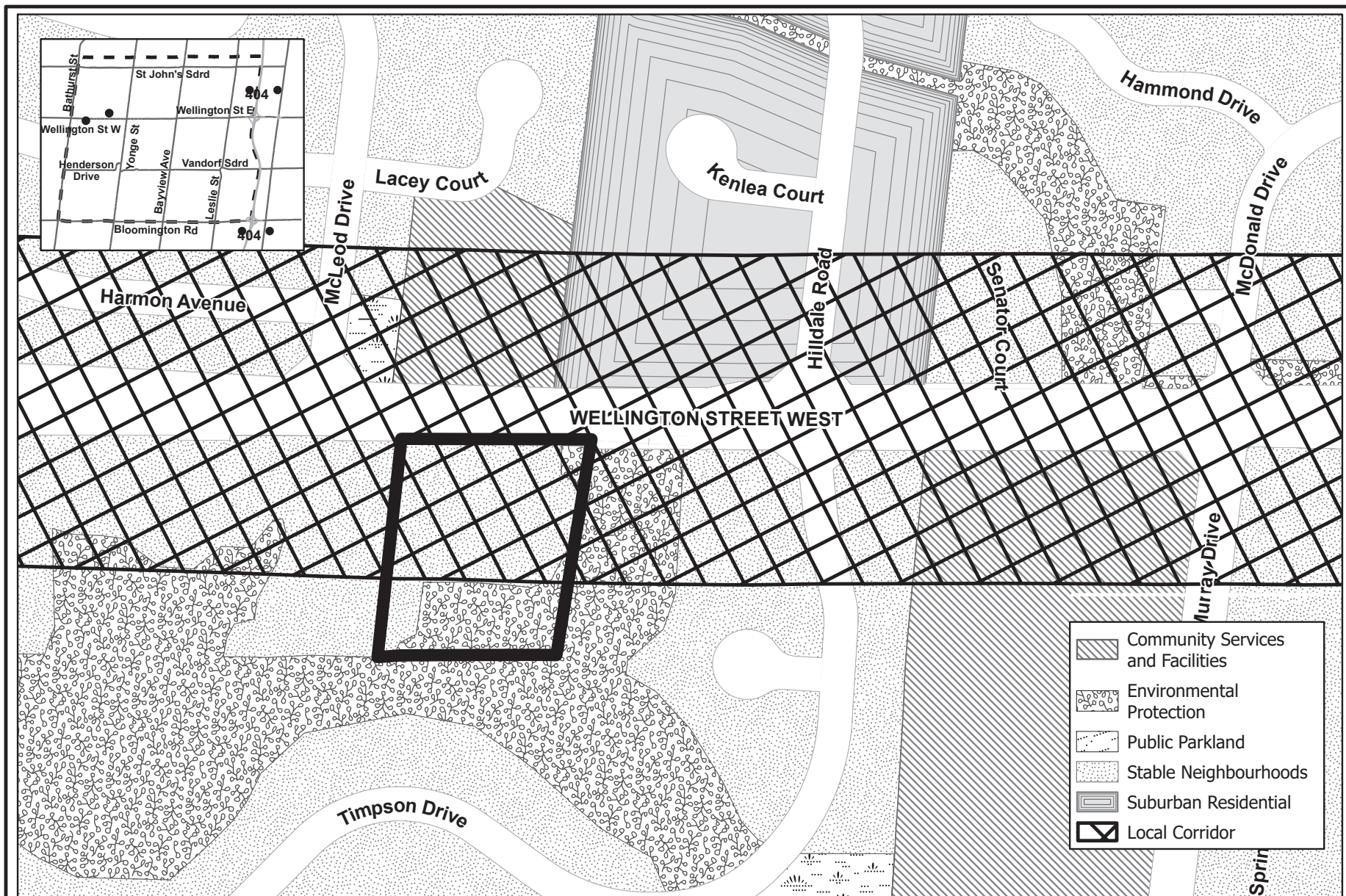
**LOCATION MAP**  
 APPLICANT: ARMIS HOLDING INC.  
 FILES: ZBA-2024-05 & SP-2024-07  
 FIGURE 1

 **SUBJECT LANDS**

0 50 100  
 Metres

N  
  
**AURORA**  
*You're in Good Company*

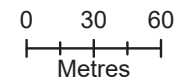
Map created by the Town of Aurora Planning and Building Services Department, 2024-12-19. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.



# EXISTING OFFICIAL PLAN DESIGNATION

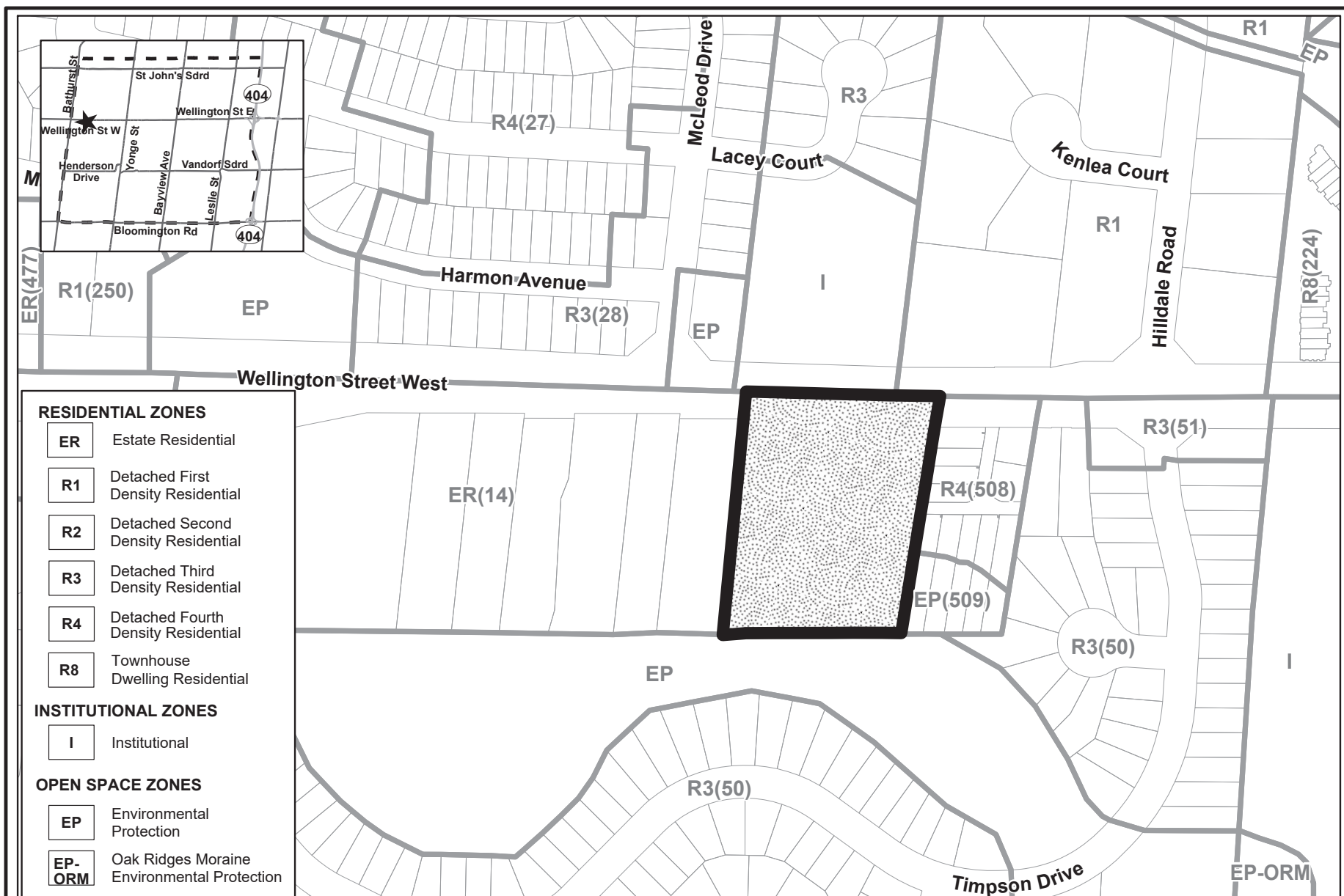
APPLICANT: ARMIS HOLDING INC.  
 FILES: ZBA-2024-05 & SP-2024-07  
 FIGURE 2

 Subject Lands



Map created by the Town of Aurora Planning and Building Services Department, 2024-12-20. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

Document Path: J:\data\data\Planning Maps\511-543 Wellington Street W (Armis Holdings Inc) (ZBA-2024-05)\511-543 Wellington Street W (Armis Holdings Inc) (ZBA-2024-05)\511-543 Wellington Street W (Armis Holdings Inc) (ZBA-2024-05).aprx



**RESIDENTIAL ZONES**

- ER** Estate Residential
- R1** Detached First Density Residential
- R2** Detached Second Density Residential
- R3** Detached Third Density Residential
- R4** Detached Fourth Density Residential
- R8** Townhouse Dwelling Residential

**INSTITUTIONAL ZONES**

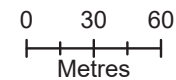
- I** Institutional

**OPEN SPACE ZONES**

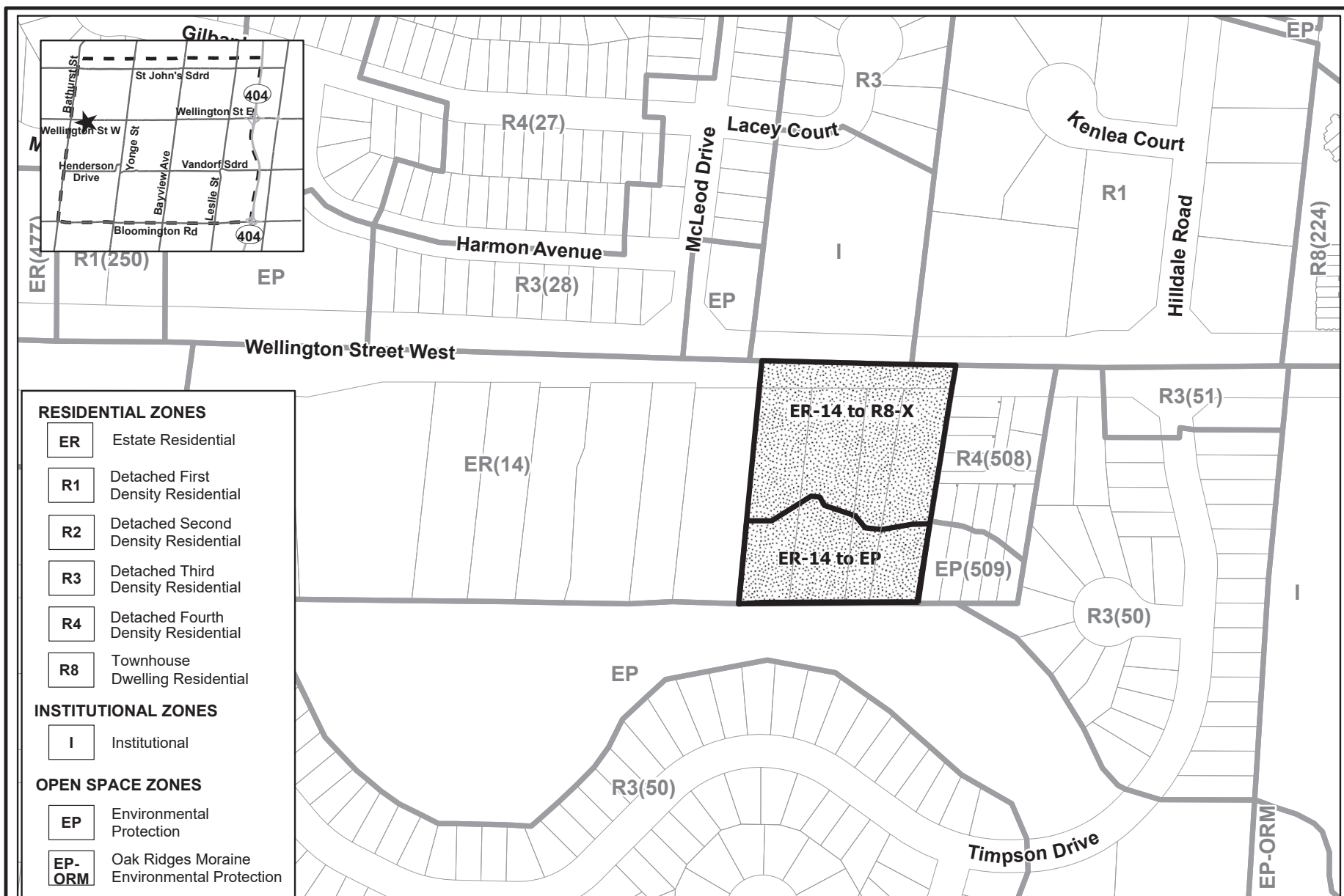
- EP** Environmental Protection
- EP-ORM** Oak Ridges Moraine Environmental Protection

**EXISTING ZONING**

APPLICANT: ARMIS HOLDING INC.  
 FILES: ZBA-2024-05 & SP-2024-07  
 FIGURE 3







**RESIDENTIAL ZONES**

- ER** Estate Residential
- R1** Detached First Density Residential
- R2** Detached Second Density Residential
- R3** Detached Third Density Residential
- R4** Detached Fourth Density Residential
- R8** Townhouse Dwelling Residential

**INSTITUTIONAL ZONES**

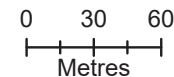
- I** Institutional

**OPEN SPACE ZONES**

- EP** Environmental Protection
- EP-ORM** Oak Ridges Moraine Environmental Protection

**PROPOSED ZONING**

APPLICANT: ARMIS HOLDING INC.  
 FILES: ZBA-2024-05 & SP-2024-07  
 FIGURE 4



Map created by the Town of Aurora Planning and Building Services Department, 2024-12-19. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

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# PROPOSED SITE PLAN

APPLICANT: ARMIS HOLDING INC.

FILES: ZBA-2024-05 & SP-2024-07

FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, 2024-12-19. Base data provided by Tregebov Cogan Architecture



VIEW from Private Road



VIEW from Private Road



VIEW from Private Road

## PROPOSED ELEVATIONS

APPLICANT: ARMIS HOLDING INC.

FILES: ZBA-2024-05 & SP-2024-07

FIGURE 6



Map created by the Town of Aurora Planning and Building Services Department, 2024-12-19. Base data provided by P.A.R.C.E.L. Inc.

