



**Town of Aurora
Committee of the Whole
Meeting Agenda**

Date: Tuesday, March 10, 2026
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	
2.	Land Acknowledgement	
3.	Approval of the Agenda	
4.	Declarations of Pecuniary Interest and General Nature Thereof	
5.	Community Presentations	
6.	Delegations	
6.1	Jocelyn Wigley and Justin Dempsey, Jolt Charge; Re: Item 14.3 - PDS26-021 - Request for Sign By-law Authorization for Third Party Digital Signage - Jolt Charge Inc., 14751 Yonge Street	1
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7.	Advisory Committee Meeting Minutes	
7.1	Heritage Advisory Committee Meeting Minutes of February 9, 2026	22
	1. That the Heritage Advisory Committee Meeting Minutes of February 9, 2026, be received for information.	
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	1. That the Community Recognition Review Advisory Committee Meeting Minutes of February 11, 2026, be received for	

information.

7.3	Accessibility Advisory Committee Meeting Minutes of February 11, 2026	32
	1. That the Accessibility Advisory Committee Meeting Minutes of February 11, 2026, be received for information.	
7.4	Environmental Advisory Committee Meeting Minutes of February 23, 2026	37
	1. That the Environmental Advisory Committee Meeting Minutes of February 23, 2026, be received for information.	
8.	Consent Agenda	
9.	Community Services Committee Agenda	
9.1	CMS26-006 - Roller Skating Programming Options	42
	1. That Report No. CMS26-006 be received; and	
	2. That roller skating be offered as a drop-in program.	
10.	Corporate Services Committee Agenda	
10.1	CS26-007 - Implications of Implementing a Renoviction By-law	47
	1. That Report No. CS26-007 be received; and	
	2. That the Town not proceed with the preparation and implementation of a renovictions by-law and no further action be taken.	
11.	Finance and Information Technology Committee Agenda	
11.1	FIN26-008 - Statement of Remuneration and Expenses for Members of Council, Committees and Local Boards	56
	1. That Report No. FIN26-008 be received for information.	
12.	Administration Committee Agenda	
13.	Operational Services Committee Agenda	
13.1	OPS26-008 - Protecting Aurora's Oldest Trees - Heritage Tree Management Guide	64
	1. That Report No. OPS26-008 be received; and	

2. That the Heritage Tree Management Guide, and associated principles, be endorsed.

13.2 OPS26-010 - Waterworks By-law Update

75

1. That Report No. OPS26-010 be received; and
2. That staff bring forward the new Waterworks, Water Meter and Water Rates By-law, and any related by-law amendments, to a future Council meeting for enactment.

14. Planning and Development Services Committee Agenda

14.1 PDS26-023 - Home Energy Retrofit Program Design Study

112

(Presentation to be provided by Alex Hill, Partner, Dunsky Energy and Climate Advisors)

1. That Report No. PDS26-023 be received; and
2. That the Home Energy Retrofit Program Design Study be endorsed; and
3. That staff be directed to move forward with the implementation of the Home Energy Retrofit Program Design Study.

14.2 PDS26-020 - Servicing Capacity Update

157

1. That Report No. PDS26-020 be received; and
2. That a total of 577 persons worth of servicing capacity from developments as listed in Appendix "A" be revoked; and
3. That a total of 855 persons worth of servicing capacity be assigned toward the list of approved developments as shown in Appendix "B" within a three-year "use-it or lose-it" timeframe; and
4. That staff be directed to prioritize the list of developments as listed in Appendix "C" and provide servicing allocation should additional capacity become available.

14.3 PDS26-021 - Request for Sign By-law Authorization for Third Party Digital Signage - Jolt Charge Inc. - 14751 Yonge Street

168

1. That Report No. PDS26-021 be received; and
2. That the request for authorization of a third party digital sign on an EV charging station located at 14751 Yonge Street be denied.

14.4	PDS26-022 - Request for Sign By-law Authorization for Third Party Digital Signage - Hossein Goli - 14810 Yonge Street	192
	1. That Report No. PDS26-022 be received; and	
	2. That the request for authorization of a third party digital sign on an existing ground sign located at 14810 Yonge Street be denied.	
15.	Member Motions	
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15.2	Councillor Gilliland; Re: Feasibility of an Opt-In Municipal Alert System for Emergencies, Weather and Service Disruptions	206
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15.6	Mayor Mrakas; Re: Review and Release of Certain Closed Session Materials	213
16.	Regional Report	
16.1	York Regional Council Highlights of January 29, 2026	214
	1. That the York Regional Council Highlights of January 29, 2026, be received for information.	
16.2	York Regional Council Highlights of February 26, 2026	218
	1. That the York Regional Council Highlights of February 26, 2026, be received for information.	
17.	New Business	
18.	Public Service Announcements	
19.	Closed Session	

20. Adjournment

Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

Council or Committee (Choose One) *

Committee of the Whole

Council or Committee Meeting Date * ?

2026-3-10



Subject *

14751 Yonge Street - Jolt EV charging unit with third party advertising

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Jocelyn Wigley and Justin Dempsey - Jolt Charge

Brief Summary of Issue or Purpose of Delegation *

To allow for third party digital advertising on the sides of the unit. The Unit provides publicly accessible level 3 EV charging with the first 50 km at no cost. This is due to the ad-funded model we are proposing

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

Full name of the Town staff or Council member with whom you spoke

Bill Jean

Date you spoke with Town staff or a Council member

2025-11-25



I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree

I acknowledge that I understand and accept the delegate conduct expectations as outlined in Section 32(b) of the Procedure By-law 6228-19, as amended (link below) *

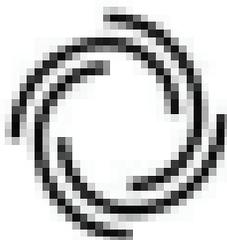
Agree

[Click to view Procedure By-law 6228-19, as amended.](#)

Committee of the Whole

14751 Yonge Street, Aurora, ON

Level 3 EV Charger with Third
Party Advertising Displays



J O L T



Jolt's Background

JOLT was established in 2018 with a mission to accelerate the global move to electric, and we're already leading the charge. Our vision is universal, equitable access to free, fast, and clean public charging - charging that's built to last and exactly where drivers need them to be.

Our world-leading EV charging stations combine state-of-the-art, digital out-of-home media technology with innovative urban design and free, DC fast charging for an exceptional charging experience. We partner with local businesses, municipalities, and regional governments across the globe to deliver chargers that provide a best-in-class experience for our customers and our partners. We pioneered the roadside advertising-funded, free EV charging model that resonates with like-minded brands, commercial partners, and communities. We're proud to be powering cleaner, greener cities for the people of today and tomorrow.

Rising EV Demand, Urgent Charging Gap

Canada's shift to electric vehicles is accelerating, but public charging infrastructure is failing to keep up.

As EV adoption surges, building a reliable charging network is more urgent than ever.

Source:

[*Transport Canada ZEV Dashboard](#) and [Statistics Canada - Transportation Data](#)

[**Natural Resources Canada - Electric Vehicle Data](#) and [Electric Mobility Data](#)



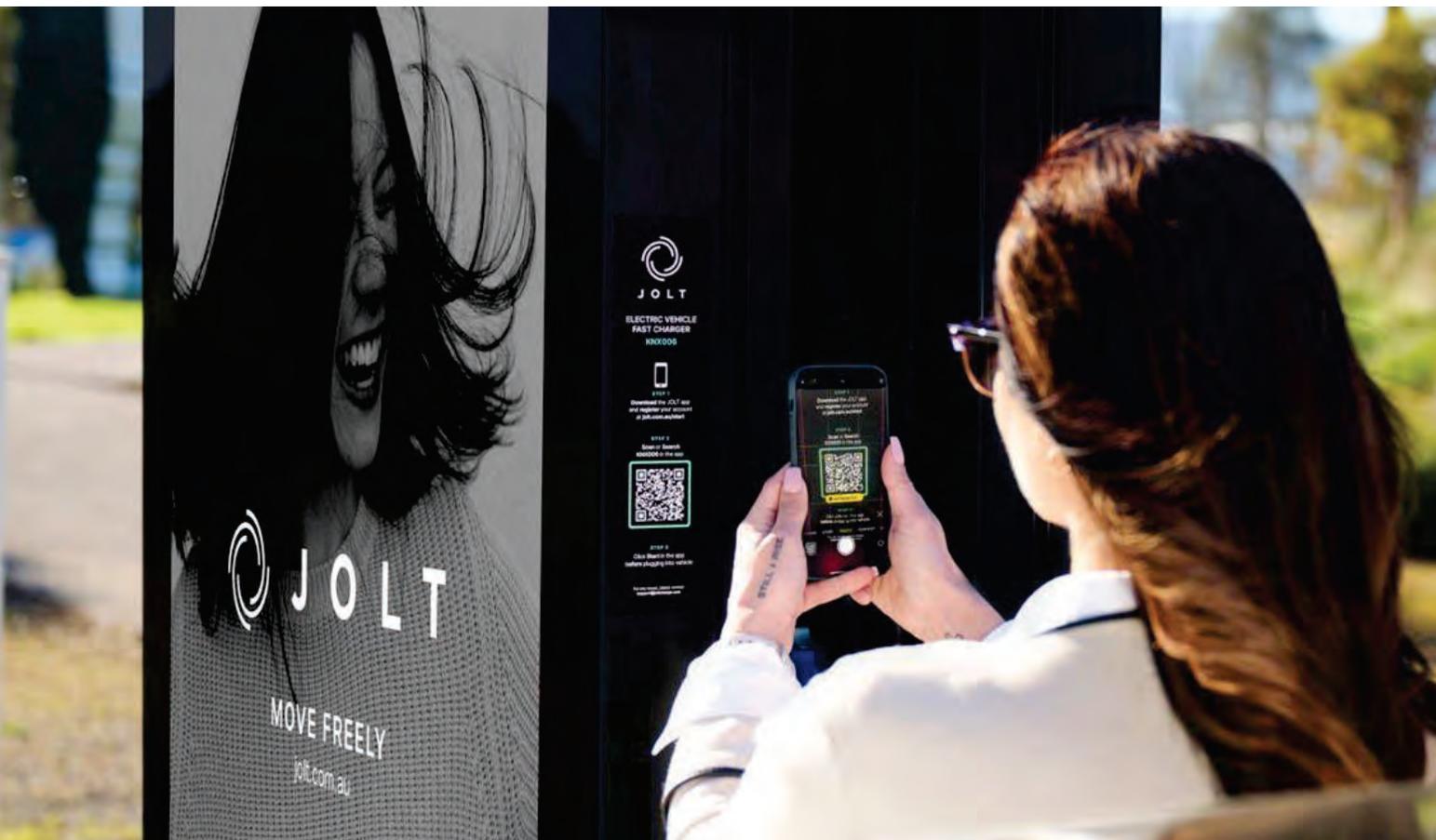
525,000 EVs on Canada's roads*



1,600** fast (24-99kW DC) public charging points



Average of **328** EVs per public fast charging point



Free Charging

45-50 kms of free range daily (7kWh) per person



Fast Charging

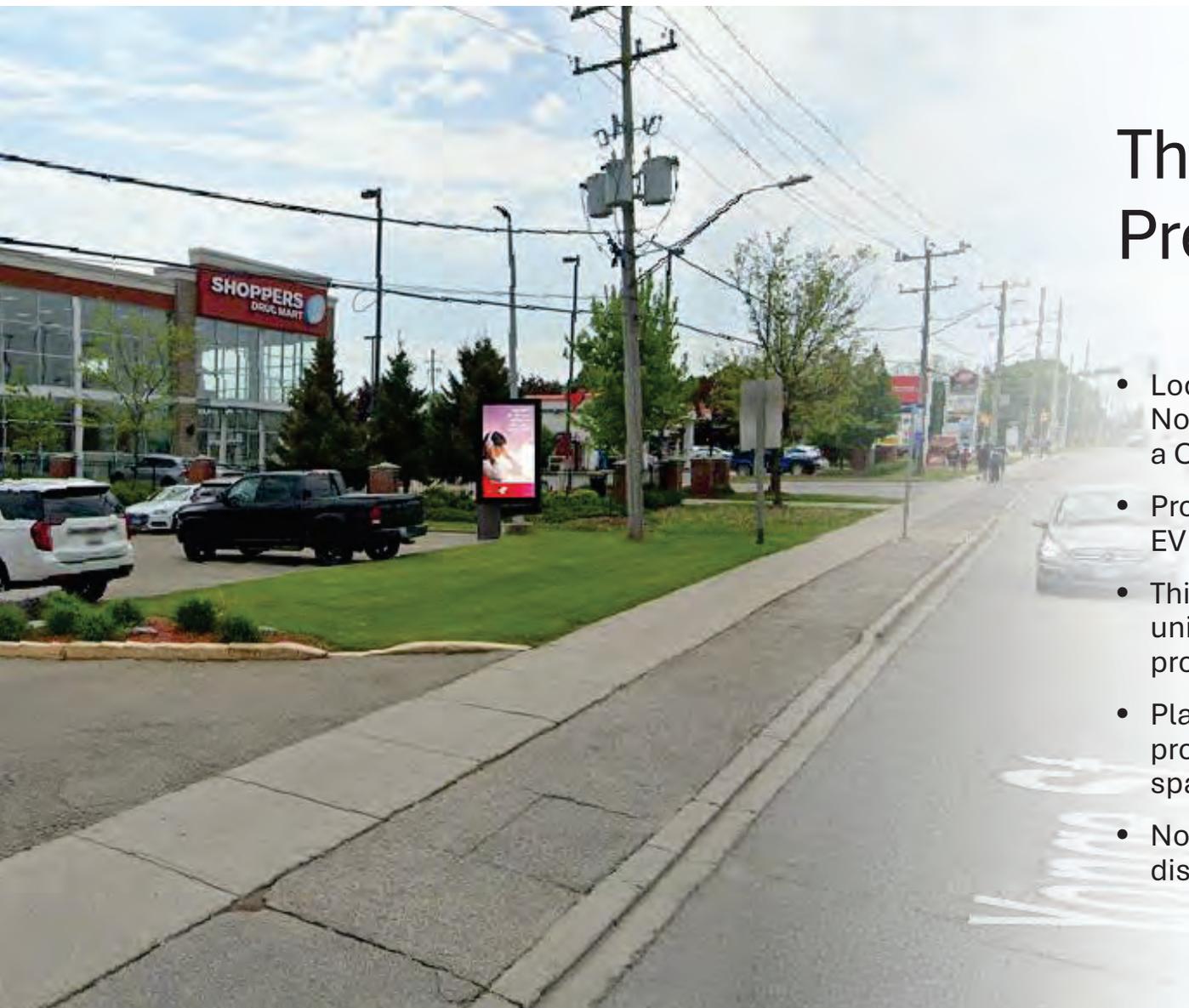
Level 3 DC rapid chargers. Dwell time of 25-30 minutes



Clean Energy

100% accredited renewable energy (where available)

JOLT's advertising-funded business model, delivers an essential, free service to Private Landowners and communities across Canada, **accelerating the transition to zero-emissions mobility.**



The Project and Premises

- Location: 14751 Yonge Street – North of Edward Street – Located in a Commercial “Big Box” Corridor
- Proposal: To install a fast DC Level 3 EV charger unit accessible to public.
- Third Party Displays on each side of unit – offsets costs to install and provide level 3 charging to the public
- Placement on dead space on property (not taking up parking space) for wayfinding purposes.
- No cost charging up to 50 km, discounted rates past 50 km.

Policy Alignment

Town of Aurora's Official Plan

Supports Sustainable Transportation Goals – Aurora's Official Plan emphasizes sustainable, multi-modal transportation options to reduce vehicle emissions and support active, transit-friendly communities; EV charging infrastructure aligns with this broader sustainable mobility direction.

Encourages EV & Low-Emissions Infrastructure – The Official Plan explicitly *encourages multi-unit residential and commercial developments to provide opportunities for electric and low-emissions vehicle charging infrastructure*, directly supporting expanded public EV charging.

Advances Environmental & Climate Policies – Implementation of clean and low-carbon infrastructure like EV chargers aligns with Official Plan objectives related to environmental protection, greenhouse gas reduction, and climate action.

Aligns with Complete Community Principles – Integrating EV charging into commercial corridors supports Official Plan concepts of complete and connected communities that accommodate diverse travel needs and enhance local services.

Sustainability & Climate Goals

Supports Climate Targets – Contributes to Aurora's commitment to reduce community greenhouse gas emissions by 80% by 2050, addressing transportation as a major emissions source.

Implements Adopted Municipal Policies – Aligns with the Town's Electric Vehicle Charging Station Policy and Energy Conservation & Demand Management Plan, which prioritize EV integration in municipal facilities and parking areas.

Reinforces Green Development Standards – Complements requirements for EV-ready parking in new residential and commercial developments, supporting long-term sustainable growth.

Enables Transition to Zero-Emission Vehicles – Expands public charging access, making EV adoption more practical and accessible for residents and businesses.

Demonstrates Environmental Leadership – Advances climate-conscious planning, strengthens community resilience, and supports local economic vitality.



Proposed EV Charger with third party advertising

To the South Along the Corridor



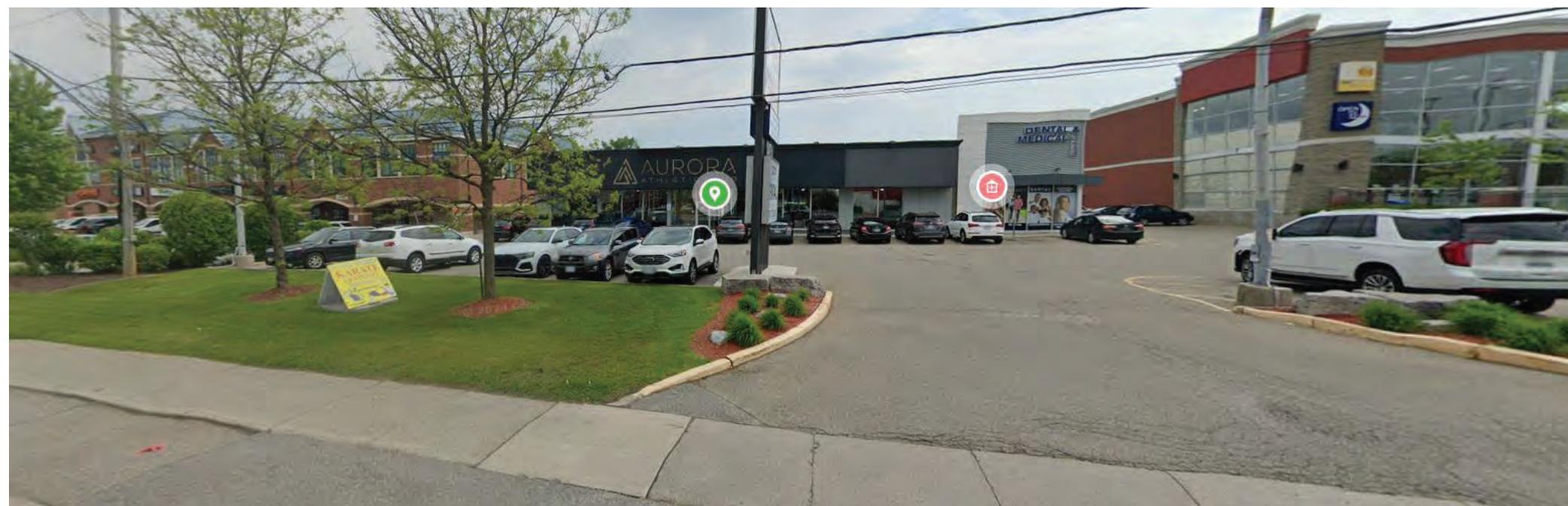
To the West (across the Street) Along the Corridor



To the North Along the Corridor



The Proposed Is Consistent with the Architectural Feature of the Site



- JOLT's design is sleek and modern meant to blend in with property.
- The unit integrates seamlessly with the subject property and is consistent with the recently renovated building on site. It features a modern design that complements and enhances the existing aesthetic.

The Proposed Is Consistent with the Character of the Neighborhood

Commercial Character & Signage Compatibility

Maintains Established Commercial Character – The section of Yonge Street is distinctly commercial in both function and zoning; the proposed complements this existing context.

Enhances, Not Alters, the Corridor – The addition of EV infrastructure with third party signage supports the commercial nature of the area without changing its established character.

Signage is Context-Appropriate – Commercial corridors are defined by visual communication and advertising; third-party signage is consistent with this environment.

Supports Local Economic Activity – Integrated signage may provide added visibility and promotional opportunities for local businesses.

Aligned with Intended Land Use – Commercial zones are planned to accommodate business promotion; proposed signage aligns with this purpose.

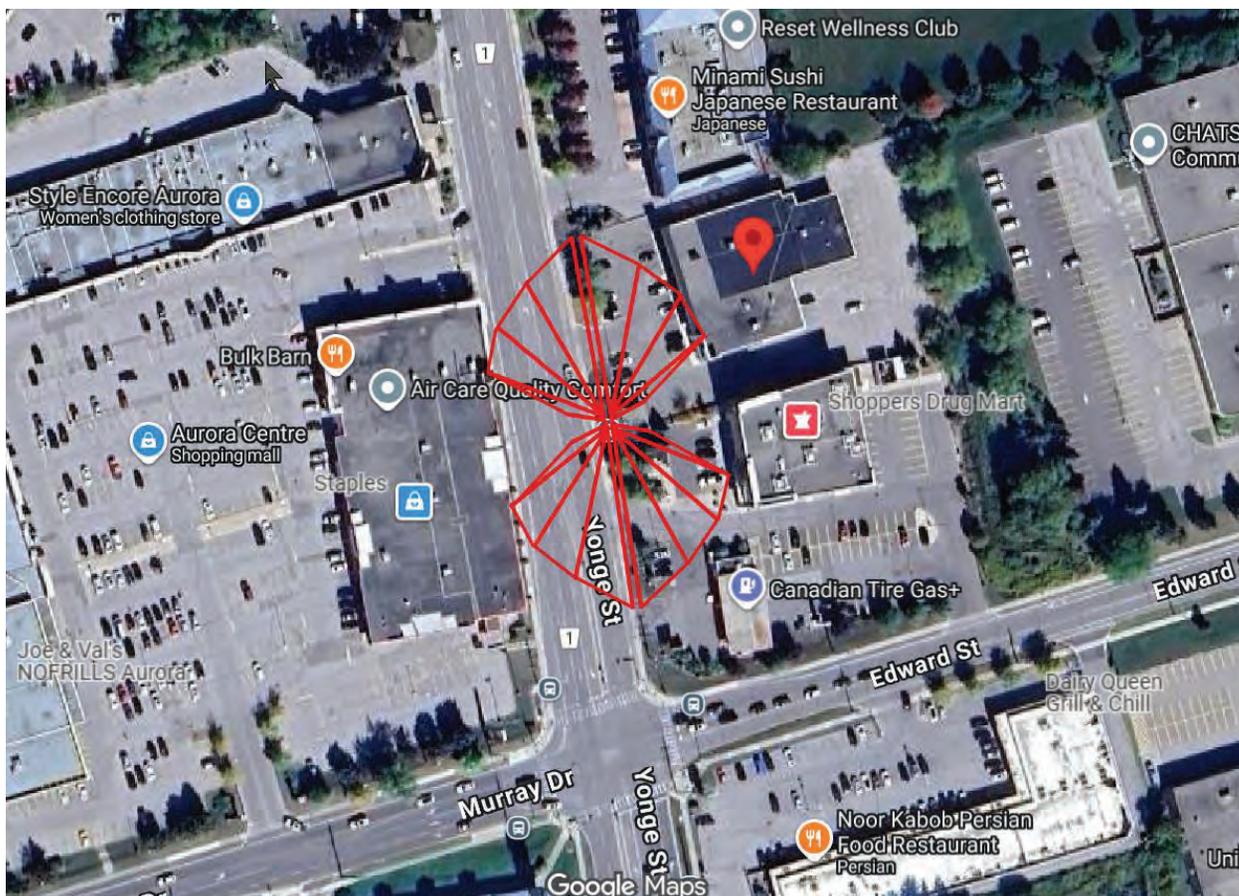
Maintains Visual Integrity – Subject to compliance with size, placement, and illumination regulations, signage will reinforce the corridor's character without negative impact.



Immediate Area – Commercial Corridor – Big Box Retail Stores

- Appropriate area due to the commercial land use.
- Big box national retailers
- Third party advertising at a modest scale compliments rather than detracts from area.

The Proposed Will Not Adversely Impact To Adjacent Property Or General Public



- Minimal light reach – 50m maximum light reach.
- Will not proliferate out into any sensitive land use.
- No animation or movement.
- Screens are modest in scale and will not dominate skyline or streetscape.

The Proposed Shall Not Adversely Impact on Safety, Traffic and Accessibility

No Impact on Parking Supply – Located within existing underutilized (“dead”) space; no parking spaces are removed.

No Interference with Traffic Flow – Placement does not impede vehicle circulation or access to/from the site.