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# Public Planning Meeting

## 511-543 Wellington Street West

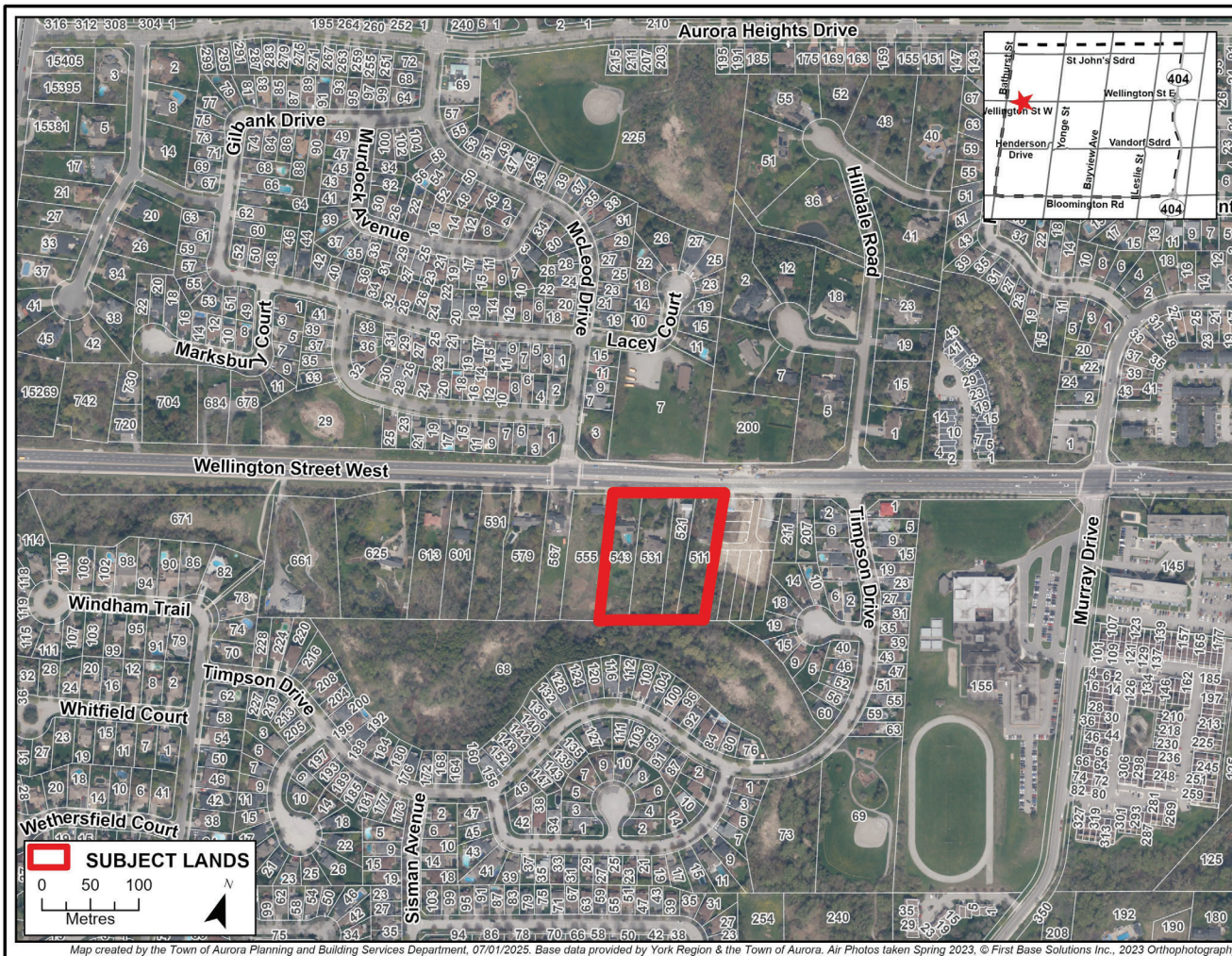
**Application:** Zoning By-law Amendment  
**Applicant:** Armis Holding Inc.  
**Location:** 511-543 Wellington Street West  
**File Number:** ZBA-2024-05  
**Related File:** SPA-2024-07



January 21, 2025



# Surrounding Area

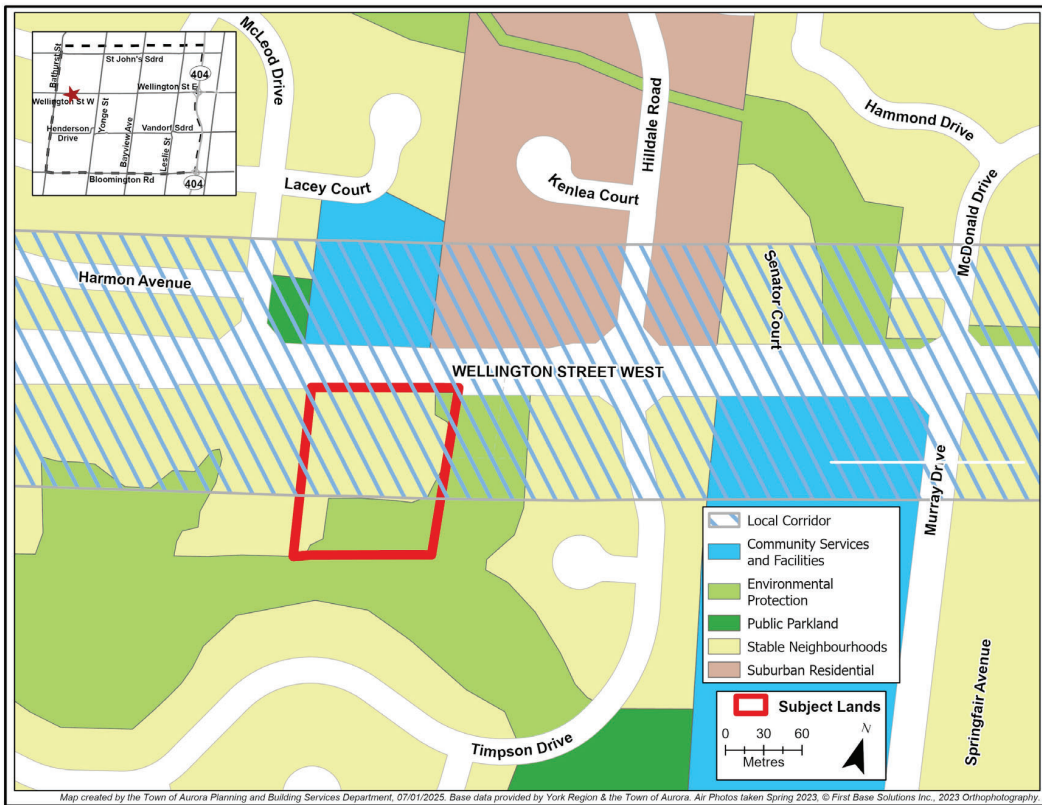


## Subject Lands: 511-543 Wellington Street West



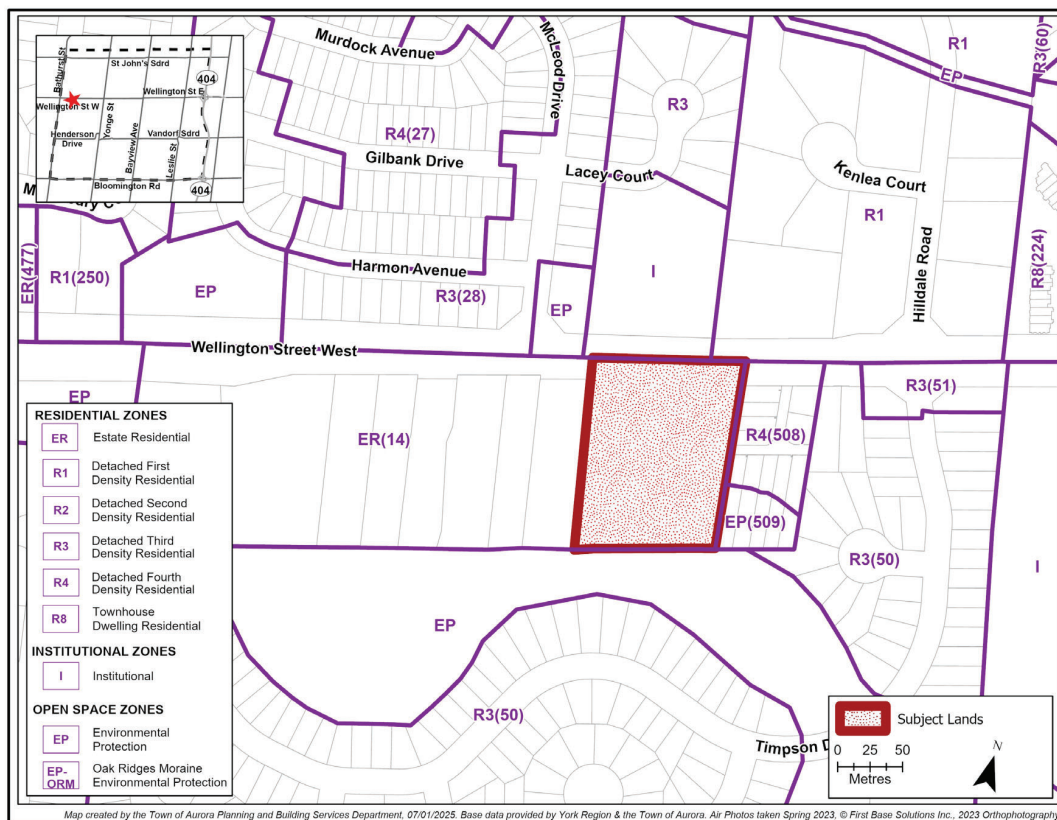
- Subject Lands include 511, 521, 531, and 543 Wellington Street West
- Total Size: **1.5 hectares** (3.6 acres)
- Total Frontage: **116 metres** (380.6 ft) along Wellington Street West

## Official Plan Designation



- “Stable Neighbourhoods” and “Environmental Protection”
- Proposed development is entirely outside of the Environmental Protection
- Local Corridor

**Comprehensive Zoning By-law 6000-17, as amended:  
 Estate Residential Exception (ER-14) Zone**



The current ER-14 zone permits the following uses:

- Dwelling, Detached
- Dwelling, Second Suite
- Home Occupation





## Proposed Development



- 116 stacked townhouse dwelling units (4 blocks)
- 123 resident parking spaces (1.5 per unit) and 23 visitor parking spaces
- Right-In/Right-Out access off Wellington Street West
- To be connected to the adjacent approved development to the east via condo road



VIEW from Private Road



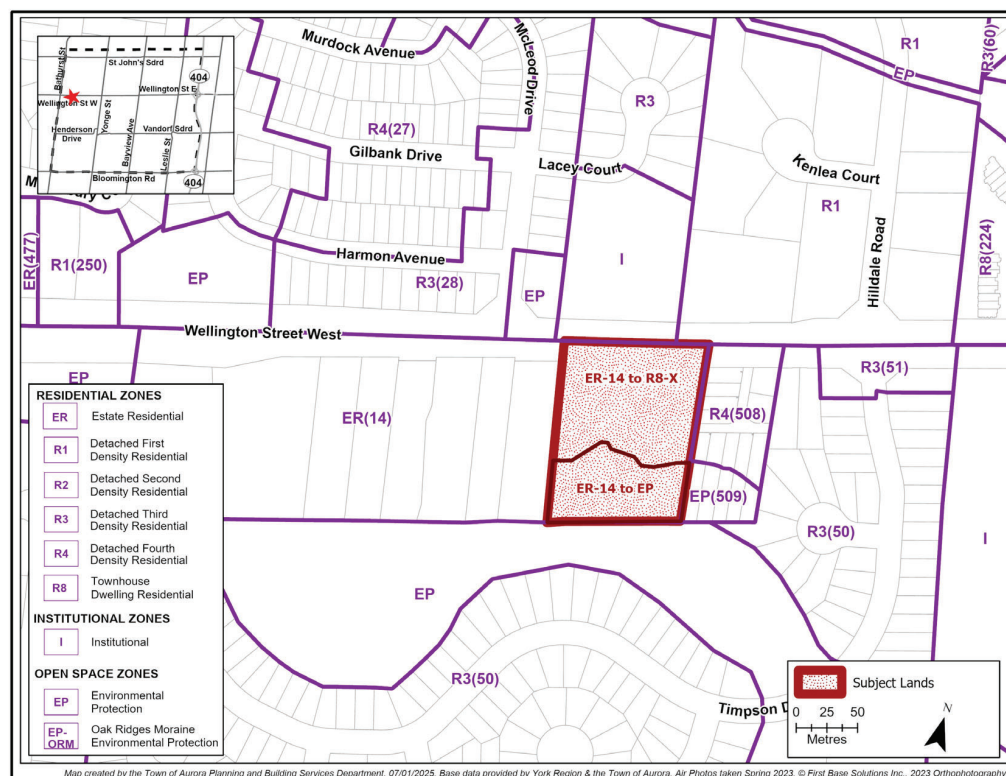
VIEW from Private Road



VIEW from Private Road

- Units ranging between approximately 40 m<sup>2</sup> (410 ft<sup>2</sup>) and 85 m<sup>2</sup> (915 ft<sup>2</sup>)
- 146 parking spaces to be provided underground
- Buildings will front onto a private condo road, which is subject to a future Plan of Condominium application

## Proposed Zoning By-law



- Rezone the subject lands from “Estate Residential Exception (ER-14)” to “**Townhouse Dwelling Residential R8 (XX) Exception Zone**” and “**Environmental Protection (EP)**”
- The proposed site specific R8 zone permits Stacked Townhouses and provisions to facilitate the proposed development (ie. setbacks, lot area, parking requirements)



**A Community Information Meeting was hosted by the applicant on December 3<sup>rd</sup>, 2024, with public discussion on:**

- **Will there be sufficient parking provided on site for residents and visitors?**
  - **What type of access is being proposed off Wellington Street West?**
  - **Will there be electric vehicle charging stations provided?**
-



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

- Conformity to the Provincial Policy Statement, the Growth Plan, Local policies
  - Details review of the proposed site-specific zoning standards
  - Review and confirmation of the Environmental Protection limits on the subject property
  - Availability of municipal servicing capacity
  - All technical matters will be addressed through the Site Plan Approval process
-



## Next Steps in the Planning process:

- Staff will work with the applicant to address all comments from the public and commenting agencies. When appropriate, a staff report with recommendations will be presented at a future Committee of the Whole Meeting for consideration
  - A future Plan of Condominium application will be required and directed to Council for consideration
  - All interested parties will be notified of updates relating to the subject applications
-