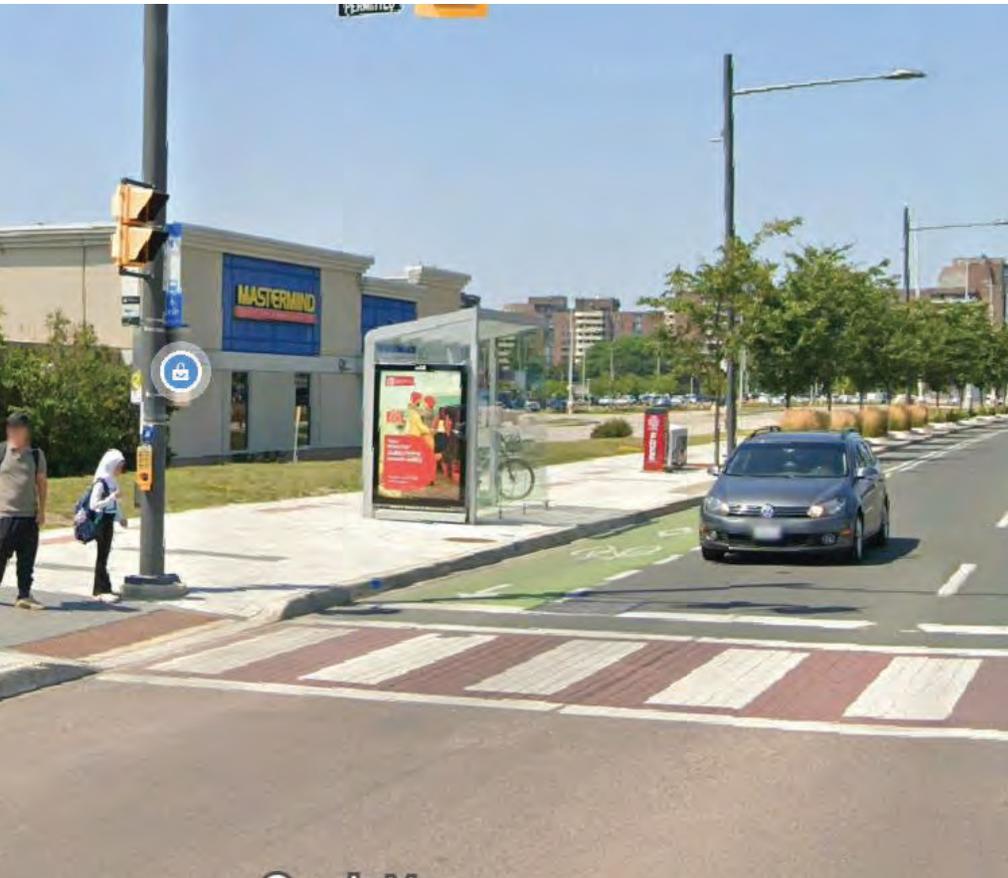
Minimal Driver Distraction – Static display format with ~10-second dwell time (screen saver style), reducing visual distraction.

Generous Intersection Setback – Approximately 76 metres from the signalized intersection of Yonge Street and Edward Street.

Exceeds Typical Safety Standards – More than double the 30-metre setback commonly required for third-party signage near signalized intersections.

Maintains Pedestrian & Vehicular Safety – Location and design ensure no adverse impacts on sightlines, accessibility, or intersection operations.

Same Make and Model of Digital Transit Shelters Across York Region



**Digital Transit Shelter – Yonge St and Carville Rd,
Richmond Hill**



**Digital Transit Shelter – Major Mackenzie Dr. W
and Dufferin St.**

The Proposed Shall Result In Greater Convenience To The Public

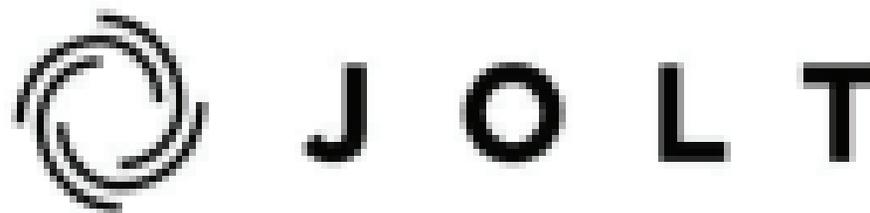
- **Fills a Critical Gap** – No publicly accessible Level 3 chargers currently in Aurora; proposal addresses an identified infrastructure deficiency.
- **Delivers Free Fast Charging** – Third-party signage funds installation and operation at no cost to users or landowners.
- **Minimal Impacts** – Compact design, automatic nighttime dimming, and no video/animation reduce visual and traffic concerns.
- **Proven in Other Municipalities** – Same format successfully operating in comparable Ontario communities.
- **Advances Sustainability Goals** – Supports EV adoption, reduces emissions, and aligns with Aurora's climate and growth objectives.
- **Provides Wayfinding for EV Charging** – The digital screens act as wayfinding for EV Users looking to charge.



The Proposed Shall...

- Provide EV users with 50km/h at no cost everyday (able to offer due to third party advertising).
- Contribute to overall increase in publicly accessible Level 3 EV charger infrastructure.
- Help to address and reduce range anxiety.
- Provide increased economic opportunities for local businesses in the area.
- Adhere to Canadian Code of 3rd Party Advertising.
- 100% Renewable Energy

Thank You For Attending.



Jocelyn Wigley

Jolt Development Manager

Jocelyn.Wigley@joltcharge.com

Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

Council or Committee (Choose One) *

Committee of the Whole

Council or Committee Meeting Date * ?

2026-3-10



Subject *

Aurora Sports Hall of Fame Audit Update

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Javed S. Khan, President & Chair

Brief Summary of Issue or Purpose of Delegation *

The Aurora Sports Hall of Fame will be presenting a delegation to provide an update on the status of the 2025 financial audit and future audits.

The delegation will outline the findings and present the recommendations of the Board of Governors.

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree

I acknowledge that I understand and accept the delegate conduct expectations as outlined in Section 32(b) of the Procedure By-law 6228-19, as amended (link below) *

Agree

[Click to view Procedure By-law 6228-19, as amended.](#)



**Town of Aurora
Heritage Advisory Committee
Meeting Minutes**

Date: Monday, February 9, 2026
Time: 7 p.m.
Location: Holland Room, Aurora Town Hall

Committee Members: Councillor Wendy Gaertner (Chair)
Cynthia Bettio
Linda Duringer
John Green (Vice Chair), Aurora Historical Society
Representative
Bob McRoberts, Honourary Member
Rocco Morsillo
Chris Polsinelli* (departed 9:02 p.m.)

Other Attendees: Councillor Ron Weese
Matthew Volpintesta, Manager, Parks and Fleet*
Adam Robb, Manager, Policy Planning and Heritage
Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Chair called the meeting to order at 7:03 p.m.

The Committee consented to extend the hour to 9:30 p.m.

2. Land Acknowledgement

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these

lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Moved by John Green

Seconded by Cynthia Bettio

That the revised agenda as circulated by Legislative Services be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

5. Receipt of the Minutes

5.1 Heritage Advisory Committee Meeting Minutes of December 8, 2025

Moved by Cynthia Bettio

Seconded by Rocco Morsillo

1. That the Heritage Advisory Committee meeting minutes of December 8, 2025, be received for information.

Carried

6. Delegations

6.1 David Heard, Resident; Re: Heritage Fund Request

David Heard presented an overview of the Dave's Vinyl Party project, an expansive, historical vinyl record archive, including its positive impact on the community, groups, and individuals; tourism potential; support of the Town's Strategic Plan related to the celebration of culture, heritage music and arts, diversity, and multiculturalism; 2026 goals; and funding request.

Moved by Rocco Morsillo

Seconded by John Green

That the comments of the delegation be received for information.

Carried

6.2 Christopher Watts, The Aurora Heritage Authority; Re: Management of Aurora's Interpretive Plaques

Christopher Watts referred to item 7.3, Plaque Wording – 10-12 Spruce Street, and expressed concerns regarding the proposed plaque wording and mounting location, the current guidelines for interpretive plaques, and the policy around the timing of plaque creation.

Moved by Bob McRoberts

Seconded by John Green

That the comments of the delegation be received for information.

Carried

7. Matters for Consideration

7.1 Memorandum from Manager, Parks and Fleet; Re: The Protection and Commemoration of Aurora's Oldest Trees that Hold Natural and Cultural Significance

Staff provided an overview of the memorandum and draft End-of-Life Tree Management Guide.

The Committee and staff discussed various aspects including the program's initial focus on town-owned trees; consideration of privately-owned trees; the protection of trees on designated heritage properties and criteria for previously designated heritage trees; growing trees from seeds; repurposing of heritage tree wood; the role of historical research, staff, and community resources to help identify significant trees; penalties for illegal tree removal; and plans for review and enhancement of the Town's private tree protection by-law. It was suggested that most of the trees in the pet cemetery should be protected, and that new trees not be planted too close to the road. The Committee further highlighted the need for

standards and metrics, and clarity on the significance of the heritage tree designation and associated responsibilities. Staff reviewed the next steps.

The Committee expressed general support for the framework of the draft Guide and suggested an alternative name for the Guide.

Moved by Cynthia Bettio

Seconded by Linda Durringer

1. That the memorandum regarding The Protection and Commemoration of Aurora's Oldest Trees that Hold Natural and Cultural Significance be received; and
2. That the Heritage Advisory Committee comments regarding The Protection and Commemoration of Aurora's Oldest Trees that Hold Natural and Cultural Significance be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Memorandum from Manager, Policy Planning and Heritage; Re: Heritage Permit Application HPA-2026-01 - 15375 Yonge Street

Staff provided an overview of the memorandum and proposed alterations to facilitate the opening of a single-physician healthcare office on the designated property at 15375 Yonge Street, located within the Northeast Old Aurora Heritage Conservation District.

The Committee and staff discussed various aspects including exterior replacement materials; signage for the healthcare office; and accessibility. The Committee expressed concern regarding the protection of heritage trees on the property, and suggested that the colour for repainting the existing painted façade should be more consistent with surrounding properties. The Committee was generally supportive of the application.

Moved by Cynthia Bettio

Seconded by Rocco Morsillo

1. That the memorandum regarding Heritage Permit Application HPA-2026-01 - 15375 Yonge Street be received; and

2. That the Heritage Advisory Committee comments regarding Heritage Permit Application HPA-2026-01 - 15375 Yonge Street be received and referred to staff for consideration and further action as appropriate.

Carried

7.3 Memorandum from Manager, Policy Planning and Heritage; Re: Plaque Wording - 10-12 Spruce Street

Staff provided an overview of the memorandum and proposed wording for a commemorative heritage plaque to be installed on the property at 10-12 Spruce Street, located within the Northeast Old Aurora Heritage Conservation District.

The Committee and staff discussed the location options and proposed plaque wording. The Committee expressed support for the draft wording with the exception of a minor grammatical revision.

Moved by Chris Polsinelli

Seconded by Rocco Morsillo

1. That the memorandum regarding Plaque Wording - 10-12 Spruce Street be received; and
2. That the Heritage Advisory Committee comments regarding Plaque Wording - 10-12 Spruce Street be received and referred to staff for consideration and further action as appropriate.

Carried

8. Informational Items

None.

9. New Business

The Committee referred to the Victoria Hall refurbishment item on the February 10, 2026 Committee of the Whole agenda and inquired about why the matter had not been first considered by the Heritage Advisory Committee. Staff provided a response, noting that the Committee would become involved through the heritage permit process. The Committee expressed its concerns and preference for the potential use of Victoria Hall.

Heritage Advisory Committee Meeting Minutes
February 9, 2026

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The Committee and staff discussed the ongoing efforts to improve building façades and identify properties in the downtown core noting that, while some changes have been compliant with the rules, others have been unsympathetic. There was further discussion on sign permit issues and efforts to enforce the Sign By-law. Staff agreed to provide an update at a future Committee meeting.

The Committee provided a status update on the planning and preparations completed for Heritage Week, being celebrated from February 16 to 22, 2026. Staff expressed appreciation for the efforts of the working group.

The Committee expressed support for the earlier delegation and efforts of David Heard, and encouraged their further presentation to Council.

Staff advised that Parks Canada has shut down its Canadian Register of Historic Places website, indicating the searchable database had become technologically outdated. It was noted that staff had saved the Aurora property portfolio and that various groups have made an effort to protect and share the information further.

10. Adjournment

Moved by Linda Duringer

Seconded by Cynthia Bettio

That the meeting be adjourned at 9:30 p.m.

Carried



**Town of Aurora
Community Recognition Review Advisory Committee
Meeting Minutes**

Date: Wednesday, February 11, 2026
Time: 10 a.m.
Location: Holland Room, Aurora Town Hall

Committee Members: Mayor Tom Mrakas* (Chair) (arrived 10:08 a.m.)
 Diane Buchanan
 Phiona Durrant*
 Elaine Martini
 Jo-anne Spitzer*
 Patricia Wallace (Vice Chair)

Members Absent: Arif Faheem Khan

Other Attendees: Shelley Ware, Supervisor, Special Events
 Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Vice Chair called the meeting to order at 10:05 a.m.

2. Land Acknowledgement

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

Community Recognition Review Advisory Committee Meeting Minutes
February 11, 2026

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3. Approval of the Agenda

Moved By Diane Buchanan

Seconded By Elaine Martini

That the agenda as circulated by Legislative Services be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

5. Receipt of the Minutes

5.1 Community Recognition Review Advisory Committee Meeting Minutes of November 12, 2025

Moved By Elaine Martini

Seconded By Diane Buchanan

1. That the Community Recognition Review Advisory Committee meeting minutes of November 12, 2025, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Cultural Services Supervisor - Special Events; Re: 2026 Community Recognition Awards - Evaluation Matrices

Staff provided an overview of the memorandum and background on the evaluation matrices, developed in 2024 to support the Committee's review of the award nomination submissions and selection of award winners, and invited the Committee's review and comments.