# Thank you

For any questions please contact:  
Felix Chau  
Planner

[fchau@aurora.ca](mailto:fchau@aurora.ca)  
365-500-3105



# Armis Glen

# Statutory Public Meeting

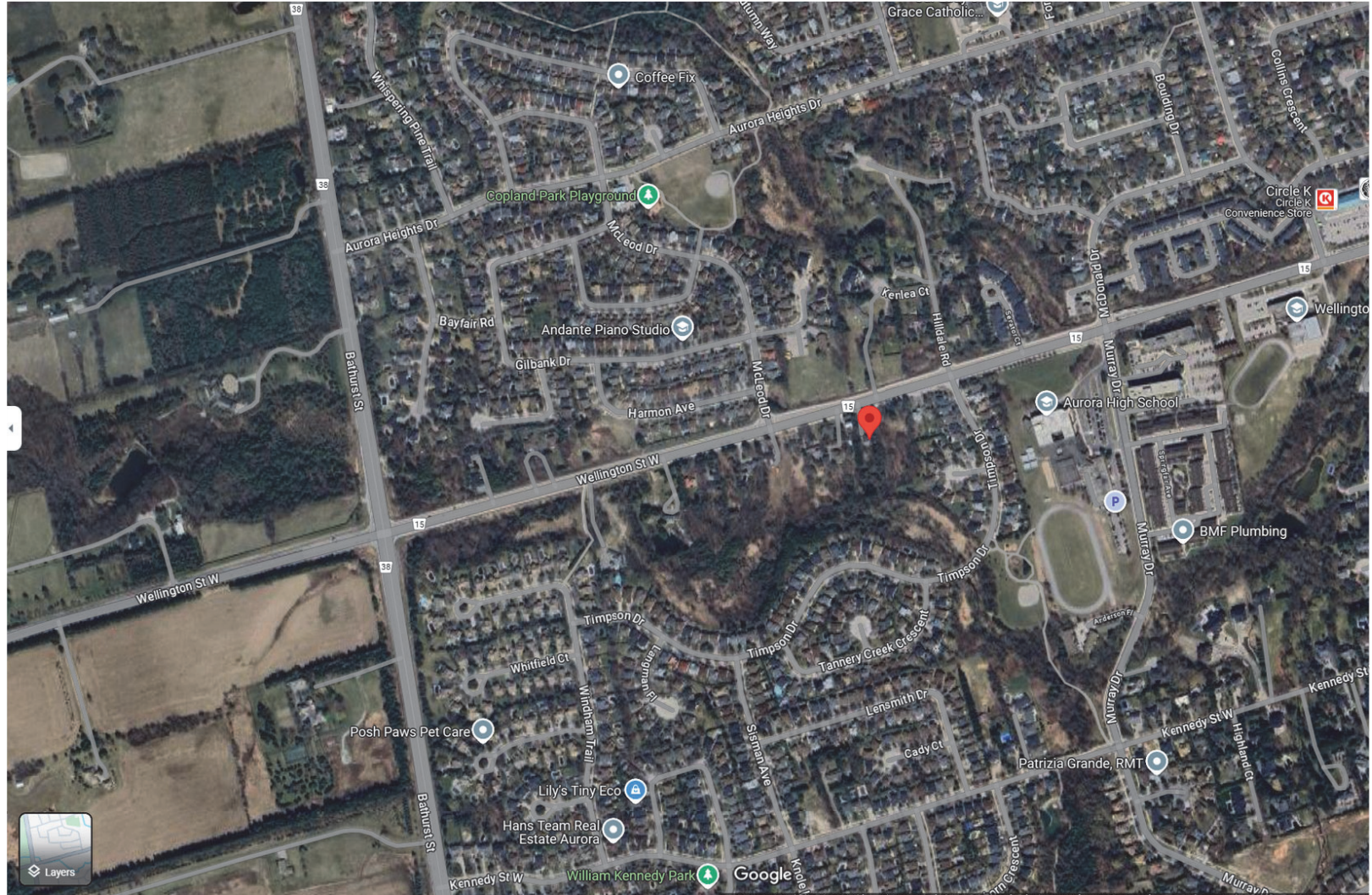
January, 21, 2025

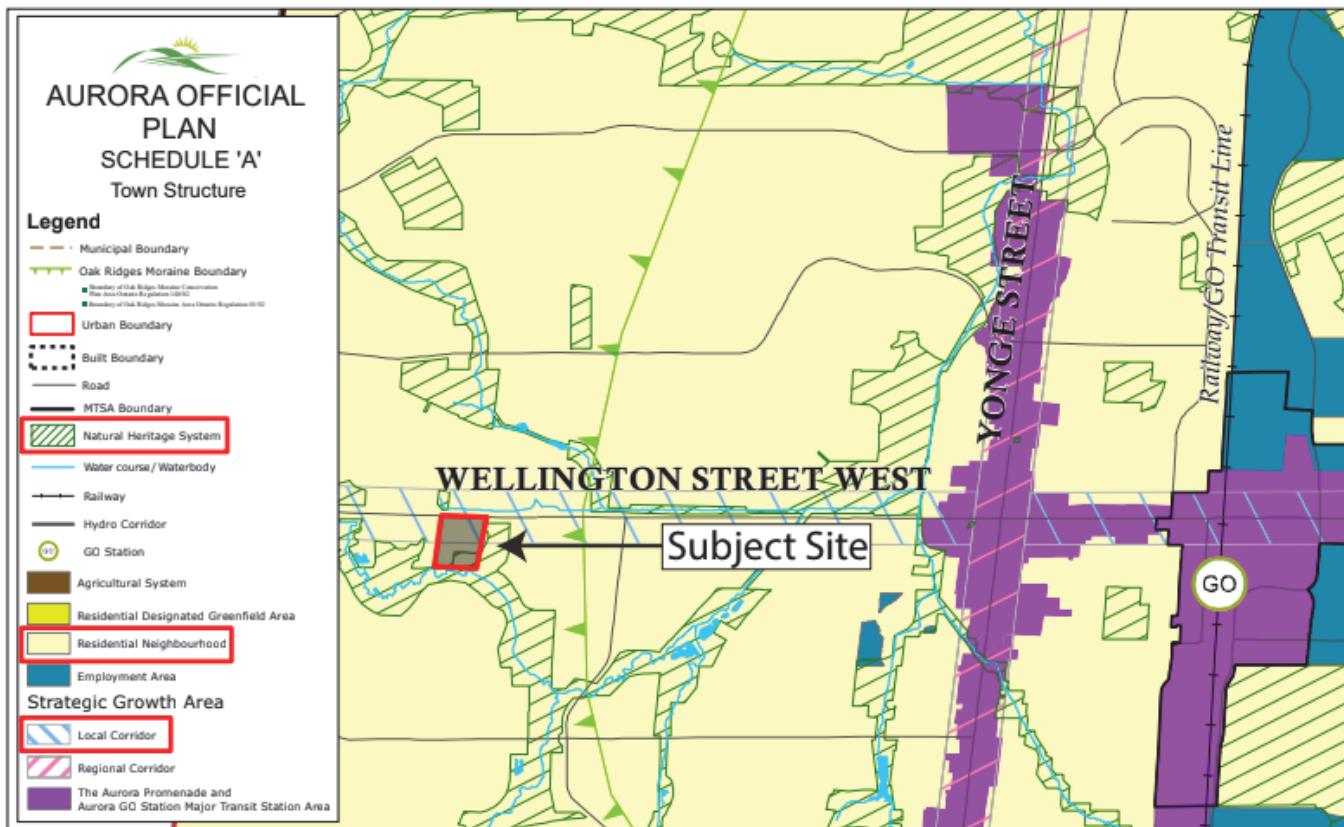




511,521,531 & 543  
WELLINGTON ST W, AURORA  
ONTARIO, L4G 6J7







**511 - 543 Wellington St W**  
**2024 Aurora Official Plan - Schedule 'A' Town Structure**

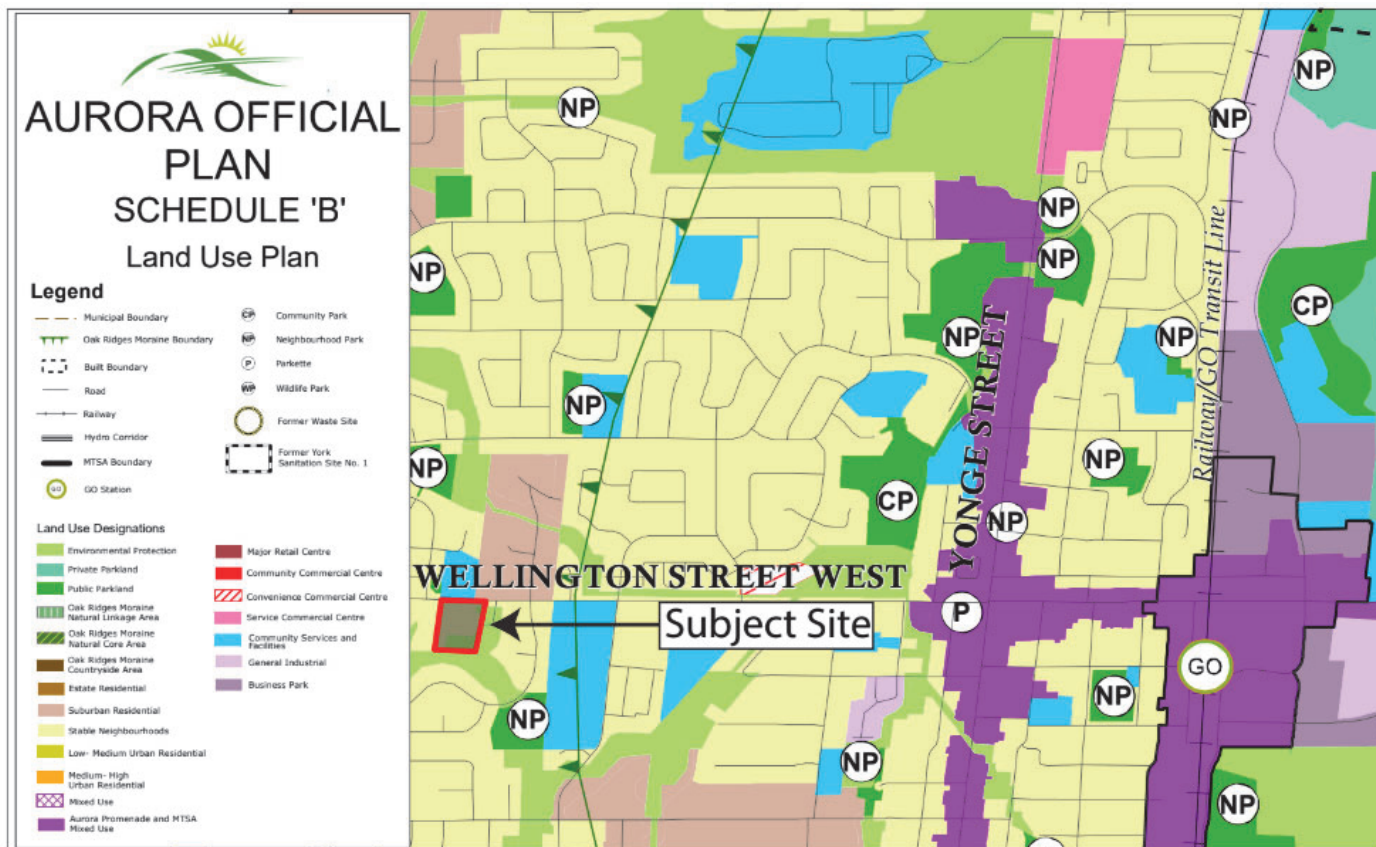
Subject Site

MSH  
BOUNDLESS INGENUITY

LSG Partners

ARMIS

Arms Glen



511 - 543 Wellington St W  
 2024 Aurora Official Plan - Schedule 'B' Land Use Plan



 Subject Site

MSH BOUNDLESS INGENUITY  
 Toronto 416-491-4444  
 Aurora 905-949-3447  
 www.msh.ca

LSG Partners

ARMIS



### 511 - 543 Wellington St W - Context Map



 Subject Site





1	PLANTING	ISSUED FOR O&A & SPA SUBMISSION	2024	251
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**byPATH:**  
landscape architecture

15 002, Altona Road  
Mississauga, Ontario  
info@bypath.ca  
416.663.8822

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project:  
**ARMIS GLEN**  
511-543 WELLINGTON ST. W.  
AURORA, ONTARIO

client:  
ARMIS HOLDING & LSG PARTNERS LTD.

drawing:  
**MASTER LANDSCAPE PLAN**

file name:  
JUNE 2024

scale:  
1:200

sheet no. / total sheets:  
2240 / 11-240528

project no. / sheet no. / sheet title:  
2240 / 2240 / MP-1

NOTES: SCALE & APPROVALS ONLY - NOT FOR CONSTRUCTION



AERIAL VIEW from Wellington Street

Note: Building permit issuance shall be subject to the building permit drawings not being in contradiction with those approved plans and drawings including, but not limited to, the exterior design of the building and interior building elements.



**TACT Architecture Inc.**  
 5535 College Street (near bank)  
 Toronto, Ontario, M3J 1S8  
 416-516-1540  
 info@tactdesign.ca

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Site No.	511-543 Wellington St West Aurora
Client	LSG
Project No.	Rendering
Drawn By	SR
Checked By	PJ
Date Issued	October 31, 2024
File Number	2316



TACT

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ARMIS GLEN  
Partners

ARMIS GLEN  
Partners

ARMIS GLEN  
Partners

VIEW from South amenity area

A0.4



ARMIS GLEN  
Partners

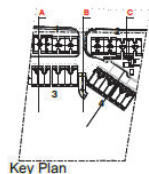
ARMIS GLEN  
Partners

ARMIS GLEN  
Partners

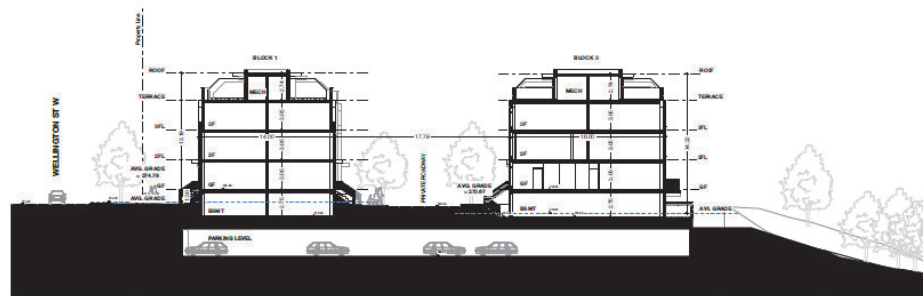
VIEW from Private Road

A1.4

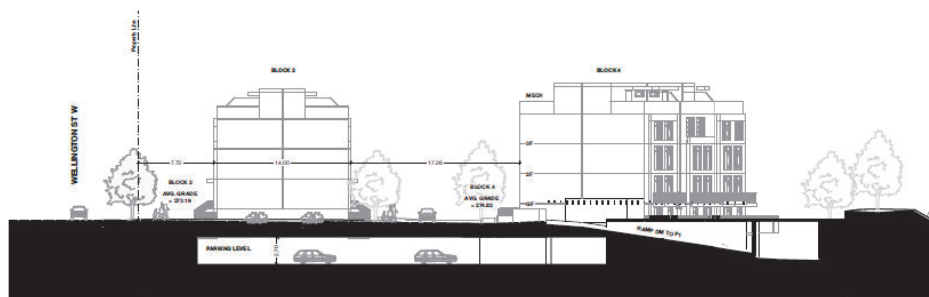




TACT



Section A  
SCALE: 1/200



Section B  
SCALE: 1/200



Section C  
SCALE: 1/200

Note: Building permit issuance shall be subject to the building permit design not being in contravention with these approved plans and design details, but not limited to the exterior design of the building and water building materials.



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6621 College Street (near Hwy 101)  
Toronto, Ontario M3J 1S5  
416-291-0040  
info@tact.ca

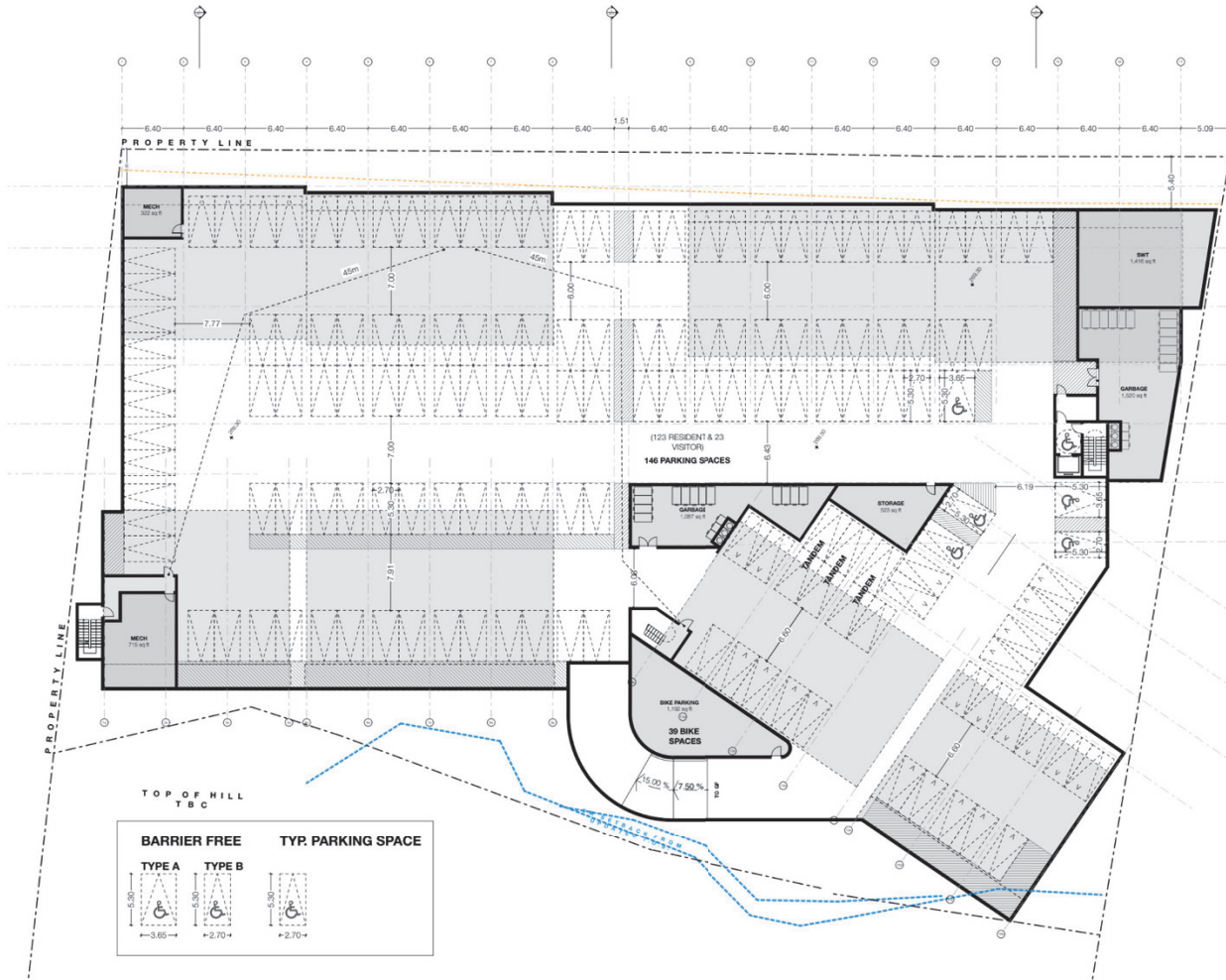
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PROJECT	871-642 Wellington St West Aurora
CLIENT	LSG
DATE OF SHEET	
DRAWN BY	SR
CHECKED BY	PU
DATE	September 4, 2016
SCALE	1/200

A4.1



TACT



Notes

Note: Building permit instance shall be issued for the building permit drawings not being in combination with these approved plans and drawings existing, but not limited to, the exterior design of the building and interior building materials.



TACT Architecture Inc.  
1000 Colgate Street (West side area)  
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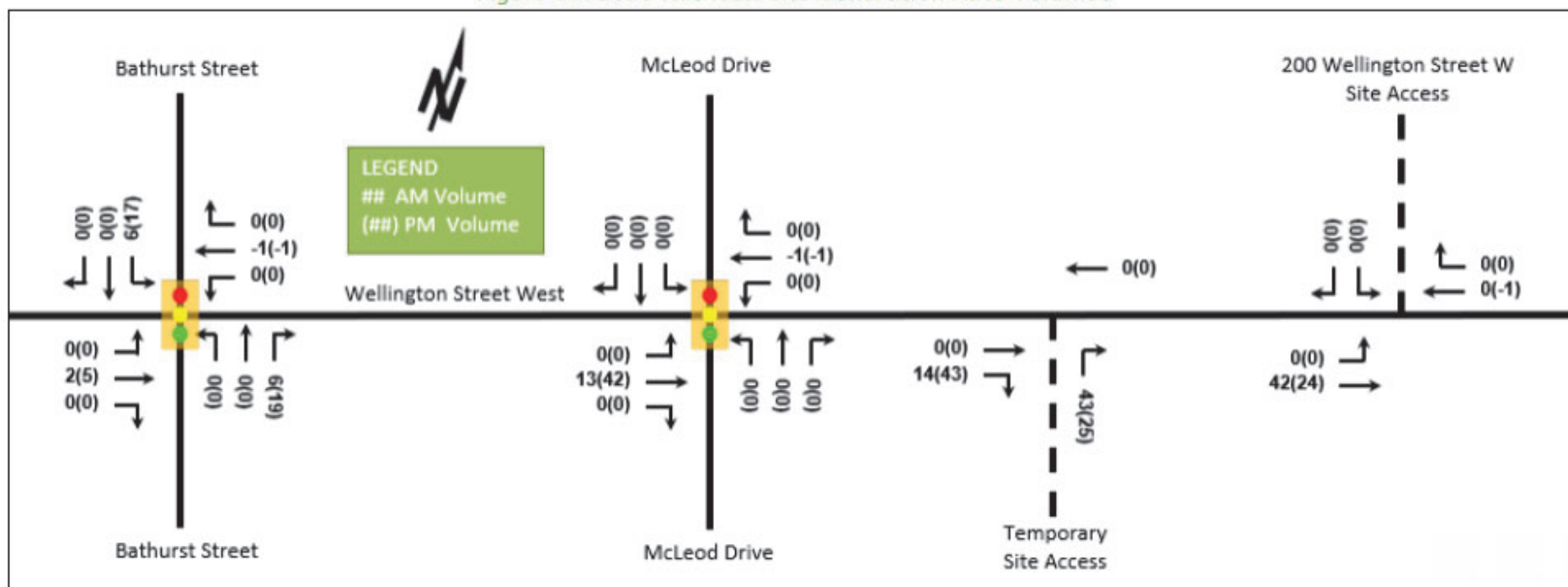
Job No.	511-543 Wellington St West Aurora
Client	LSG
Project No.	P1
Drawn by	SR
Checked by	PJ
Issue Date	September 4, 2024
Drawing No.	2316
Scale	1:200

P1  
SCALE: 1:200

A2.2



Figure 20: 2029 Net-New Site Generation Auto Volumes





## Questions:

[info@landservicesgroup.ca](mailto:info@landservicesgroup.ca)

(+1) 416-888-7653

<https://landservicesgroup.ca/>

## Contact:

625 Cochrane Dr, Unit 801,  
Markham, ON L3R 9R9



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

Town of Aurora

## Public Planning Report

No. PDS25-014

---

**Subject:** Application for Zoning By-law Amendment  
1000259515 Ontario Inc.  
240 Industrial Parkway South  
Lot 57, Plan 65R-10328  
File Number: ZBA-2024-06

**Prepared by:** Katherine Gatzos

**Department:** Planning and Development Services

**Date:** January 21, 2025

---

### Recommendation

1. That Report No. PDS25-014 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

### Executive Summary

The purpose of this report is to provide Council and members of the public with background information on the proposed Zoning By-law Amendment for 240 Industrial Parkway South (the 'subject property'). The following is a summary of the proposal:

- A Zoning By-law Amendment application was submitted to facilitate the development of a private school (middle and senior students) on the subject property;
- The existing, multi-unit industrial building onsite is proposed to be retained and refitted to accommodate the proposal;
- The applicant is proposing to rezone the subject property from "(E2) General Employment Zone" to "(E2-XX) General Employment Exception Zone" to permit the proposed development;

- The Zoning By-law Amendment will amend the permitted uses on the subject property to include a private school;
- Comments have been identified by Town departments and public agencies that need to be addressed before bringing forward a recommendation report to Council for consideration.

## Background

### Application History

The pre-consultation package for the proposed application was issued in February 2024, to the applicant. The Zoning By-law Amendment application was received on October 10, 2024, and deemed complete on October 17, 2024.

### Location / Land Use

The subject property, municipally known as 240 Industrial Parkway South, is located on the west side of Industrial Parkway South (Figure 1). The subject property has a lot area of 1.61 ha (16100 sqm), with a frontage along Industrial Parkway South of approximately 88.66 m (290.88 ft).

The subject property presently consists of a single storey industrial building (approximately 5415 sqm), and associated parking area. The existing industrial building onsite is proposed to be retained and refitted to accommodate the proposed private school.

### Surrounding Land Uses

The surrounding land uses are as follows:

North: Industrial uses, Sheppard's Bush (26-hectare open space area consisting of woodlands, sports fields, and trails)

South: Industrial uses, commercial uses

East: Industrial uses, commercial uses, Sheppard's Bush (26-hectare open space area consisting of woodlands, sports fields, and trails)

West: Metrolinx GO rail corridor, industrial uses, residential uses

## Policy Context

### Provincial Policies

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

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

### Town of Aurora Official Plan

The subject property is designated “General Industrial” under Schedule ‘B’ – Land Use Plan in the Town of Aurora Official Plan. The General Industrial designation applies to historical industrial areas surrounding Industrial Parkway North and South which exist in close proximity to residential uses west of Edward Street. The intent of the General Industrial designation is to ensure the long-term protection and continued evolution of existing, older industrial areas.

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

The subject property is zoned “General Employment (E2)” by Zoning By-law 6000-17, as amended (Figure 3), which permits a variety of industrial and commercial uses.

## Reports and Studies

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

Report Name	Report Author
Accessibility Standards Analysis	Brutto Consulting
Construction Impact Mitigation Study	Aplin & Martin Consultants Ltd.
D6 Compatibility Study	Brutto Consulting
Functional Servicing and Stormwater Management Report	Aplin & Martin Consultants Ltd.
Noise and Vibration Study	Soft dB
Phase Two Environmental Site Assessment	Pinchin Ltd.
Planning Justification Report	Brutto Consulting

Report Name	Report Author
Transportation Study	CGE Consulting
Tree Inventory and Preservation Plan Report	Kuntz Forestry Consulting Inc.
Urban Design Brief	Brutto Consulting

## Proposed Applications

### Proposed Zoning By-law Amendment

The Zoning By-law Amendment will amend the permitted uses on the subject property to include a private school.

As shown in Figure 4, the Applicant proposes to rezone the subject property from “(E2) General Employment Zone” to “(E2-XX) General Employment Exception Zone” to permit the proposed development, though the addition of a Private School as a permitted use. The Applicant has submitted a draft Zoning By-law which is currently under review by staff. The following is a table outlines the parent General Employment (E2) Zone and proposed General Employment Exception (E2-XX) Zone standards.

	Parent General Employment (E2) Zone Requirement	General Employment Exception (E2-XX) Zone
Permitted Uses	<ul style="list-style-type: none"> <li>• Adult Entertainment Parlour</li> <li>• Body Rub Parlour</li> <li>• Commercial Self Storage Facility</li> <li>• Contractor’s Yard</li> <li>• Dry Cleaning Establishment</li> <li>• Fitness Centre</li> <li>• Food Processing Establishment</li> <li>• Industrial Uses</li> <li>• Motor Vehicle Body Shop</li> <li>• Motor Vehicle Rental Establishment</li> <li>• Motor Vehicle Repair Garage</li> <li>• Offices</li> <li>• Outdoor Display and Sales Area</li> <li>• Pet Services</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Entertainment Parlour</li> <li>• Body Rub Parlour</li> <li>• Commercial Self Storage Facility</li> <li>• Contractor’s Yard</li> <li>• Dry Cleaning Establishment</li> <li>• Fitness Centre</li> <li>• Food Processing Establishment</li> <li>• Industrial Uses</li> <li>• Motor Vehicle Body Shop</li> <li>• Motor Vehicle Rental Establishment</li> <li>• Motor Vehicle Repair Garage</li> <li>• Offices</li> <li>• Outdoor Display and Sales Area</li> <li>• Pet Services</li> </ul>



	Parent General Employment (E2) Zone Requirement	General Employment Exception (E2-XX) Zone
	<ul style="list-style-type: none"> <li>• Private Park</li> <li>• Place of Worship</li> <li>• Printing, Media and Communications Establishment</li> <li>• Club</li> <li>• Recreation Centre</li> <li>• Repair Shop</li> <li>• Service Shop</li> <li>• Retail, Accessory</li> <li>• Warehouses</li> </ul>	<ul style="list-style-type: none"> <li>• Private Park</li> <li>• Place of Worship</li> <li>• Printing, Media and Communications Establishment</li> <li>• Club</li> <li>• Recreation Centre</li> <li>• Repair Shop</li> <li>• Service Shop</li> <li>• Retail, Accessory</li> <li>• Warehouses</li> <li>• <i>Private School</i></li> </ul>

Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

### Conceptual Site Plan

The applicant has not formally submitted a Site Plan application with Planning and Development Services. The proposed development will require a Site Plan application to implement the proposed land use amendments. As part of the Zoning By-law Amendment application, the applicant has provided a conceptual Site Plan and Elevations Drawing, as shown in Figures 5 and 6, respectively.

The applicant intends to repurpose and refit the existing approximately 5415 sqm industrial building on the subject property into a middle and senior private school, maintain the two existing access driveways from Industrial Parkway South, and implement a total of 83 parking spaces. Review of relevant Zoning By-law provisions indicate that sufficient parking is provided to support a private school (middle and senior students).

The applicant has indicated that the proposed middle and senior private school intends to include eighteen classrooms, a cafeteria, auditorium, two gymnasiums, library, outdoor recreation area, and an astroturf sports field.

Further technical review of the Site Plan application will continue following the appropriate land use and zoning matters being in place. As per Bill 109, the approval of the subject Site Plan application is delegated to staff.

## **Department / Agency Comments**

**Comments have been identified by Town departments and public agencies that need to be addressed before bringing forward a recommendation report to Council for consideration.**

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

- The proposal will be reviewed in context of the Provincial and applicable local planning policies
- Proposed site-specific zoning standards
- Traffic and pedestrian safety
- Metrolinx comments regarding noise and rail safety due to proximity to the GO Rail Corridor
- Revised engineering submissions in accordance with staff comments related to noise and vibration impacts

## **Public Comments**

No comments have been received from the public regarding the proposed planning application at the time of writing this report.

## **Advisory Committee Review**

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

## Legal Considerations

Section 34(11) of the *Planning Act* states that if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

The applications were deemed as complete on October 17, 2024, and therefore, the applicant may appeal to the OLT at any time.

## Financial Implications

There are no financial implications.

## Communications Considerations

A Notice of Public Planning Meeting was issued to all addressed property owners within 120 metres of the subject property. In addition, the notice was published in The Auroran Newspaper. Signage on the subject lands was posted with information regarding the Public Planning Meeting. Public Planning Meeting notification has been provided in accordance with the Planning Act.