The Committee and staff discussed various elements including confirmation that all nominations received are forwarded for evaluation;

the intent to reduce unconscious biases; the consultant's experience and review of the nomination and selection process; and staff's efforts and approach to community outreach. The Committee expressed concerns and made suggestions on engaging the full representation of the Town's growing and diverse community, and opportunities to capture relevant data toward a system that reflects the cultural, racial, and generational growth of Aurora.

Moved By Elaine Martini

Seconded By Phiona Durrant

1. That the memorandum regarding 2026 Community Recognition Awards - Evaluation Matrices be received; and
2. That the Community Recognition Review Advisory Committee comments regarding 2026 Community Recognition Awards - Evaluation Matrices be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Memorandum from Cultural Services Supervisor - Special Events; Re: 2026 Community Recognition Awards - Ceremony Logistics

Staff provided an overview of the memorandum and location options for the awards ceremony, feedback from previous award recipients, and other event logistics.

The Committee and staff discussed the pros and cons of holding the awards ceremony in the Davide de Simone Performance Hall at Aurora Town Square versus the customary Council Chambers at Aurora Town Hall, including the seating arrangements and capacity, pre- and post-ceremony reception rooms, accessibility, parking, and live streaming. The Committee expressed a marginal preference for maintaining the 2026 awards ceremony at Town Hall, and it was agreed that staff would make the final decision on the event venue.

Moved By Phiona Durrant

Seconded By Elaine Martini

1. That the memorandum regarding 2026 Community Recognition Awards - Ceremony Logistics be received; and

2. That the Community Recognition Review Advisory Committee comments regarding 2026 Community Recognition Awards - Ceremony Logistics be received and referred to staff for consideration and further action as appropriate.

Carried

8. Informational Items

None.

9. New Business

The Committee inquired about whether marketing of the awards nomination process is carried out in multiple languages and suggested to include a QR code translation link on the poster. Staff agreed to investigate and noted that information on the Town's website may be translated through the user's web browser. Staff further advised that geofencing marketing is being used in addition to the traditional social media and one-on-one marketing.

The Committee suggested that the awards nomination package include the opportunity for applicants to voluntarily indicate demographic information, and that the Town's website images be more representative of the Town's diverse community.

10. Adjournment

Moved By Diane Buchanan

Seconded By Elaine Martini

That the meeting be adjourned at 11 a.m.

Carried



**Town of Aurora
Accessibility Advisory Committee
Meeting Minutes**

Date: Wednesday, February 11, 2026
Time: 7 p.m.
Location: Holland Room, Aurora Town Hall

Committee Members: Councillor Wendy Gaertner (Chair)*
 Lois Davies*
 Alison Hughes
 John Lenchak*
 Elaine Martini*
 Jo-anne Spitzer*
 Marilyn Williams

Other Attendees: Gregory Peri, Accessibility Advisor
 Julia Shipcott, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Chair called the meeting to order at 7 p.m.

2. Land Acknowledgement

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Moved by Alison Hughes
Seconded by Elaine Martini

That the agenda as circulated by Legislative Services be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

5. Receipt of the Minutes

5.1 Accessibility Advisory Committee Meeting Minutes of December 10, 2025

Moved by Marilyn Williams
Seconded by Alison Hughes

1. That the Accessibility Advisory Committee meeting minutes of December 10, 2025, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Accessibility Advisor; Re: Town Hall Parking - 30 Percent Design

Staff, with assistance of an Aurora Town Hall and Seniors Centre Parking Lot Rehabilitation rendering, outlined the plan's 30 percent design features and spoke to the objective of incorporating the proposed Community Reflection Space south-west of Town Hall into the east portion of the parking lot redesign. Staff noted the redesign will address grading issues across the parking lot, as well as relocating and increasing the quantity of regular parking spaces by 17 spots and ensuring all barrier-free parking is *Accessibility for Ontarians with Disabilities Act (A.O.D.A.)* compliant,

providing safe cross-walk routes between the two facilities as well as to the trail access point, incorporating accessible drop-off zones in front of the Seniors Centre, and improving ease of navigation through the parking lot.

The Committee inquired whether Seniors Centre programming could be adjusted to avoid excessive use on particular days, whether covered parking might be provided to barrier-free parking spots and suggested the barrier-free parking spots at the Town Hall main entrance be relocated to adjacent to the entrance.

Staff and the Committee discussed accessibility concerns with regard to possible installation of a slope, and replacing Town Hall main entrance steps as part of the planned grading adjustments. As the rendering provided is unclear, staff will seek clarification.

Moved by Jo-anne Spitzer

Seconded by John Lenchak

1. That the memorandum regarding Town Hall Parking – 30 Percent Design be received; and
2. That the Accessibility Advisory Committee comments regarding Town Hall Parking – 30 Percent Design be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Round Table Discussion; Re: Town of Aurora Multi-Year Accessibility Plan 2022 to 2026

Staff provided an update of the 2022-2026 Multi-Year Accessibility Plan, specifically noting the following items completed in 2025:

- 115 site plans were reviewed, although not all required presenting to the Committee.
- The Town reported compliance with the A.O.D.A. and the 2025 Accessibility Compliance Report was submitted to the Ministry of Seniors and Accessibility (M.S.A.A.).

Accessibility Advisory Committee Meeting Minutes
February 11, 2026

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- The 2025 accessibility update was posted to the Town of Aurora website as per compliance.
- The Diversity, Equity and Inclusion Strategic Plan Status Report was presented to Committee of the Whole on February 11, 2026, reflecting some outstanding items which are expected to be completed with the implementation of a new Training Management System rolling out this year.
- A barrier-free shuttle service and parking spaces continue to be provided to ensure the Town's special events remain fully accessible.
- Additional barrier-free parking spaces will be provided at upcoming Municipal elections voting stations, as part of the accessibility election plan to be reviewed with the new Clerk in the coming weeks.
- 25 playground assessments were completed with AccessNow with the balance resuming in the spring. AccessNow will provide a report which will be shared with the Parks Department for reference when considering playground updates.
- Staff continue to advise from an accessibility perspective on various capital projects.

Additionally, staff discussed the 2027-2030 Multi-Year Accessibility Plan including the intention to hire a consultant and preparation for National Accessibility Week (beginning May 31) with Community Services and various community partners. Staff provided an update on the implementation of sensor parking currently under consideration as part of the Town-Wide Parking Study, and its benefit to provide advance notice of available accessible parking spots.

Moved by Alison Hughes

Seconded by Elaine Martini

1. That the Accessibility Advisory Committee comments regarding the Town of Aurora Multi-Year Accessibility Plan 2022 to 2026 be received and referred to staff for consideration and action as appropriate.

Carried

8. Informational Items

None.

9. New Business

The Committee inquired about accessible scooter parking spots being made available adjacent to the Victoria Street entrance of the Aurora Cultural Centre.

Staff noted the continuation of committee meetings throughout the municipal election period and into early 2027, and provided notice of future capital projects and the opportunity to review the 2027-2030 Multi-Year Accessibility Plan by the Committee in the coming months.

10. Adjournment

Moved by Elaine Martini

Seconded by John Lenchak

That the meeting be adjourned at 8:05 p.m.

Carried



**Town of Aurora
Environmental Advisory Committee
Meeting Minutes**

Date: Monday, February 23, 2026
Time: 7 p.m.
Location: Holland Room, Aurora Town Hall

Committee Members: Ron Weese (Chair)
 Victor Carvalho
 Shun Chen*
 Jason Cheng
 Angela Daust
 Leta Dayfoot
 Denis Heng
 Ken Turriff (Vice Chair)

Members Absent: Alain Godin

Other Attendees: Councillor Wendy Gaertner*
 Natalie Kehle, Program Manager, Energy and Environment
 Matthew Volpintesta, Manager of Parks and Fleet*
 Will Stover, Analyst, Energy and Climate Change
 Julia Shipcott, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Chair called the meeting to order at 7 p.m.

2. Land Acknowledgement

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the

Environmental Advisory Committee Meeting Minutes
February 23, 2026

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Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Moved by Ken Turriff

Seconded by Jason Cheng

That the agenda as circulated by Legislative Services be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

5. Receipt of the Minutes

5.1 Environmental Advisory Committee Meeting Minutes of October 20, 2025

Moved by Leta Dayfoot

Seconded by Ken Turriff

1. That the Environmental Advisory Committee meeting minutes of October 20, 2025, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Program Manager, Energy and Environment; Re: Draft Home Energy Retrofit Program Design Study

Staff introduced Janice Ashworth, Senior Consultant, and Alex Hill, Partner, Dunsky Energy before providing a brief overview of the evolution of the Feasibility Study to the Draft Home Energy Retrofit Program Design Study. Janice reviewed the study's main objectives, recapping the main

sources of greenhouse gas emissions in Aurora, identifying the demographic characteristics of energy poverty and retrofit barriers, and reviewing recent changes to various multi-level government and utility program initiatives. Multiple short-, medium- and long-term initiatives, both individual and in collaboration with various levels of government, were outlined, along with funding resources to address the inadequacy of natural gas emissions reduction efforts.

The Committee inquired about loan and grant options geared to low-income households, marketing efforts to piggyback on existing energy-efficiency programs and utilize local social networks to reach the target audience.

Additionally, the Committee expressed concerns regarding the publication of household energy ratings and their accuracy, as well as energy data collected by the Town being shared with the Municipal Property Assessment Corporation (M.P.A.C.), which could adversely affect home valuation. Feedback was provided that the homeowner will maintain the ability to opt-out or update energy ratings, as per a national energy standard.

The Committee requested further details on the reliability and return-on-investment of heat pumps and the optimal energy upgrade time for homeowners, as well as alternate solutions through partner programs to achieve the Town's retrofit targets. It was noted that knowledge barriers will be targeted through a variety of awareness methods to incentivize households.

The Committee further inquired on the availability of natural gas consumption details through home energy retrofit programs pre- versus post-retrofit, as well as historical data available from the federal EnerGuide program.

Moved by Ken Turriff

Seconded by Leta Dayfoot

1. That the memorandum regarding Draft Home Energy Retrofit Program Design Study be received; and

2. That the Environmental Advisory Committee comments regarding the Draft Home Energy Retrofit Program Design Study be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Memorandum from Manager, Parks and Fleet; Re: The Protection and Commemoration of Aurora's Oldest Trees that Hold Natural and Cultural Significance

Staff provided an overview of the program to be presented to Council at an upcoming meeting regarding the inventorying of Aurora's significant heritage trees and employing preservation, commemoration and potential lineage redistribution to continue their legacy. Staff noted that various revenue generation opportunities are also to be considered.

The Committee provided suggestions on location of commemorative plaques as well as providing protection to the root systems from future development in the immediate area of identified trees. Staff noted that setbacks will be incorporated into the new program.

The Committee inquired whether heritage tree designation would extend to trees on privately-owned land. Staff responded that legalities limit the Town's ability to protect those trees but current penalties are being reviewed, and the Private Tree Protection By-law will be updated in 2027 in order to strengthen the protection of significant trees located on privately-owned land.

The Committee queried how invasive tree species will be managed and how the heritage tree inventory will be generated and maintained. Staff provided details that the current significant tree inventory is regularly updated and will include a public call-out to provide an opportunity for the public to add new tree locations.

Moved by Leta Dayfoot

Seconded by Ken Turriff

1. That the memorandum regarding The Protection and Commemoration of Aurora's Oldest Trees that Hold Natural and Cultural Significance be received; and

Environmental Advisory Committee Meeting Minutes
February 23, 2026

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2. That the Environmental Advisory Committee comments regarding The Protection and Commemoration of Aurora's Oldest Trees that Hold Natural and Cultural Significance be received and referred to staff for consideration and further action as appropriate.

Carried

8. Informational Items

None.

9. New Business

The Committee inquired about tracking of waste diversion, and to what location recyclables will be taken, with the province awarding the recycling contract to Circular Materials. Additionally, concerns were shared relating to the closure of multiple Beer Stores in Ontario and the effect it will have on recycling and waste diversion. Staff commented that Amanda Cutler, Coordinator Waste/Recycling will attend a future meeting.

The Committee shared concerns regarding the lack of clearing of some storm sewers and ponds, which could lead to an increased risk of flooding, and queried how the Town may account for climate change and new development, and how maintenance may be affected due to the shortfall on infrastructure funds. funds.

The Committee inquired about how tree canopy projections may have changed based on recent tree losses on private property, and staff provided a response.

10. Adjournment

Moved by Ken Turriff

Seconded by Angela Daust

That the meeting be adjourned at 8:38 p.m.

Carried



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Town of Aurora
Committee of the Whole Report
No. CMS026-006

Subject: Roller Skating Programming Options

Prepared by: Lisa Warth, Manager, Recreation

Department: Community Services

Date: March 10, 2026

Recommendation

1. That Report No. CMS26-006 be received; and
2. That roller skating be offered as a drop-in program.

Executive Summary

In October, 2025, Council passed a motion to direct staff to investigate and report back to Council on potential partnerships, programming options and operational considerations for roller skating activities in Aurora for the 2026 season.

- Staff were only able to find one mobile roller skating program provider called SUSO Skate Co. Their proposal includes equipment rentals but comes with a financial commitment.
- Staff recommend offering roller skating drop-ins as a more economical option to the SOSU proposal.