## Climate Change Considerations

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. To better understand the impacts, staff has requested a Green Development Report in accordance with Section 6 of the Official Plan as part of the site plan submission.

## Link to Strategic Plan

The proposed Zoning By-law Amendment supports the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the monitoring of emerging employment trends and economic trends, future workforce, education and business development needs are

identified in accordance with the plans to attract businesses that provide employment opportunities for our residents.

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

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the January 21, 2025, Public Planning Meeting.

### **Conclusions**

Staff will continue to review the subject application, having consideration for the above noted matters, the comments received from agency circulations, and feedback received from the public and Council at the January 21, 2025, Public Planning Meeting. A recommendation report will be prepared for a future Committee of the Whole meeting for Council's consideration when technical review is completed.

### **Attachments**

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-Law
- Figure 4 – Proposed Zoning
- Figure 5 – Proposed Site Plan
- Figure 6 – Proposed Building Elevations

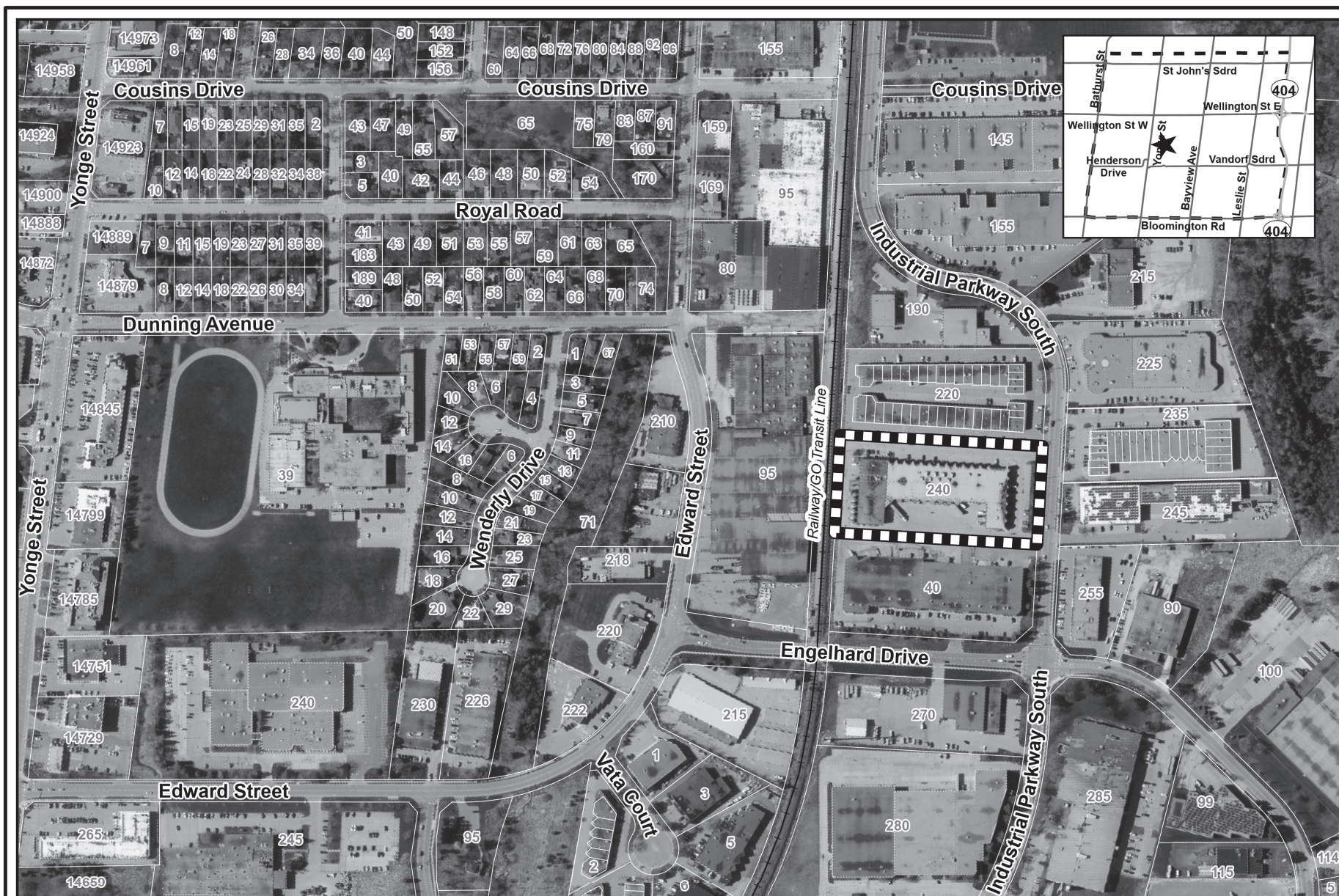
### **Pre-submission Review**

Agenda Management Team review on January 9, 2025

### **Approvals**

**Approved by Marco Ramunno, Director, Planning and Development Services**

**Approved by Doug Nadorozny, Chief Administrative Officer**



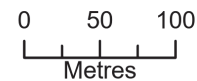
### LOCATION MAP

APPLICANT: 1000259515 Ontario Inc.

FILE: ZBA-2024-06

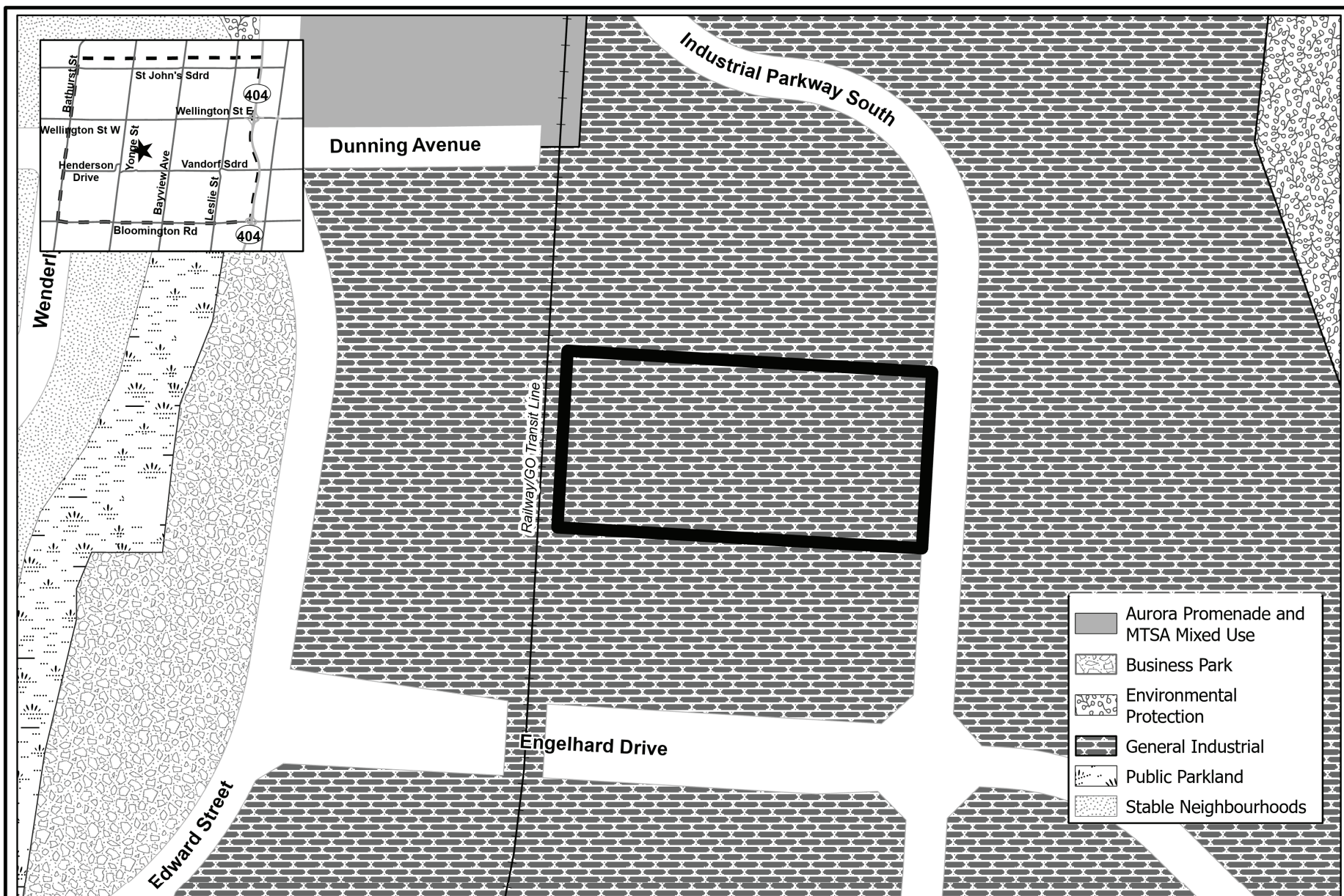
FIGURE 1

 SUBJECT LANDS



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024, © First Base Solutions Inc., 2024 Orthophotography.

Document Path: J:\data\data\Planning Maps\240 Industrial Parkway South (1000259515 Ontario Inc) (ZBA-2024-06)\ZBA-2024-06\_240\_Industrial\_Parkway\_South\ZBA-2024-06\_240\_Industrial\_Parkway\_South.aprx



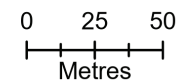
## EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 1000259515 ONTARIO INC.

FILE: ZBA-2024-06

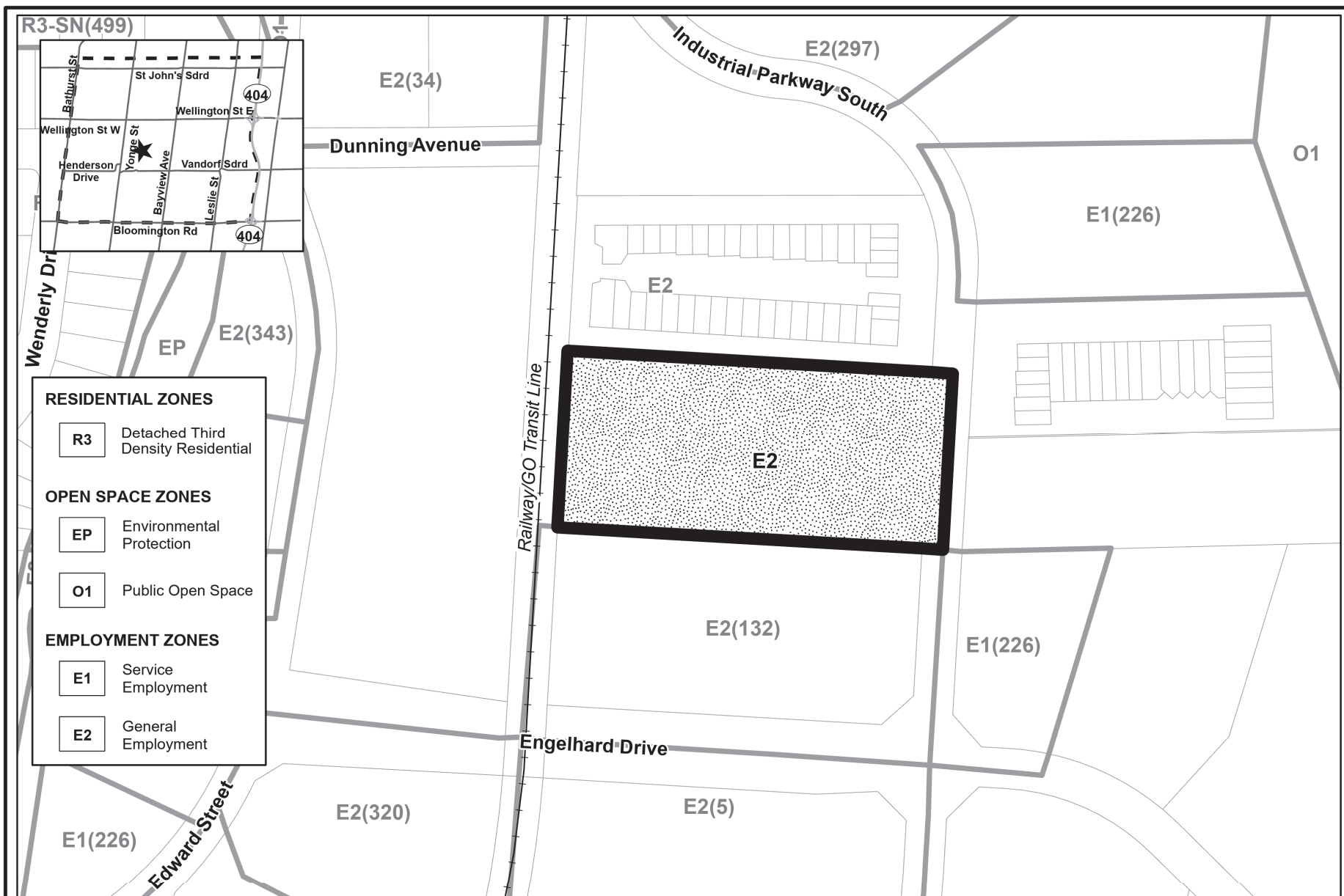
FIGURE 2

 Subject Lands



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\240 Industrial Parkway South (1000259515 Ontario Inc) (ZBA-2024-06)\ZBA-2024-06\_240\_Industrial\_Parkway\_South\ZBA-2024-06\_240\_Industrial\_Parkway\_South.aprx



**RESIDENTIAL ZONES**

**R3** Detached Third Density Residential

**OPEN SPACE ZONES**

**EP** Environmental Protection

**O1** Public Open Space

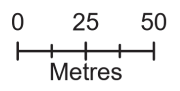
**EMPLOYMENT ZONES**

**E1** Service Employment

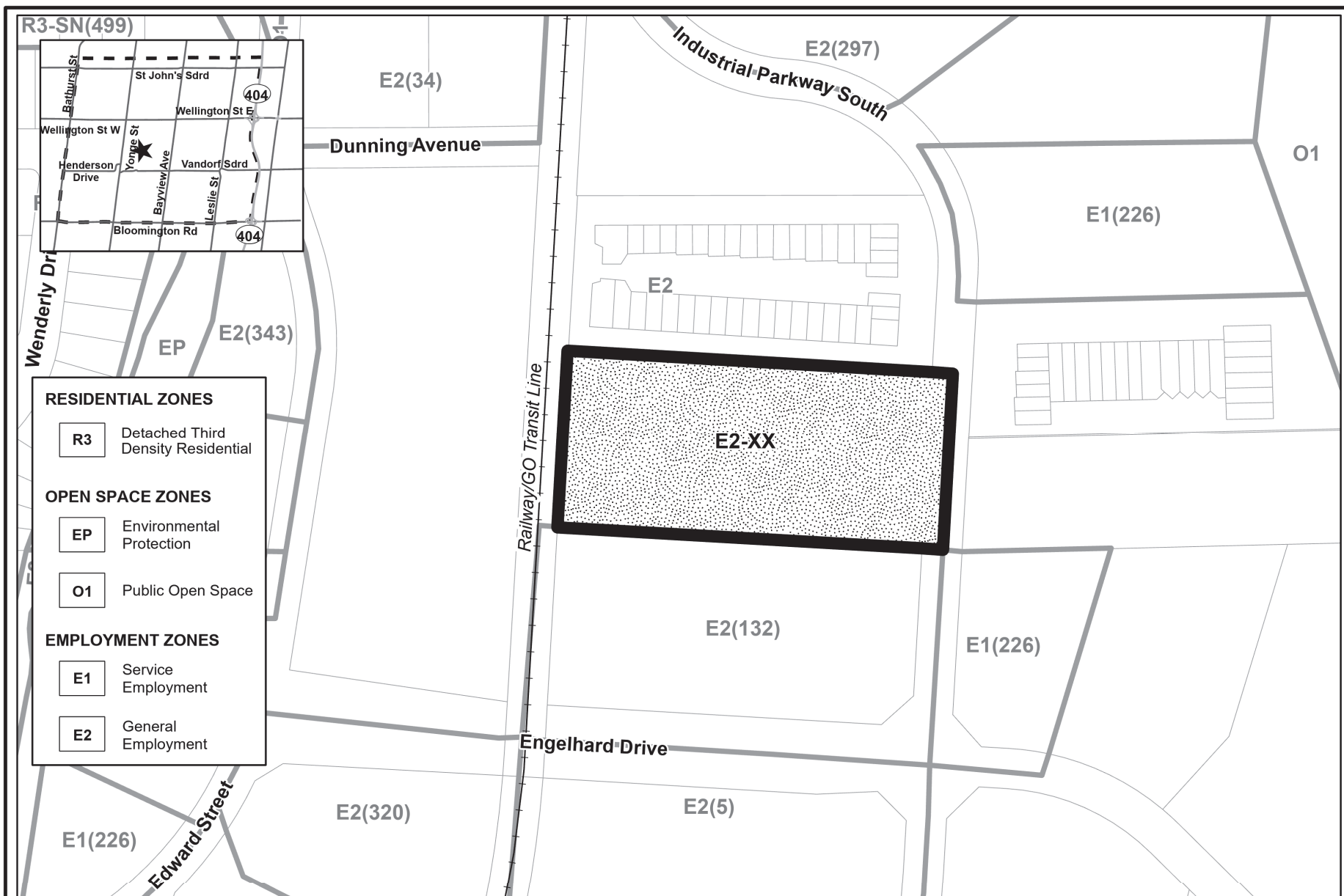
**E2** General Employment

**EXISTING ZONING BY-LAW AMENDMENT DESIGNATION**

APPLICANT: 1000259515 ONTARIO INC.  
 FILE: ZBA-2024-06  
 FIGURE 3



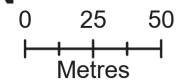
Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by York Region & the Town of Aurora.



- RESIDENTIAL ZONES**
- R3** Detached Third Density Residential
- OPEN SPACE ZONES**
- EP** Environmental Protection
  - O1** Public Open Space
- EMPLOYMENT ZONES**
- E1** Service Employment
  - E2** General Employment

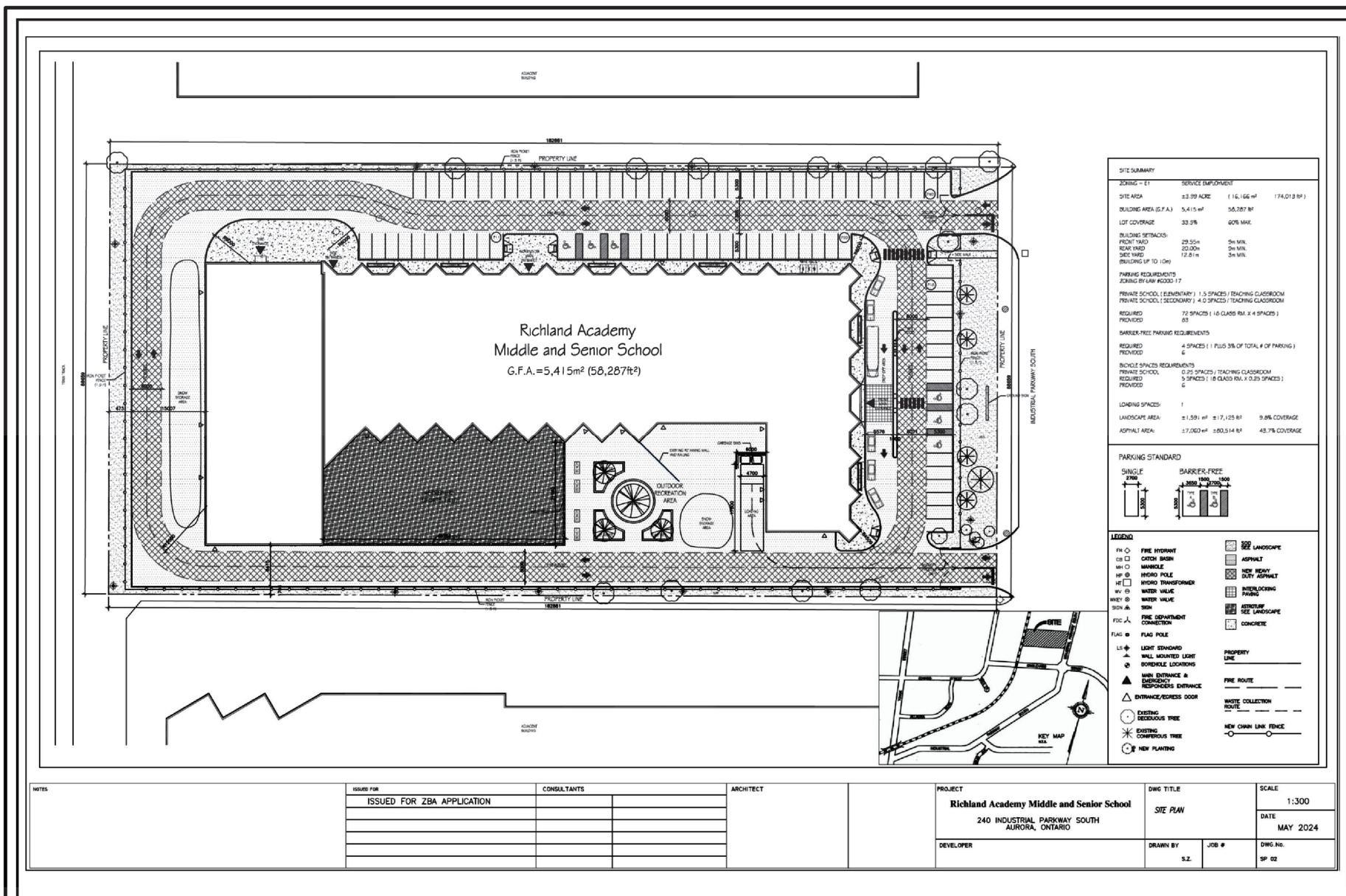
**PROPOSED ZONING BY-LAW AMENDMENT DESIGNATION**

APPLICANT: 1000259515 ONTARIO INC.  
 FILE: ZBA-2024-06  
 FIGURE 4



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by York Region & the Town of Aurora.





# PROPOSED SITE PLAN

APPLICANT: 1000259515 Ontario Inc.

FILE: ZBA-2024-06

FIGURE 5



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by the applicant



15	ISSUED FOR	CONSULTANTS	ARCHITECT	PROJECT	DWG TITLE	SCALE
	ISSUED FOR ZBA APPLICATION			<b>Richland Academy Middle and Senior School</b>	ILLUSTRATIONS	N.T.S.
				240 INDUSTRIAL PARKWAY SOUTH AURORA, ONTARIO		DATE MAY 2024
				DEVELOPER	DRAWN BY S.Z.	JOB # DWG No. SP 05

## PROPOSED ELEVATIONS

APPLICANT: 1000259515 Ontario Inc.

FILE: ZBA-2024-06

FIGURE 6



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-10. Base data provided by the applicant.

# Public Planning Meeting

## 240 Industrial Parkway South

**Application:** Zoning By-law Amendment  
**Applicant:** 1000259515 Ontario Inc.  
**Location:** 240 Industrial Parkway South  
**File Number:** ZBA-2024-06



January 21, 2025

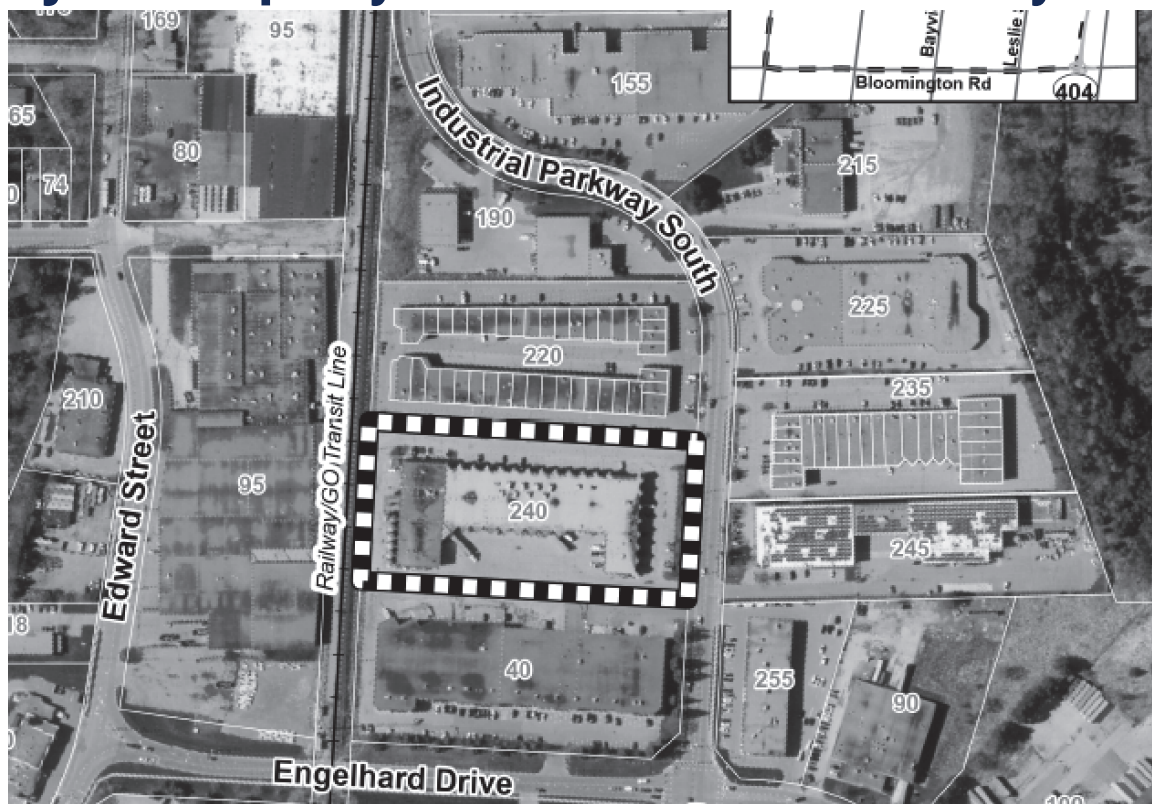


TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES

Location



## Subject Property: 240 Industrial Parkway South



**North:** Industrial uses, Sheppard's Bush

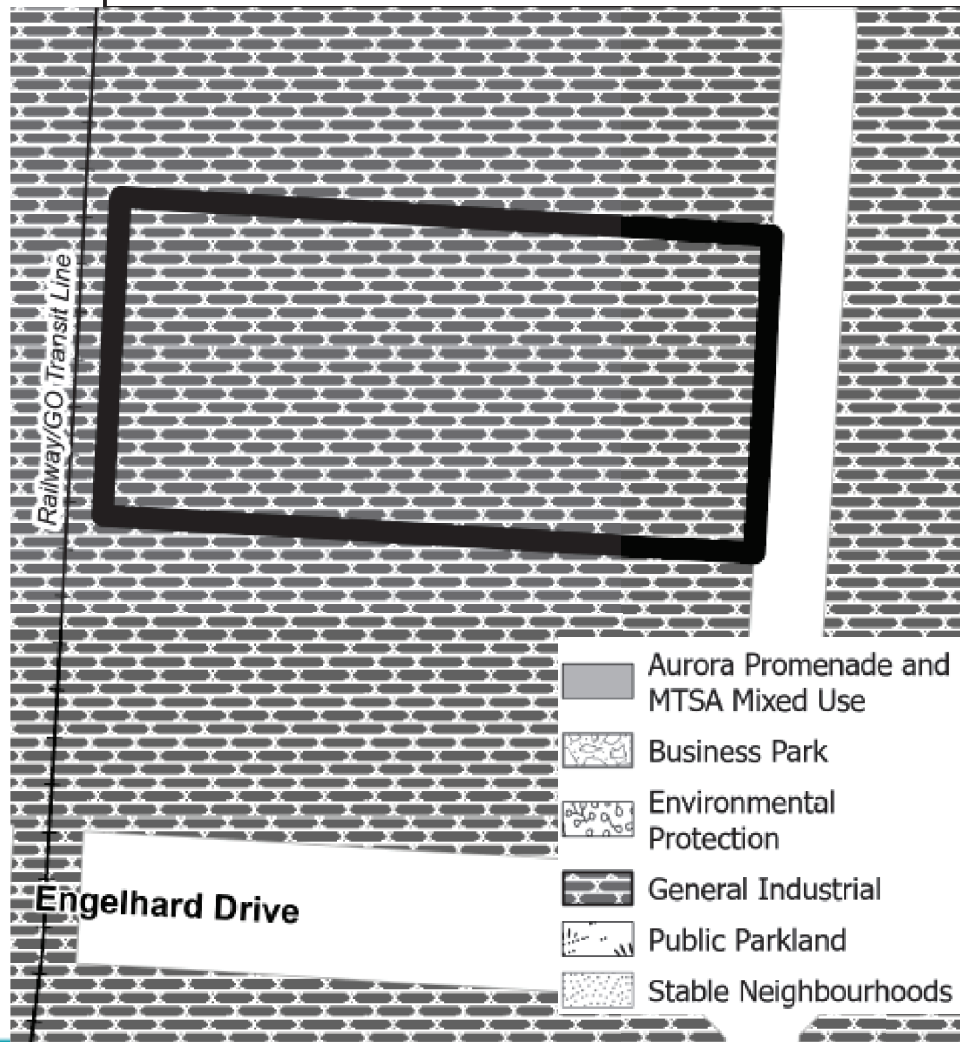
**South:** Industrial uses, commercial uses

**East:** Industrial uses, commercial uses, Sheppard's Bush

**West:** Metrolinx GO rail corridor, industrial uses, residential uses



Official Plan designation:  
"General Industrial"