Background

On October 28, 2025, Council passed a motion which directed staff to consult with roller skating service providers and report back to Council on potential partnerships, programming options, and operational considerations for introducing roller skating activities in Aurora for the 2026 season.

Roller skating is a popular recreational and athletic activity that combines physical exercise with entertainment. Roller skating is experiencing revival throughout Ontario, as it is relatively easy to learn and can be enjoyed by people of all ages. Roller skating venues are popping up around the Greater Toronto Area, and include rinks, parks and urban spaces.

Analysis

Staff were only able to find one mobile roller skating program provider called SUSO Skate Co. Their proposal includes equipment rentals but comes with a financial commitment.

Suso Skate Co. (“Suso”) is a reputable, mobile roller skating company. They operate throughout North America and partner with venues to provide roller skates, and protective gear (helmet, wrist guards, knee pads, and elbow pads). They do not include any music, or seating, perimeter fencing, or other venue requirements such as waste receptacles, etc.

Suso’s business model is one where they charge a flat fee to come to a venue, set up, and distribute equipment. This is the only business model SUSO uses, and they would not consider a model where a venue is provided for them, and they charge a fee to individuals to use their services and generate revenue that way.

The quotes received from SUSO are as follows:

3 hour session once per week for six weeks - \$16,038 (\$2,673 per week)

5 hour session once per week for six weeks - \$23,760 (\$3,960 per week)

A one day, 5 hour event is priced at \$4,950.

SUSO recommends that each session be broken into one hour blocks, and each one hour block accommodates no more than 30 skaters. For a 3 hour session this would be a maximum of 90 skaters and for a 5 hour session this would be a maximum of 150 skaters.

At this time, Community Services does not have funds in the operating budget to cover SUSO’s fees. The program would have to run as a “pay to play” model, similar to many other programs.

In order to generate enough revenue to cover the fee charged by SUSO, the charge per person per one hour skate would range from \$26.40 - \$29.70. This assumes a

maximum of 30 skaters per hour. This does not take into account additional costs the Town would incur such as staff, music, set up and clean up etc.

Staff are not confident that the fees that need to be charged would resonate with the community. A family of four would have to pay over a \$100 for one hour of roller skating and many families may find this prohibitive, thus affecting attendance.

Some communities have been able to offer the SUSO service at no charge or a lower fee and offset the cost with sponsorships or grants. This is something staff could pursue; however, the Town is always seeking sponsorships and grants for other initiatives.

Because of the uncertainty in generating the revenue required to partner with SUSO, staff are recommending to not pursue this option at this time.

Staff recommend offering roller skating drop-ins as a more economical option to the SOSU proposal.

Roller skating could be offered as a drop-in activity very similar to the Town's other drop-in activities such as leisure ice skating. However, equipment would not be available for use and participants would have to bring their own roller skates or inline skates and protective equipment. This activity could be done indoors on one of the arena floors while the ice is out or outdoors if a suitable, safe venue could be found.

Staff would be on site to ensure safety, provide crowd control, music and set up and clean up. A roller skating drop-in admission fee would be similar to existing fees which range from \$3.09 - \$4.38 per person, per drop in time.

This model is low risk for the Town, but limits participation to those who have skates and protective equipment to use, similar to ice skating, shinney and other drop ins where participants need to bring their own equipment.

Advisory Committee Review

None applicable.

Legal Considerations

The proposed drop-in roller skating program carries a risk profile similar to the Town's existing drop-in activities, including leisure skating, shinny, and open gym. Participants voluntarily assume the inherent risks of skating, such as falls and collisions.

Under the Occupiers' Liability Act, the Town is required to take reasonable steps to maintain a safe environment, not to eliminate all risk. As long as the skating surface is properly maintained, hazards are addressed, and general supervision is provided, the Town's exposure remains consistent with other passive recreation programs.

Since participants supply and are responsible for their own skates and protective equipment, the Town's exposure to equipment-related liability is minimal. The activity would fall under the Town's existing municipal recreation liability coverage. Overall, the legal and liability risks are not materially greater than those associated with other approved drop-in programs.

Financial Implications

The cost for the provision of roller-skating programming through a third party provider, such as SOSU, is prohibitive, and funds are not included in the budget for this enhanced service level. However, this program being offered as a drop in activity is financially feasible for the Town and can be managed within the existing budget.

Communications Considerations

There are no communications considerations as a result of this report, but communications will inform residents of any new activities or programming at the Town with a fulsome campaign.

Climate Change Considerations

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

The recommendations in this report support the Strategic Plan goal of **Supporting an exceptional quality of life for all** in its accomplishments in satisfying requirements in the following key objective of this goal statement:

Objective 4: **Encouraging an active and healthy lifestyle**

Alternative(s) to the Recommendation

1. Council may provide further direction.

Conclusions

The recommendations in this report allow staff to offer a new activity to the community while working within the constraints of the existing operating budget. Staff will continue to explore opportunities (such as grants or sponsorships), in order to potentially expand roller skating activities while continuing to be fiscally responsible.

Attachments

None

Previous Reports

None

Pre-submission Review

Agenda Management Team review on February 19, 2026

Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora
Committee of the Whole Report
No. CS26-007

Subject: Implications of Implementing a Renoviction By-law

Prepared by: Alexander Wray, Manager Bylaw Services

Department: Corporate Services

Date: March 10, 2026

Recommendation

1. That Report No. CS26-007 be received; and
2. That the Town not proceed with the preparation and implementation of a renoviction by-law and no further action be taken.

Executive Summary

In response to a request from Council for staff to investigate the implementation of a renoviction by-law, this report explores the feasibility and implications of implementing a regulatory framework for renovictions in the Town of Aurora. This report draws on renovictions data from across York Region, and recent initiatives in the cities of Toronto, Hamilton, St. Catharines, Waterloo, and Mississauga.

- Proposed changes to the *Residential Tenancies Act, 2006* will give the Landlord Tenant Board greater powers to address renovictions while also affording better protections for tenants.
- Enforcement of unlawful evictions is supported by the Residential Housing Enforcement Unit.
- Data from Tribunals Ontario indicate that renovictions are not a prominent issue in the Town of Aurora.
- The Town has different enforcement mechanisms at its disposal and would need to consider operational implications.

- Larger municipalities have recently recommended against implementing a renoviction by-law due to increased costs and minimal impacts.

Background

Rental housing is an important component of Aurora's housing supply and contributes to the Town's overall affordability objectives. Based on the 2024 Aurora Affordable Housing Action Plan, approximately 19 per cent of private households in Aurora are renter households. At its meeting of November 11, 2025, Committee of the Whole considered a member motion respecting renovictions in the Town of Aurora, recognizing concerns related to tenant displacement and the potential loss of affordable rental units because of renovations, repairs, or demolitions. As a result, Council passed the motion on November 25, 2025, and directed Town staff to investigate the feasibility of implementing a renoviction or similar by-law and to report back to Council in Q1 of 2026.

Analysis

Proposed changes to the *Residential Tenancies Act, 2006* will give the Landlord Tenant Board greater powers to address renovictions while also affording better protections for tenants.

Proposed amendments to the *Residential Tenancies Act, 2006*, introduced through the *Helping Homebuyers, Protecting Tenants Act, 2023*, are intended to strengthen the authority of the Landlord and Tenant Board to address renovictions by enhancing notice requirements and reinforcing tenant protections. If proclaimed in force, landlords issuing a notice of termination for extensive repairs or renovations would be required to submit a report prepared by a qualified professional confirming that the proposed work is sufficiently extensive to require both a building permit and vacant possession. Failure to meet this requirement would render the notice void. The amendments would also reinforce a tenant's right of first refusal following renovations, requiring landlords to provide timely written updates to tenants who elect to return, including estimated completion dates, notice of any changes to those timelines, and confirmation when the unit is ready for re-occupancy. Tenants would be afforded a minimum of 60 days to re-occupy the unit once it is deemed ready, and rent would remain subject to applicable lawful rent controls.

Collectively, these measures are intended to improve transparency, reduce the misuse of renovation-related evictions, and provide the Landlord and Tenant Board with clearer statutory authority to assess and remedy improper renovations.

Enforcement of unlawful evictions is supported by the Residential Housing Enforcement Unit.

When the provisions of the Act are violated and unlawful evictions occur, enforcement action is supported by the Residential Housing Enforcement Unit (RHEU). The RHEU is administered by the Ministry of Municipal Affairs and Housing, which is responsible for investigating and prosecuting matters such as unlawful repossession, false notices of termination, failure to provide compensation or alternative accommodations, and failure to honour a tenant's right of first refusal.

While municipalities may exercise broader authority in certain areas – such as Property Standards and Vital Services enforcement under local by-laws, including the ability to undertake remedial action and recover costs – in matters specifically related to unlawful evictions and rights of first refusal, the RHEU remains the designated provincial authority responsible for ensuring compliance with the provisions of the *Residential Tenancies Act, 2006*.

Data from Tribunals Ontario indicate that renovations are not a prominent issue in the Town of Aurora.

Between January 1, 2021, and December 31, 2025, a total of seven N-13 Notices were filed for properties located in the Town of Aurora. An N-13 Notice is a formal notice issued under the *Residential Tenancies Act* and filed with the Landlord and Tenant Board to terminate a tenancy where a landlord intends to demolish a rental unit, undertake repairs or renovations that require vacant possession, or convert the unit to a non-residential use. Staff reviewed the properties associated with these notices over the five-year period and have summarized the findings in Table 1 of this report.

Table 1: N-13 Notices Filed – Town of Aurora

	Year of N-13 Notice	Location/Ward of Property	Current Status of Property
Property #1	2021	Ward 6	Demolished – Vacant Land
Property #2	2021	Ward 2	Demolished – Re-Development

March 10, 2026

4 of 9

Report No. CS26-007

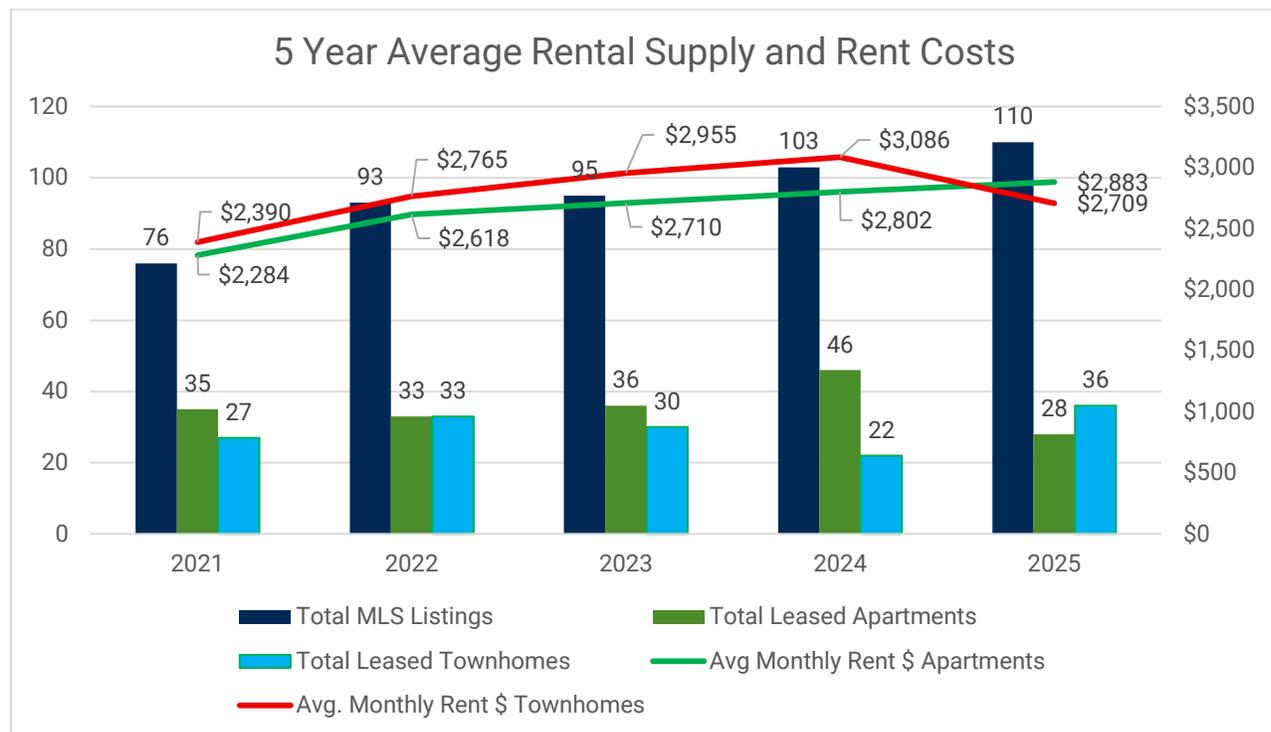
Property #3	2021	Ward 2	Demolished – Re-Development
Property #4	2022	Ward 1	Demolished – Vacant Land
Property #5	2023	Ward 1	Repairs Completed*
Property #6	2023	Ward 2	Repairs Completed*
Property #7	2025	Ward 1	Illegal Basement Apartment

*Property Standards Order Issued due to condition of property being uninhabitable.