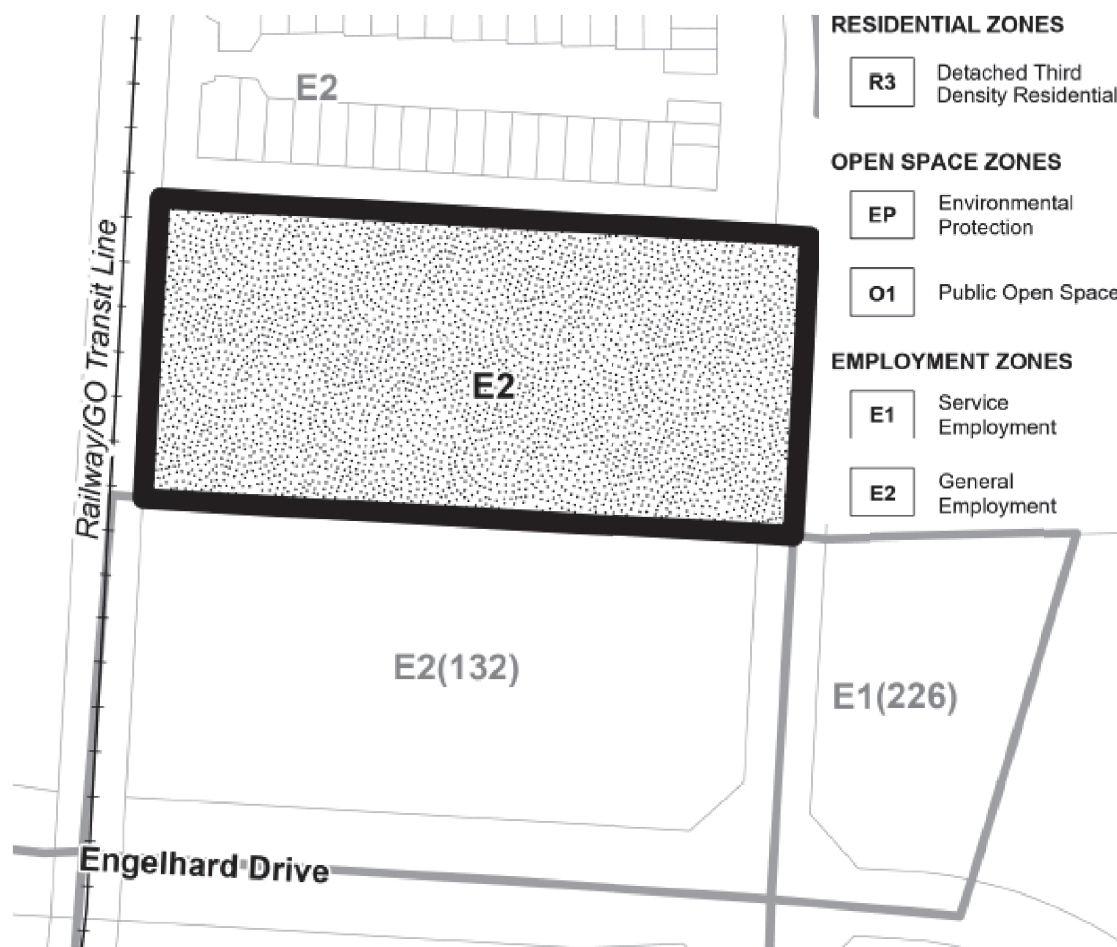


**Intent:**

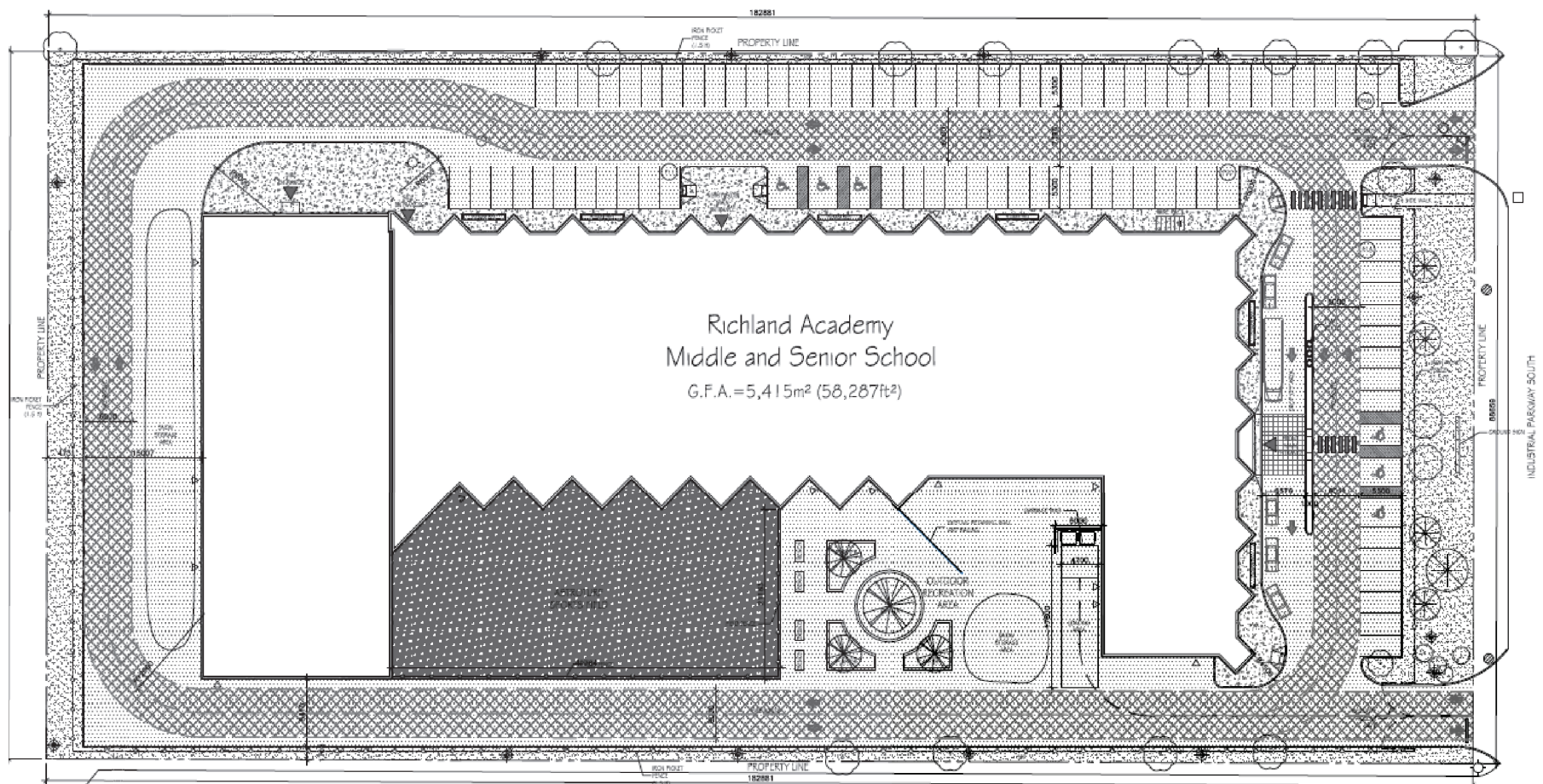
- Ensure long term protection and continued evolution of existing, older industrial areas
- Limited institutional uses may be permitted



**Comprehensive Zoning By-law 6000-17:  
E2 – General Employment**

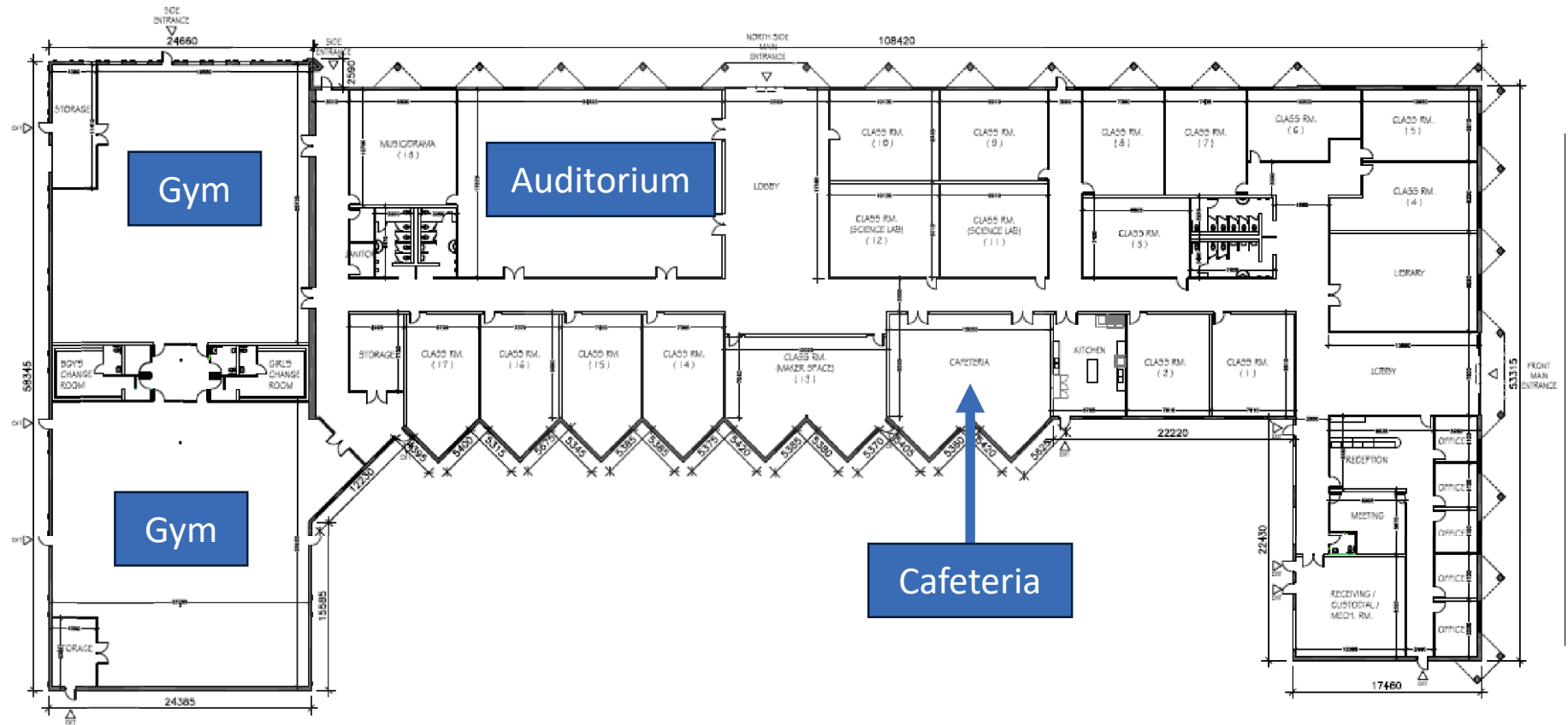


The current “General Employment – E2” zoning permits a wide variety industrial and commercial uses





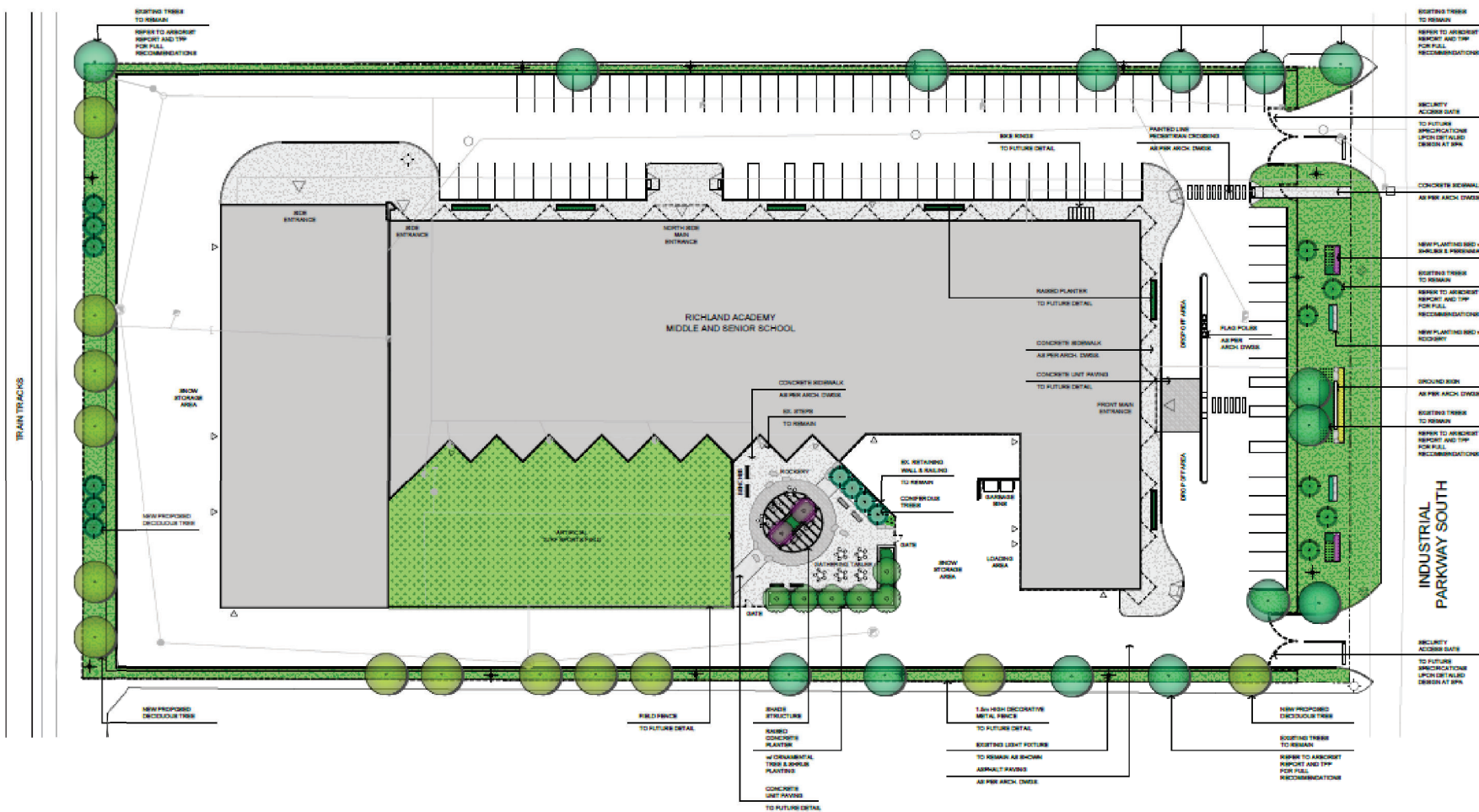
# TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES Project