Furthermore, changing conditions in Ontario’s rental market, combined with increased borrowing costs, have affected landlords’ ability to complete renovations and re-lease units at higher rental rates in a compressed timeframe. As a result, the overall rate of renovictions is anticipated to continue moderating.

As outlined in Table 2 of this report, the post-pandemic rental supply has continued to increase, while average monthly rental rates are showing signs of stabilization and modest decline. It should be noted that data published by the Toronto Regional Real Estate Board (TRREB) captures rental activity for condominium apartments and townhouses only, as these represent the most prevalent forms of investor-owned rental housing. Rental data associated with purpose-built apartment buildings and the Town’s approximately 444 registered secondary and tertiary suites is not reflected and would have a limited impact on the overall findings.

Table 2: Town of Aurora – 5 Year Average Rental Supply and Rent Costs



Source: Toronto Regional Real Estate Board (TRREB)

The Town has different enforcement mechanisms at its disposal and would need to consider operational implications.

At the time of preparing this report, only two Ontario municipalities—the City of Hamilton and the City of Toronto—have implemented renovation and relocation, or similar, by-laws intended to address renovictions. To support enforcement of its licensing program, which came into effect on January 1, 2025, the City of Hamilton approved 25 new positions, including management and supervisory staff, clerical and legal support, outreach personnel, and municipal law enforcement officers. The City of Toronto has also adopted a renovation and relocation by-law, which came into effect on July 31, 2025, and has identified the need for 14 additional positions, consisting of eight Toronto Building staff to manage inquiries and licensing functions, and six Building Inspectors to conduct inspections and investigations.

The administrative and enforcement models used by Hamilton and Toronto differ significantly. Hamilton's program is administered through its By-law Enforcement Division and enforced by Municipal Law Enforcement Officers, whereas Toronto's program is administered by the Building Department under the direction of the Chief Building Official and enforced by Building Inspectors. Funding approaches also vary. Toronto's program is partially funded through building permit fees under the *Ontario*

Building Code Act, accounting for approximately 60 per cent of the required resources, while Hamilton's program is primarily funded through the tax levy, with partial cost recovery through licensing fees.

In addition to Hamilton and Toronto, the feasibility of implementing renoviction-related by-laws has been reviewed by municipal councils in St. Catharines and Waterloo. In both cases, staff reports did not recommend implementation, citing considerations such as operational complexity, staffing and financial impacts, and the limited anticipated effectiveness relative to existing provincial enforcement mechanisms. The City of Mississauga is currently studying the issue of renovictions and related policy tools; however, no decision regarding implementation has been made at the time of preparing this report.

Larger municipalities have recently recommended against implementing a Renoviction By-law due to increased costs and minimal impacts.

A review of municipal experiences indicates that some larger Ontario municipalities with higher volumes of N-13 activity have assessed the feasibility of renoviction by-laws and determined that implementation was not warranted. For example, St. Catharines reviewed renoviction-related trends using data obtained from Tribunals Ontario and reported that a total of 61 N-13 applications were filed between 2018 and 2024. Annual filings increased following 2021, peaking at 17 applications in 2022, before declining to 10 in 2024 (2018 – 4; 2019 – 3; 2020 – 4; 2021 – 11; 2022 – 17; 2023 – 12; 2024 – 10).

While these volumes were significantly higher than those observed in many municipalities, available data did not distinguish whether notices were issued in good faith or bad faith. After reviewing local trends and potential regulatory responses, St. Catharines determined that implementing a municipal renoviction by-law was not recommended, citing anticipated staffing and financial requirements, administrative complexity, and limited expected impact relative to existing provincial legislation and enforcement mechanisms.

Similar findings were reported by Waterloo, which reviewed Landlord and Tenant Board data and identified 34 N-13-related eviction applications filed over a five-year period, averaging approximately seven annually. Compared with Waterloo's estimated 20,400 rental units in 2024, these applications represented a very small proportion of overall tenancies. Staff noted, however, that formal application data does not capture voluntary tenant departures, landlord compliance with compensation or right-of-return provisions, or informal displacement, such as requests to vacate that are not supported by formal notices or orders. Through consultation, Waterloo also identified that lawful

compensation agreements, voluntary buyouts, and natural tenant turnover—particularly in markets with significant student populations—may further reduce reliance on formal eviction processes. Waterloo also consulted with municipalities that have implemented renovation licensing programs and reported consistently low licensing volumes paired with substantial investigative and enforcement workloads.

Toronto reported receiving six licence applications following implementation of its program in July 2025, while undertaking more than 600 investigations and assigning dedicated tenant support and enforcement staff. Hamilton reported three licence applications over the preceding year alongside more than 300 investigations and multiple staff assigned to program operations. Similar operational pressures were reported in London, where investigative demands substantially exceeded administrative licensing volumes and required ongoing staffing increases. Collectively, these municipal experiences indicate that renoviction licensing frameworks may require significant operational resources despite relatively low program uptake, and that the incremental regulatory impact of such programs may be limited in jurisdictions where provincial legislation and enforcement mechanisms already apply.

Advisory Committee Review

Not Applicable.

Legal Considerations

Although the *Helping Homebuyers, Protecting Tenants Act, 2023* received Royal Assent in 2023, the amendments to the *Residential Tenancies Act* have not yet come into force.

Financial Implications

Should the Town proceed with a renoviction bylaw it will require additional staff to administer and enforce this bylaw having an incremental tax levy impact.

Communications Considerations

To inform residents, this report will be posted on the Town's website.

Climate Change Considerations

The recommendations from this report does not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

The Implications of Implementing a Renoviction By-law report supports the Strategic Plan goal of **Strengthening the fabric of our community** through its accomplishment in satisfying requirements in the following objectives within this goal statement.

Examine the impact of increased growth and demographic diversity on municipal service delivery. Through the review of trends, statistics, and benchmarking against other municipalities, while also understanding the impacts on implementing a renoviction by-law in Aurora.

Alternative(s) to the Recommendation

1. That Council direct staff to develop a proposed two (2) year pilot program that would include a renoviction by-law and associated inspection framework, and report back to Council with the anticipated financial, operational, and resource implications for Council's consideration and approval prior to implementation.

Conclusions

For the reasons outlined in this report, staff recommend that Council not proceed with the implementation of a renoviction by-law at this time. Should Council direct staff to proceed, a measured approach in the form of a pilot program, supported by additional human resources, should be considered to ensure effective implementation and evaluation of the initiative.

Attachments

None.

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on February 19, 2026

Approvals

Approved by Patricia De Sario, Director, Corporate Services/Town Solicitor

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora
Committee of the Whole Report
No. FIN26-008

Subject: Statement of Remuneration and Expenses for Members of Council, Committees and Local Boards

Prepared by: Tracy Evans, Financial Management Advisor

Department: Finance

Date: March 10, 2026

Recommendation

1. That Report No. FIN26-008 be received for information.

Executive Summary

This report is to fulfil the statutory reporting and disclosure requirements of Section 284(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, (the Act) in respect of the 2025 compensation and expenses paid to members of Council and its Committees and Local Boards.

- All remuneration and expenses paid were properly approved and budgeted.
- Any remuneration paid by York Region to the Town of Aurora's Regional Councillor (Mayor) has been excluded from this report.

Background

The reporting of an annual itemized statement of remuneration and expenses paid to each member of Council is mandatory under the Municipal Act

Under the Act, the Treasurer of each municipality must submit annually to Council an itemized statement of the remuneration and expenses paid to each member of Council in respect of his/her services as a member of Council. The statement should also include all remuneration and expenses paid to any appointed member of a Committee of Council or a Local Board in respect of his/her services as a member of the

Committee or Board. For Aurora, this would include all persons of appointed committees and the Aurora Public Library Board.

Analysis

All remuneration and expenses paid were properly approved and budgeted.

Attachments #1 through #3 make the statutory disclosures for all applicable compensation and expenses of 2025.

The statutory disclosure requires only “a statement on remuneration and expenses paid to” the respective members. There is no prescribed or regulated format for such a disclosure statement. These statements will vary from municipality to municipality. The format used in this report is consistent with what has been used in the last several years.

Remuneration, travel allowance, conference/seminar expense, and any other expense reimbursements are paid to the Mayor and Councillors in accordance with By-law No. 5564-13 and Administrative Procedure No. 57. Additionally, the budgets for such were included in the 2025 Operating Budget which was deemed adopted on November 28, 2024, in accordance with Part V1.1 of the Municipal Act, 2001 and its corresponding regulation. The Committee of Adjustment members are paid a stipend per meeting attended in accordance with their Terms of Reference approved by Council each term.

In many instances the Town of Aurora pays these expenses directly by Town credit card on behalf of the member. Items such as airlines, hotels and conference registrations are often, although not always, paid this way. Some of these expenses are also incurred directly by the members personally, who are then reimbursed. To ensure that all similar expenses are disclosed for each member, Attachment #2 outlines the payments made to reimburse members separate from the payments made directly by the Town on their behalf. All the payments made to reimburse members and on behalf of members are shown on Attachment #1 for compliance with the Act.

Any remuneration paid by York Region to the Town of Aurora’s Regional Councillor (Mayor) has been excluded from this report.

Any remuneration paid to the Town of Aurora’s Regional Councillor (Mayor) on behalf of The Regional Municipality of York under the terms of a Joint Service Agreement is not included in the amounts of Attachment #1, as these will be reported upon separately by The Regional Municipality of York as the statute applies.

Advisory Committee Review

None

Legal Considerations

Section 284 of the Act requires the Treasurer to provide to Council, by March 31, an annual itemized statement on remuneration and expenses paid in the previous year to each member of council, a committee or a local board, in respect of his or her services as a member of Council, a committee or a local board, as the case may be. The statement shall identify the by-law under which the remuneration or expenses were authorized to be paid. These statements are considered public records.

Financial Implications

All 2025 Council, Committee and Board members' remuneration and expenses have been incurred in accordance with Town bylaws and policies and have herein been reported as required under Section 284 (1) of the Act.

Communications Considerations

The Town will make Council expenses available via the Town's website, where prior year reports are also available.

Climate Change Considerations

None

Link to Strategic Plan

Reporting on the compensation and expenses of members of Council, committees and local boards meets statutory reporting requirements aimed at ensuring and supporting the Town's Strategic Plan principles of transparency and accountability of government.

Alternative(s) to the Recommendation

None. Information only report.

Conclusions

All 2025 Council, Committee and Board members' remuneration and expenses have been incurred in accordance with all applicable Town bylaws and policies and have herein been reported upon as required under Section 284 (1) of the Municipal Act. This report will be posted to the Town's website along with previous reports.

Attachments

Attachment 1 to Report No. FIN26-008 – Statement of Remuneration and Expenses paid to Members of Council

Attachment 2 to Report No. FIN26-008 – Disclosure of Expenditures of Members of Council

Attachment 3 to Report No. FIN26-008 – Remuneration and Expenses paid to Appointed Members of Committees and Boards

Previous Reports

This is an annual report. Final reports for 2011 through to 2024, are currently available on the Members of Council page of the Town's [website](#).

Pre-submission Review

Agenda Management Team review on February 19, 2026

Approvals

Rachel Wainwright-van Kessel, CPA, CMA, Director of Finance/Treasurer

Approved by Doug Nadorozny, Chief Administrative Officer

Town of Aurora

Attachment #1

**Statement of Remuneration and Expenses
Paid to Elected Members January to December, 2025**

REMUNERATION	BENEFITS	VEHICLE / TRAVEL ALLOWANCE	EXPENSES REIMBURSED	TOTAL
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See
Attachment #2

Members of Council

Tom Mrakas	**	\$114,796	\$27,839	\$10,492	5,867	\$158,994
Harold Kim		42,220		2,266	1,816	\$46,301
Wendy Gaertner		42,220		2,266	416	\$44,901
John Gallo		42,220	4,854	2,266	555	\$49,894
Rachel Gilliland		42,220	780	2,266	6,744	\$52,009
Michael Thompson		42,220	4,854	2,266	97	\$49,436
Ron Weese		42,220		2,266	2,759	\$47,244
		<u>\$ 368,114</u>	<u>\$ 38,327</u>	<u>\$ 24,085</u>	<u>\$ 18,253</u>	<u>\$ 448,779</u>

** Excludes any remuneration paid to the Regional Councillor (Mayor) by the Town of Aurora on behalf of York Region under the Terms of a Joint Services Agreement. Such amounts are reported separately by York Region.

All remuneration and expenses were properly documented, approved and authorized by by-laws, and were within allocated budgets. Prepared for Council pursuant to Section 284(1) of the Municipal Act, 2001.



Rachel Wainwright-van Kessel, Director of Finance
March 10, 2026

Town of Aurora

Disclosure of Expenditures of Members of Council

Attachment #2

For the period January to December, 2025

Training/ Seminars/ Conferences **	Out of Town mileage/ tolls/ parking	FCM Board Meetings (Member)	Special Events	Meals/ Hospitality (excl. alcohol)	Other Expenses	Rembursement from Councillor	Total
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Expenditure Budgets: (full year)

Unallocated Pooled Budget	\$23,370		\$6,000		-		\$29,370
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Reimbursed to Member:

Tom Mrakas	-	-	-	-	-	-	-
Wendy Gaertner	-	-	-	-	-	-	-
Harold Kim	-	-	-	419	117	324	(400)
John Gallo	-	-	-	-	-	-	-
Rachel Gilliland	2,470	-	-	-	-	-	2,470
Michael Thompson	-	-	-	-	-	-	-
Ron Weese	708	-	-	-	-	623	(708)

Paid by Town on Behalf of Member:

Tom Mrakas	295	309	-	282	3,332	1,648	5,867
Wendy Gaertner	-	-	-	353	-	63	416
Harold Kim	814	-	-	504	-	38	1,356
John Gallo	-	-	-	555	-	-	555
Rachel Gilliland	4,056	-	-	217	-	-	4,274
Michael Thompson	-	-	-	97	-	-	97
Ron Weese	1,820	-	-	278	-	38	2,136

Total Expenses:

Tom Mrakas	295	309	-	282	3,332	1,648	5,867
Wendy Gaertner	-	-	-	353	-	63	416
Harold Kim	814	-	-	923	117	362	1,816
John Gallo	-	-	-	555	-	-	555
Rachel Gilliland	6,526	-	-	217	-	-	6,744
Michael Thompson	-	-	-	97	-	-	97
Ron Weese	2,528	-	-	278	-	661	2,759

Total All

10,164	309	-	2,705	3,450	2,734	(1,108)	18,253
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** includes related travel, accommodation, and included meals

Note: This report is not intended to reconcile to line account totals, as staff and administrative items have been excluded for purpose of this report.

**Town of Aurora
Summary of Remuneration and Expenses Paid January to December, 2025
Appointed Members of Committees and Boards**

		REMUNERATION	OTHER EXPENSES REIMBURSED	TOTAL
Appointed Members of Committees and Boards				
<u>Last Meeting Jan 2025</u>				
David Mhango	Committee of Adjustment	\$ 125	\$ -	\$ 125.00
-Chair				
Jane Stevenson	Committee of Adjustment	120	-	\$ 120.00
- Vice Chair				
Chris Polsinelli	Committee of Adjustment	120	-	\$ 120.00
Michael Visconti	Committee of Adjustment	120	-	\$ 120.00
Julian Yang	Committee of Adjustment	120	-	\$ 120.00
<u>First Meeting - Feb 2025</u>				
Alida Tari	Committee of Adjustment	\$ 1,375	\$ -	\$ 1,375.00
-Chair				
Michael Visconti	Committee of Adjustment	1,200	-	\$ 1,200.00
- Vice Chair				
John Hartman	Committee of Adjustment	1,200	-	\$ 1,200.00
Maricella Saucedo	Committee of Adjustment	1,200	-	\$ 1,200.00
Klaudi Watts	Committee of Adjustment	1,200	-	\$ 1,200.00

Members with no payments made:

Heritage Advisory Committee

Councillor Wendy Gaertner - Chair
Cynthia Bettio
Linda Duringer
Rocco Morsillo
Chris Polsinelli
Bob McRoberts - Honorary Member
John Green - AHS Representative - Vice Chair
Staff Liaison - Adam Robb

Property Standards Committee

Balpreet Grewal - Chair
Cameron Chong - Vice Chair
Wayne Hartman
Vadym Sukhin
Dan Winters

Aurora Public Library Board

Lauren Hanna - Chair
Christina Choo-Hum - Vice Chair
Councillor Harold Kim
Councillor Michael Thompson
Greg Smith
John Clement
Terri Watman
Staff Liaison – Jodi Marr
- Secretary/Treasurer
and CEO

Mayor's Golf Classic Funds Committee

Angela Covert - Chair
Elliott Elia
Robert Gaby
Manuel Veloso - Vice Chair
Ping Zhang
Staff Liaisons - Michael de Rond, Jason Gaertner

Accessibility Advisory Committee

Councillor Wendy Gaertner - Chair
Lois Davies
Alison Hughes - Vice Chair
John Lenchak
Elaine Martini
Jo-anne Spitzer
Marilyn Williams
Staff Liaison – Gregory Peri

Community Recognition Review
Advisory Committee

Mayor Tom Mrakas - Chair
Diane Buchanan
Phiona Durrant
Elaine Martini
Arif Faheem Khan
Patricia Wallace - Vice Chair
Jo-anne Spitzer
Staff Liaison – Shelley Ware

Environmental Advisory Committee

Councillor Ron Weese - Chair
Jason Cheng
Angela Daust
Leta Dayfoot
Alain Godin
Denis Heng
Victor Martins Carvalho
Ken Turriff - Vice Chair
Staff Liaisons - Natalie Kehle, Nancy Fleming,
Will Stover

Finance Advisory Committee

Mayor Tom Mrakas - Chair
Councillor Harold Kim - Vice Chair
Councillor Michael Thompson
Staff Liaison – Doug Nadorozny
Staff Liaison – Rachel Wainwright-van
Kessel

Aurora Appeal Tribunal

Balpreet Grewal - Chair
Wayne Hartman
Vadym Sukhin
Dan Winters
Cameron Chong
- Vice Chair

Active Transportation & Traffic Safety Advisory Committee

Councillor Wendy Gaertner - Chair
Owen Heritage - Vice Chair
Steve Fleck
Lil Kim
Gino Martino
John David McLaughlin
Heidi Schellhorn
Staff Liaisons - Michael Bat, Michael Ha,
Nancy Fleming

Parks and Recreation Advisory Committee

Councillor Michael Thompson - Chair
Michelle Dakin- Vice Chair
Irene Clement
Jessie Fraser
Bodgan Brkic
Lindsay Carvalho
Steve Hall
Shannon Ippolito
Charles Legge
Sean Noble
Staff Liaisons - Matthew Volpintesta, Lisa Warth

Aurora Economic Development Corporation Board

Nima Khadem-Mohtaram - Chair
Keith Loo - Vice Chair
Mayor Tom Mrakas
Councillor Harold Kim
Sep Assadian
Owen Heritage
Bill Hogg
Tracy Smith
Sreyas Dasika - effective Feb'25
Matthew Johnson - effective Feb'25
Leslie Stuart Learmont - effective Feb'25
Anita Mukherjee - effective Feb'25
Marilee Harris - Outgoing Chair - Feb'25
Mae Khamissa - Outgoing Vice Chair - Feb'25
Richard Gong - Outgoing member - Feb'25
Tim Hammill - Outgoing member - Feb'25
Staff Liaisons: Andrew Poray, Angela Haynes, Doug Nadorozny

All remuneration and expenses were properly documented, approved and authorized by by-laws, and were within allocated budgets. Prepared for Council pursuant to Section 284(1) of the Municipal Act, 2001.



Rachel Wainwright-van Kessel, Director of Finance
March 10, 2026



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Town of Aurora
Committee of the Whole Report
No. OPS26-008

Subject: Protecting Aurora’s Oldest Trees – Heritage Tree Management Guide

Prepared by: Matthew Volpintesta, Manager, Parks & Fleet

Department: Operational Services

Date: March 10, 2026

Recommendation

1. That Report No. OPS26-008 be received; and
2. That the Heritage Tree Management Guide, and associated principles, be endorsed.

Executive Summary

Following a motion carried by Council on September 23, 2025, for the Protection of Aurora’s Oldest Trees, staff completed a best practices review of heritage tree management. Through extensive research and consultation staff have prepared a draft Heritage Tree Management Guide (the Guide) which details a series of key components, from creating a listing, through to preservation and commemoration practices:

- In response to the Protection of Aurora’s Oldest Trees motion, staff conducted a best practice review and prepared a working draft of a Heritage Tree Management Guide.
- From initial assessment and archiving through to preservation and commemoration of Aurora’s heritage trees, several key components make up the Heritage Tree Management Guide.

Background

In response to the Protection of Aurora’s Oldest Trees motion, staff conducted a best practice review and prepared a working draft of a Heritage Tree Management Guide.

The intent of the Protection of Aurora's Oldest Trees motion is that these trees serve as a living testament and hold future cultivar legacies to Aurora's ecological heritage, and the preservation of significant natural features aligns with the Town's ongoing commitment to environmental stewardship, public education, and the protection of its natural assets.

The motion included the following items to be explored:

- That staff identify trees believed to be senescent or centenarian in nature, representing important natural, cultural and historical significance, assessing the health, species, and estimated age.
- That staff investigate measures to ensure the long-term protection and maintenance of these trees, including hazard risk assessments, long term health.
- That staff report includes commemorative recognition elements such as an interactive plaque at the site highlighting ecological, cultural, and natural significance to the community; a neighbourhood ribbon cutting event to foster community pride; and collaborative tours or map-based integration with the arboretum.
- That staff consult with the Town's Museum and Archives, Heritage and Environmental Advisory Committees for input on the design and wording of the commemorative plaque.
- That staff develop an afterlife plan should the tree perish.
- That any costs associated with the plaque, assessment, and preservation measures be considered as part of the next applicable operating or capital budget or funded through available grants or sponsorship opportunities.

Through this report, staff provide detail of considerations made in working toward a go-forward approach for strategizing efforts to protect, celebrate and extend the life of Aurora's heritage trees.

The Guide provides a structured framework to manage heritage and mature trees, including trees approaching the end of their lifecycle, located on municipal property. The draft Guide was formulated through a review of tree policies from municipalities across Canada, including provincial and municipal legislation, best practices from urban forestry organizations and innovative programs such as TreeCycle Canada. Some examples on municipalities reviewed include Middlesex Centre (Ontario) Burnaby (British Columbia), LaSalle (Ontario), and Whitehorse (Yukon Territories), which embed end-of-life considerations within broader tree management policies.

Furthermore, building on policies from Ontario's Forestry Act, *Ontario Heritage Act*, *Municipal Act, 2001* combined with best practices from urban forestry organizations such as Tree Canada, who developed an Urban Forestry Guide that emphasize lifecycle management, risk assessment and sustainable disposal, key components reveal themselves as core function of a successful management guide.

Analysis

From initial assessment and archiving through to preservation and commemoration of Aurora's heritage trees, several key components make up the Heritage Tree Management Guide.

Several key components around the assessment, preservation, and commemoration form a comprehensive Heritage Tree Management Guide. The following Table details the key components proposed within the draft guide:

Key Component	Comments
Assessment and Decision Framework, and Registry of Trees	<p>The first step is to establish criterion including what characterizes a tree as having cultural or natural heritage significance, being: age of tree, species, geographical location, or other historical occurrences. Once a criterion is set, the tree should be thoroughly documented, including photographs, measurement, and record of historical significance for archives.</p> <p>As part of this assessment, risk assessment should confirm structural decline and assess health under existing tree inventory categorization. There is also a public engagement component, which would seek input, including notifying public community and stakeholders; consider commemorative options.</p>

March 10, 2026

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Report No. OPS26-008

Key Component	Comments
Tree Protection or Preservation Strategies	Dependent on risk assessment, this can involve species and lineage preservation strategies (seed bank, nursery reproduction). Further, additional strategies include heavy pruning focusing on structural integrity, vertical mulching and deep root fertilization and watering regime. The protection and preservation component does play a key role in achieving the Town's endorsed canopy cover target of 40 per cent by 2034.
Disposal and Repurposing	Recycling and re-use are excellent options should failure/removal occur. This includes urban lumber programs, and partnerships with local sawmills or artisans to turn logs into park furniture, tables, public art installations. A cited example is TreeCycle Canada who partner with municipalities to urban wood (biomass energy) into clean energy or wood products.
Commemorative Practices	Commemorative practices may involve a myriad of options which include memorial plaques in situ and heritage displays, archival and repurposed wood through options detailed above such as public art.
Replacement and Ecological Continuity	Plant native or climate-resilient species near the original site or genetic duplicates through preservation methods detailed above such as nursery reproduction. This is also a potential consideration as a commemorative practice and is recommended to exceed tree replacement policies and By-law (example; multiple young trees for one large heritage tree).

March 10, 2026

5 of 9

Report No. OPS26-008

Key Component	Comments
Policy and Program Integration	This focuses on recommendations toward the Town's various tree protection by-laws and urban forestry master plans with options to integrate practices into other programs and municipal strategic goals, such as canopy cover targets.
Communication and Education	Communication and education play a pivotal role in the process from the outset through the course of the Guide. At the outset, engagement and education help formulate a list and criterion for designation as having significance. Through the management plan for a particular tree, engagement and communication allow for promotion of the tree, in celebrating any commemorative practice or enlightening the public on the process to protect or repurpose a tree.
Funding	Funding is a key component to this work and a consideration when applying the Guide to Town trees. Considerations around archiving, and tree protection/preservation are likely the most significant when accounting for budget needs, as would repurposing. Communication and education may also impact a need for funding, should materials be produced. There is a possibility of revenue generation which may contribute to funding the end-of-life program, through sale of repurposed materials.

Following endorsement of the Guide, staff will finalize criterion for listing Town-owned trees and create an initial registry of trees including location, significance, specimen details and scientific data collection and photographic documentation. This work will continue through to 2027 and will include specific planning for each specimen based on current condition, and future risk. Once formally assessed, appropriate resources and preservation planning will be applied.