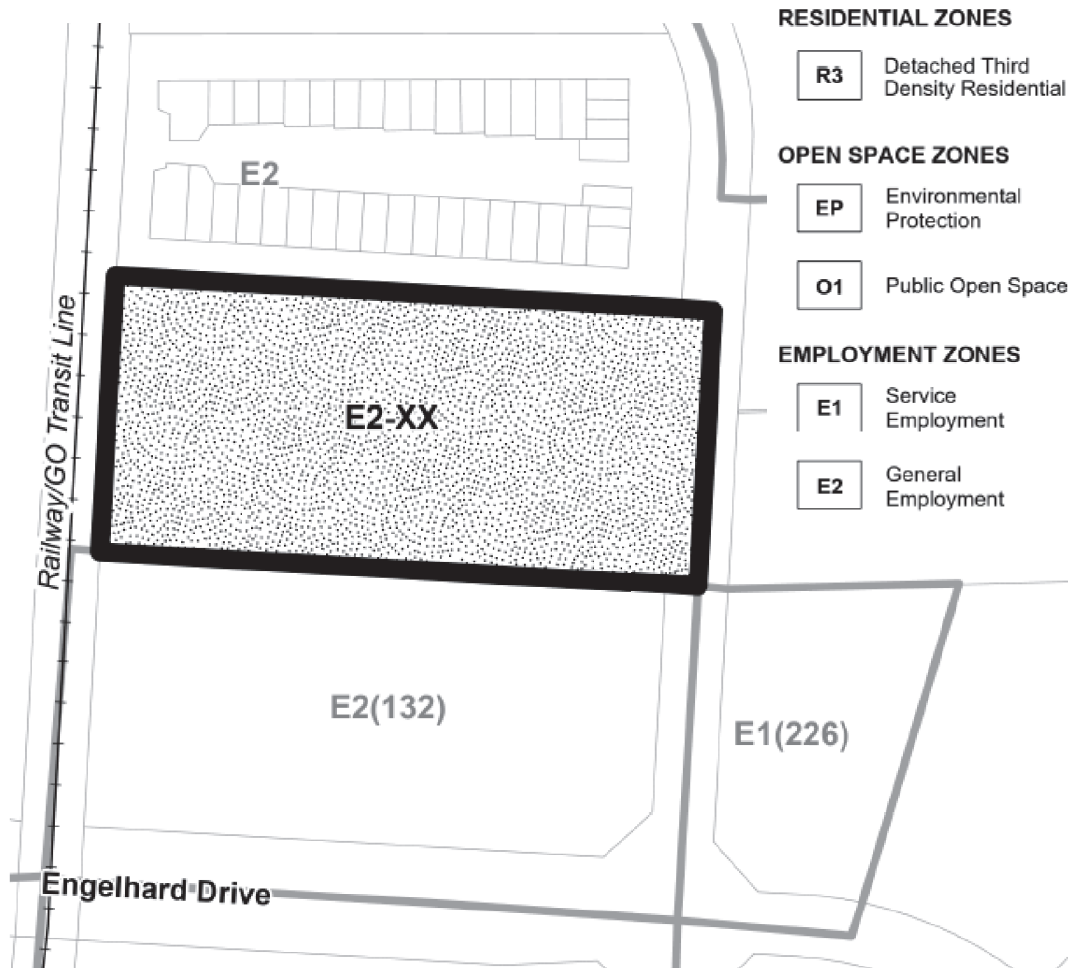






TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES  
Project





## Proposed Zoning By-law

**“General Employment Exception (E2-XX)”** to permit the proposed development, though the addition of a Private School as a permitted use



TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES  
Conceptual Renderings





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

- The proposal will be reviewed in context of the Provincial and applicable local planning policies;
  - Proposed site-specific zoning standards;
  - Traffic and pedestrian safety;
  - Metrolinx comments regarding noise and rail safety due to proximity to the GO Rail Corridor;
  - Revised engineering submissions in accordance with staff comments related to noise and vibration impacts.
-



## Next Steps in the Planning process:

- Revisions to be made by the applicant, and when appropriate, a staff report will be presented at a future Committee of the Whole meeting for consideration.
  - A future Site Plan application is required to address the technical matters related to the proposed development, which is subject to staff delegated approval.
  - All interested parties will be notified of updates relating to the subject application.
-



# Thank you

For any questions please contact:  
Katherine Gatzos  
Planner

[kgatzos@aurora.ca](mailto:kgatzos@aurora.ca)  
365-500-3106

**Council Public Planning Presentation**  
**240 Industrial Parkway South**  
**Town of Aurora**

Town File No. ZBA-2024-06

**January 21, 2025**



*Brutto Consulting*

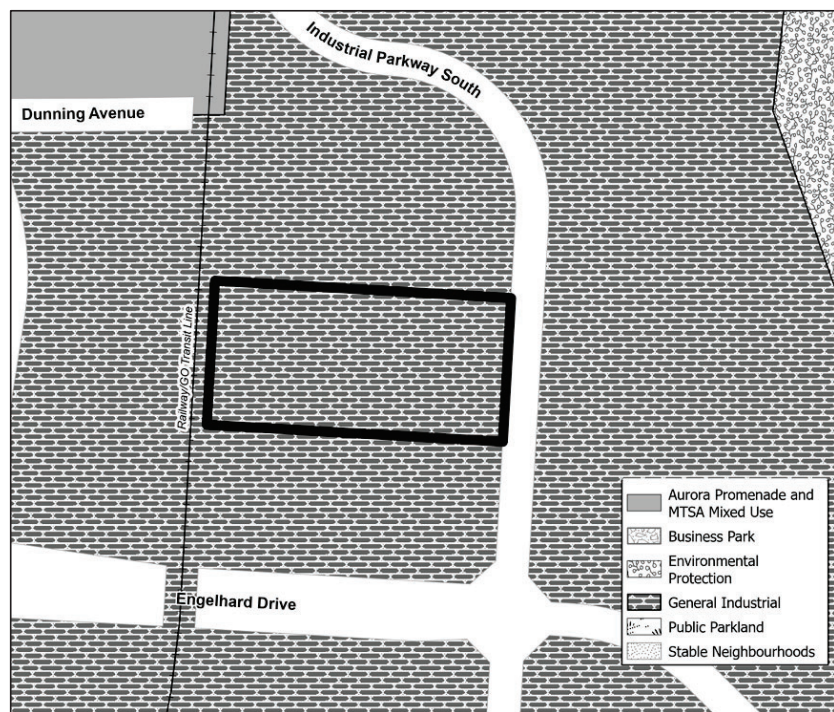




## PROPOSED DEVELOPMENT

- The proposed development of the Subject Property municipally known as 240 Industrial Parkway South is located near the intersection of Industrial Parkway South and Engelhard Drive in the Town of Aurora.
- The Subject Property consists of an area of 1.61 ha (16,100 sqm) with a frontage along Industrial Parkway South of 88.66 m (290.88 ft) and a depth of 182.88 metres (600 feet).
- The development proposal seeks to permit the following:
  - A middle and senior private school with 300 students and 50 staff.
  - 83 parking spaces; and,
  - 5,415 sqm of gross floor area.
- The school is also planned to have 18 classrooms, a cafeteria, an auditorium, two gymnasiums, and a library. The occupancy of the school will be a maximum of 350 people (including staff). The school will operate as a private school and will offer the International Baccalaureate program to students.
- The Subject Property has full municipal services available, which includes water supply, sanitary sewage, and storm water services.

# LAND USE – TOWN OF AURORA OFFICIAL PLAN



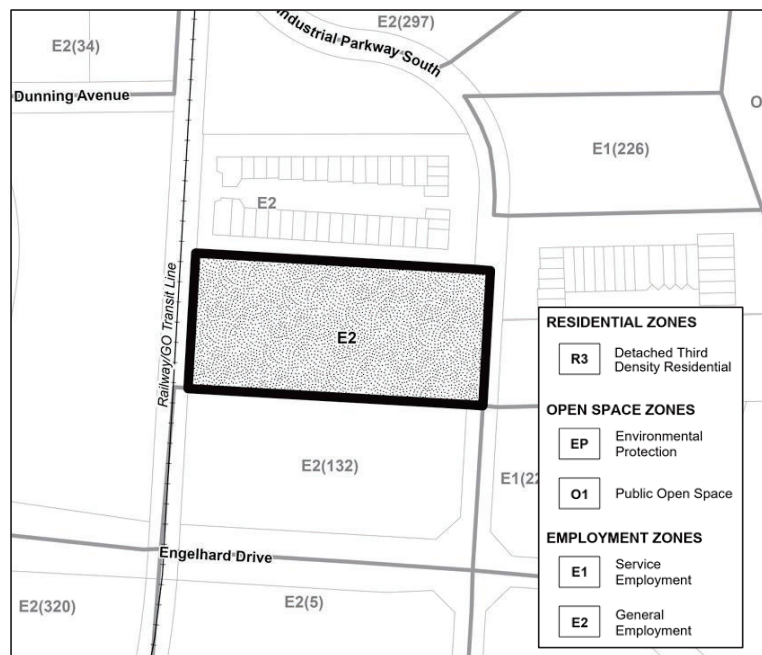
SCHEDULE B: LAND USE PLAN (SOURCE: AURORA OFFICIAL PLAN, 2024)

The subject property is situated within the “**General Industrial**” designation under Schedule ‘B’ – Land Use Plan in the Town of Aurora Official Plan. This designation refers to lands that serve employment uses in the Town of Aurora.

The “**General Industrial**” designation permits a wide-range of employment-related uses as well as limited institutional uses.

An Institutional Use is defined as a long-term care facility, hospital, school, university or college, place of worship and government office. As such, a school use is permitted by the Official Plan and an amendment to the Official Plan is not required.

# TOWN OF AURORA ZONING BY-LAW 6000-17

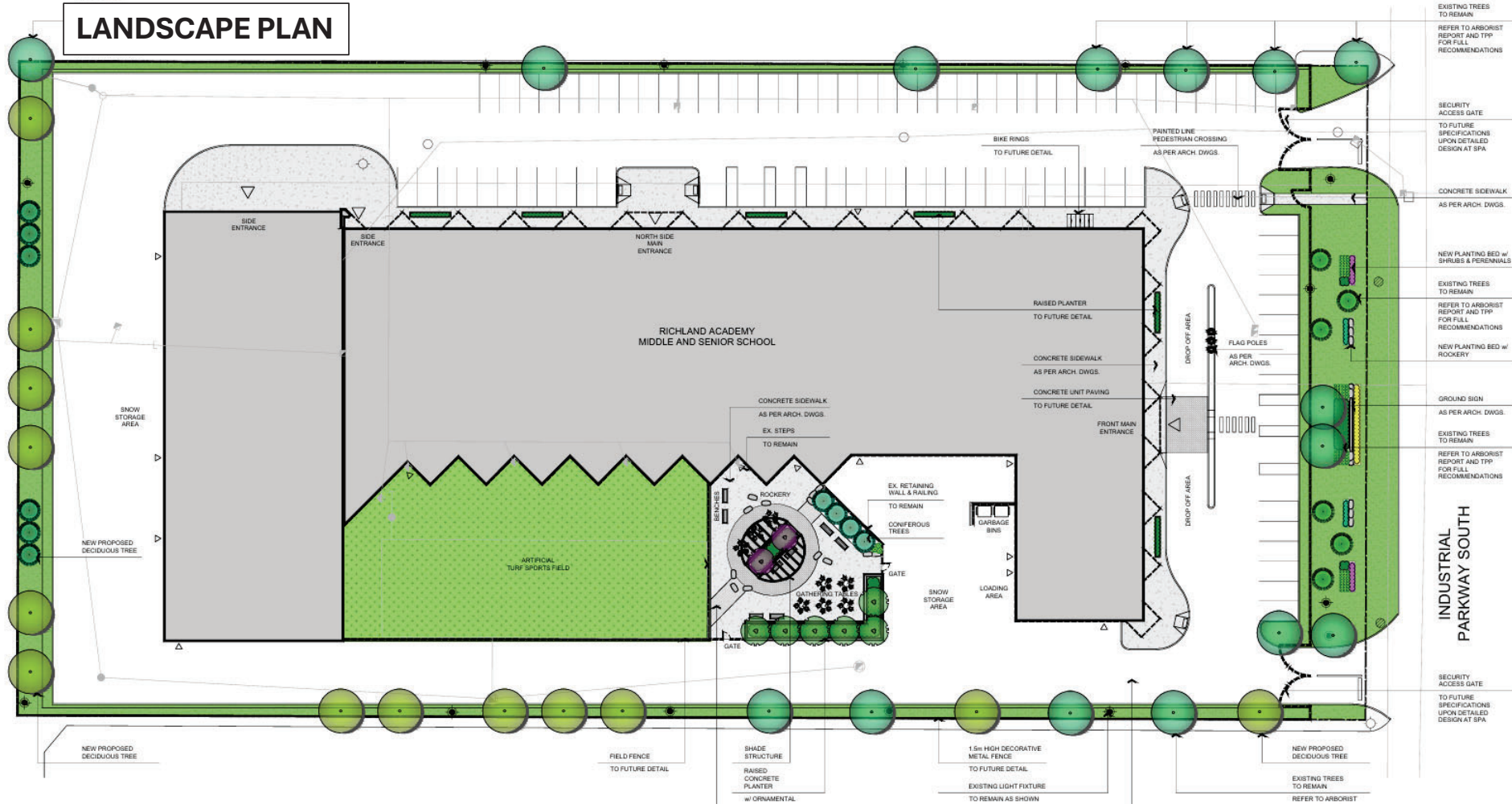


ZONING MAP (SOURCE: AURORA ZONING BY-LAW 6000-17)

The Subject Property is zoned “**General Employment (E2)**” by the Town of Aurora Zoning By-law 6000-17, which permits a variety of commercial and industrial uses. We are seeking to amend the Zoning By-law to a site-specific E2-XX zone to permit the proposed private school use.



# LANDSCAPE PLAN



- EXISTING TREES TO REMAIN  
REFER TO ARBORIST REPORT AND TPP FOR FULL RECOMMENDATIONS
- SECURITY ACCESS GATE  
TO FUTURE SPECIFICATIONS UPON DETAILED DESIGN AT SPA
- CONCRETE SIDEWALK AS PER ARCH. DWGS.
- NEW PLANTING BED w/ SHRUBS & PERENNIALS
- EXISTING TREES TO REMAIN  
REFER TO ARBORIST REPORT AND TPP FOR FULL RECOMMENDATIONS
- NEW PLANTING BED w/ ROCKERY
- GROUND SIGN AS PER ARCH. DWGS.
- EXISTING TREES TO REMAIN  
REFER TO ARBORIST REPORT AND TPP FOR FULL RECOMMENDATIONS
- SECURITY ACCESS GATE  
TO FUTURE SPECIFICATIONS UPON DETAILED DESIGN AT SPA

INDUSTRIAL PARKWAY SOUTH



*Brutto Consulting*

## **In Conclusion:**

- The proposed development aligns with the Provincial Planning Statement (PPS), promoting efficient use of land, economic development, and the preservation of employment areas. The private school use qualifies as an institutional use within the Employment areas, introducing 50 new jobs and supporting community needs.
- The Town of Aurora's Official Plan designates the site for general industrial employment, which includes institutional uses such as schools. The proposed private school does not conflict with the plan's objectives of promoting economic growth and utilizing employment lands efficiently.
- The proposed rezoning does not change the overall land designation but adds a site-specific exception to allow the private school. This preserves the long-term potential for employment use on the site, ensuring future compatibility with surrounding industrial and institutional uses.
- The existing industrial building will be repurposed for the school, using existing infrastructure without significant changes. This will ensure cost-effective development and minimal impacts on land consumption while retaining the site's employment capacity.
- The school will provide local jobs, offer new educational opportunities, and enhance the community's economic diversity. It will also help transition the area between industrial uses and adjacent residential and environmental zones, supporting land use compatibility and broader community integration.

**The Corporation of The Town of Aurora**

**By-law Number XXXX-25**

**Being a By-law to confirm actions by Council  
resulting from a Council Public Planning  
meeting on January 21, 2025.**

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

1. That the actions by Council at its Council Public Planning meeting held on January 21, 2025, 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 21st day of January, 2025.**

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**Tom Mrakas, Mayor**

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**Ishita Soneji, Deputy Town Clerk**