Advisory Committee Review

Parks and Recreation Advisory Committee Meeting – January 15, 2026:

Staff provided a background and an overview of the memorandum and draft Heritage Tree Management Guide. Staff and the Committee discussed various aspects including related provincial policies and criteria (which do not include the end-of-life aspect); scope and number of heritage trees; the program's initial focus on municipal trees; expansion and maintenance of the Town's urban canopy, and associated funding; consideration of Indigenous practices or traditions that could be incorporated within the framework; and the potential strategy and process for expanding the program to include the participation of privately-owned trees. Further, a suggestion was made to possibly incorporate indigenous ceremonies or celebrations during the commemorative phase of the management guide.

The Committee expressed support for the framework of the draft Heritage Tree Management Guide.

Heritage Advisory Committee Meeting – February 9, 2026:

Staff provided background and an overview of the memorandum and draft Heritage Tree Management Guide. The committee discussed the possibility of changing the name of the Management Guide to remove the "end of life" reference and raised questions around the legal implications of the heritage listing, and whether it protected privately owned trees. Staff delineated the heritage listing and confirmed that this program did not impact the Private Tree Protection By-Law and was not a means to formally protect privately owned trees, but rather an incentivization to preserve and celebrate heritage trees.

The Committee expressed support for the framework of the draft End-of-Life Tree Management Guide.

Environmental Advisory Committee Meeting – February 23, 2026:

Staff provided background and an overview of the memorandum and draft Heritage Tree Management Guide. The committee recommended setting a minimum perimeter or protection zone for trees where adjacent to Town-managed construction projects. Interest expressed in adding private trees and having private home-owners volunteer to have trees listed, though staff cautioned this may not be possible to transfer within title registration during property sales. Staff were encouraged to make the program as impactful as possible in the interim by starting with a moderate-sized list (15-20 trees).

The committee shared sentiment in updating the Town's Private Tree Protection By-Law to help protect heritage trees on private lands, to which staff confirmed will be presented to Council for consideration in 2027.

The Committee expressed support for the framework of the draft End-of-Life Tree Management Guide.

Legal Considerations

This program only applies to trees that are on municipal property. It is not a legal means of protecting heritage trees, but rather a celebratory program. Implementation of parts of the program may require updates to the Tree Protection Bylaw and other Town policies or plans. The Private Tree Protection By-law is a separate mechanism and does not influence or impact this program.

Financial Implications

Preservation and commemorative practices may have a financial impact to the Parks Operating Budget, including preservation applications, such as tree protection, fertilization, pruning, etc. Further, commemoration will also endure a minor cost, example; heritage plaques. Staff will seek to offset these costs through the possible auctioning or repurposing of wood products, as well as use of funding from the Town's tree compensation reserve as appropriate.

Staff will commence its creation of a heritage tree registry as per the guiding principles in 2026 and prepare an associated budget for Council's consideration as part of the 2027 operating budget process. It is anticipated that this budget may increase incrementally based upon the number of registered trees from year-to-year, or through the potential expansion of program in the future.

Communications Considerations

Aurora's public and tree enthusiasts are a significant resource in identifying historical context of natural heritage and significant trees. As such, a public "call-out" will be organized through the Town's webpage and social channels to assist in building the Heritage Tree registry. In addition to a launch campaign for the program, continuous updates will be provided including status of listings, commemorative plans, and good news stories.

Climate Change Considerations

In keeping with the recommendations of the Urban Forest Study, Climate Change Adaptation Plan, and Green Development Standards, as well as Council's commitment to growing the canopy cover to 40 per cent by 2030, the Heritage Tree Management Guide is a key action.

Link to Strategic Plan

The endorsement of the Heritage Tree Management Guide supports the Strategic Plan Goal of Supporting an Exceptional Quality of Life for All, by encouraging an active and healthy lifestyle.

Develop a long-term needs assessment for recreation programs, services, and operations to match the evolving needs of the growing and changing population.

Alternative(s) to the Recommendation

None.

Conclusions

The draft Heritage Tree Management Guide represents a progressive plan of how the Town of Aurora manages its most significant natural assets. By moving beyond simple maintenance and incorporating lifecycle management, from initial archival documentation to innovative repurposing and commemoration, the Town is ensuring that its "living testaments" continue to provide value to the community even after they perish.

The Guide successfully aligns the Town's broader strategic goals, specifically the 40 per cent canopy cover target and climate adaptation strategies. Supported by the Parks and Recreation, Heritage, and Environmental Advisory Committees, this framework provides a clear roadmap for celebrating Aurora's ecological history while maintaining fiscal responsibility through potential revenue-generating repurposing programs. Following Council endorsement, the transition to creating a formal registry in 2026 will mark a milestone in Aurora's commitment to environmental heritage.

Attachments

Attachment 1: Draft Heritage Tree Management Guide (v.2)

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on February 19, 2026.

Approvals

Approved by Sara Tienkamp, Director, Operational Services

Approved by Doug Nadorozny, Chief Administrative Officer

Heritage Tree Management Guide – DRAFT v.2

1. Registry of Heritage Trees

- **List:** Establish criterion and list of municipal owned heritage tree registry in Aurora
- **Documentation:** Photograph, measure, and record historical significance for archives.

2. Assessment and Decision Framework

- **Risk Assessment:** Confirm structural decline, assess health under existing tree inventory categorization.
- **Public Engagement:** Notify community and stakeholders; consider commemorative options.

2. Tree protection or preservation strategies (dependant on Risk Assessment)

- **Species and lineage preservation strategies (seed bank, nursery reproduction)**

3. Disposal and Repurposing Options

Recycling and Reuse

- **Urban Lumber Programs:** Partner with local sawmills or artisans to turn logs into:
 - Benches, picnic tables, or park furniture.
 - Sculptures or art installations for public spaces.

Example: TreeCycle Canada: Converts urban wood into clean energy or wood products.

- **Community Projects:** Donate wood to schools or makerspaces for educational use

Biomass and Energy

- Chipping for mulch or compost.
- Biomass energy generation through municipal or private facilities

4. Commemorative Practices

- **Plaques and Memorials:**
 - Install plaques at the original site or on replacement trees.
 - Include QR codes linking to digital archives or tree history.
- **Heritage Displays:**
 - Use sections of trunk for interpretive signage in parks or museums.
- **Public Art:**
 - Commission local artists to create sculptures from salvaged wood.

4. Replacement and Ecological Continuity

- Plant native or climate-resilient species near the original site.
- Follow or exceed tree replacement policies and Bylaw (e.g., multiple young trees for one large heritage tree).

5. Policy and Program Integration

- Include end-of-life options in:
 - Tree Protection Bylaws.
 - Urban Forestry Master Plans.
- Offer Commemorative Tree Programs for community engagement (similar to Toronto and Edmonton models).

6. Communication and Education

- Host farewell ceremonies or community planting events.
- Share stories via municipal websites and social media to highlight sustainability and heritage value

7. Funding Models

- **Revenue:** potential with sale of commemorative items, or possible sale of nursery pots of direct lineage



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Town of Aurora
Committee of the Whole Report
No. OPS26-010

Subject: Waterworks By-law Update

Prepared by: Dan Naccarato, Manager of Public Works

Department: Operational Services

Date: March 10, 2026

Recommendation

1. That Report No. OPS26-010 be received; and
2. That staff bring forward the new Waterworks, Water Meter and Water Rates By-law, and any related by-law amendments, to a future Council meeting for enactment.

Executive Summary

This report presents proposed updates to the Town of Aurora's (the Town's) Waterworks By-law Number 3305-91 to modernize the existing regulatory framework and to ensure it reflects current operational requirements, industry best practices and legislative standards. The existing Waterworks By-law, originally enacted as By-law 3305-91, has undergone only limited amendments to "Schedule A" over time and no longer fully supports the Town's evolving needs:

- The need to modernize the existing bylaw to address concerns with water meters and the distribution system.
- Summary and rationale for the proposed amendments to the Waterworks By-law.
- Proposed updates were developed with cross-departmental expertise and a collaborative process strengthening the bylaw framework.
- Aligning Aurora's bylaw with proven municipal standards across Ontario and the Greater Toronto Area to ensure current and defensible practices.

- Introducing a modern, compliance-focused enforcement tool through Administrative Monetary Penalties.

Background

The need to modernize the existing bylaw to address concerns with water meters and the distribution system.

By-law 3305-91 is the most recent bylaw governing water meters and water related rates. While Schedule A has been periodically amended to reflect increases in the cost of water services, the core provisions have remained largely unchanged for more than 30 years. During this time, metering technologies, construction practices, operational procedures, and industry standards have advanced considerably.

The current bylaw lacks clarity around responsibilities for meter installation and protection, enforcement mechanisms, requirements for access, and standards for leak management. It also does not reflect modern development practices or the use of advanced metering technologies. These gaps have created operational inefficiencies and inconsistent application of standards across different property categories.

Staff have therefore initiated a comprehensive review to update the framework, broaden its scope to ensure it reflects current operational requirements and best practices. The attached proposed new bylaw incorporates the positive aspects of By-law 3305-91 with modern required changes, making it more aligned with bylaws in other municipalities.

The updated bylaw has been developed through a detailed review to broaden its scope and to introduce clearer and more consistent requirements. The proposed revisions clarify roles and responsibilities, establish standardized metering practices, enhance protections for the drinking water system, and strengthen compliance tools.

Analysis

Summary and rationale for the proposed amendments to the Waterworks By-law.

The Table below identifies the main proposed updates to the by-law:

Category	Key Update(s)	Rationale
Roles, Definitions & Accountability	Clarifies and formally distinguishes the roles, responsibilities and accountabilities of property owners, occupants, tenants and account holders and the Town. Establishes clear assignment of obligations that were not differentiated in the current bylaw.	To eliminate ambiguity, improve accountability, and ensure obligations are clearly assigned to the appropriate party.
Modernize Definitions & Property Classifications	Introduces updated terminology and definitions to reflect current technologies and property classifications, including the addition of Industrial, Commercial, and Institutional (ICI) properties, replacing outdated apartment-focused language.	To align the bylaw with other municipalities and to ensure consistent regulatory applications across all property classes.
Mandatory Metering Standards, Single Meters and Installation Responsibility	<p>Establishes mandatory water metering and standardizes measurement through one meter per service connection to ensure consistent and accurate water use measurement.</p> <p>Resolves inconsistencies in the current bylaw by requiring one meter per service connection for new construction (unless otherwise authorized by the Town), while permitting existing installations to remain under a grandfathering provision until property changes occur.</p>	<p>To ensure accurate consumption measurement, equitable billing and improved water management/loss control.</p> <p>To standardize service delivery moving forward while minimizing disruption and financial burden on existing properties.</p>

March 10, 2026

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Report No. OPS26-010

Category	Key Update(s)	Rationale
	<p>Assigns responsibility to property owners for meter installation, protection, leak management and provision of authorized Town access for inspection and servicing.</p> <p>Eliminates the option for flat rates for new properties and requires the installation of a water meter. Existing properties currently billed a flat rate can continue with this arrangement until there are any major renovations or re-development of the property.</p>	<p>To clearly allocate operational responsibilities and ensure meters are protected and accessible for effective system management.</p> <p>To ensure all new properties are metered, while recognizing the potential financial impacts to existing property owners by providing a phased implementation approach.</p>
Town Maintenance Responsibility	Confirms that ongoing meter maintenance remains the responsibility of the Town.	To maintain consistent service standards and preserve integrity of Town-owned infrastructure.
Owner Notification & Inspection Requirements	Requires owners to notify the Town when meters are installed, arrange tagging and identification within prescribed timelines, and ensure properties are not occupied until meters are inspected and approved.	To ensure installations meet technical standards and are verified before water service commencement.
Private Plumbing Responsibility	Requires owners to maintain and repair all private plumbing systems, including piping, fixtures, building control valves and leak remediation.	To delineate public versus private responsibilities and reduce avoidable system losses and service disruptions.
System Protection & Public Health Safeguards	Strengthens protections by prohibiting unauthorized access, cross-connections, tampering with meters, breaking seals, altering configurations or modifying plumbing that could compromise measurement integrity.	To protect drinking water quality, maintain system integrity, and ensure accurate measurement and billing.

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Report No. OPS26-010

Category	Key Update(s)	Rationale
Administrative Monetary Penalties (AMPs)	Introduces AMPs to enforce compliance, subject to development of applicable fee schedule and legislative requirements, including an amendment to the AMPs By-law.	To provide an efficient, proportional and enforceable compliance mechanism that supports regulatory effectiveness.
Application and Occupancy Controls	Establishes application processes and timelines for new meter installations and prohibits occupancy without a water meter.	To ensure all active properties are metered from the outset and integrated into the billing system.
Meter Installation Standards	Provides formal requirements and guidance for proper installation to prevent damage, neglect, and to ensure accessibility for maintenance.	To reduce damage, ensure worker safety and facilitate ongoing maintenance and accurate readings.
Meter Sizing	Requires meter sizing to be determined by professional engineers retained by the owner based on expected flow rates to ensure accurate measurement and minimize under-registration or water loss.	To optimize measurement accuracy, prevent under-registration, and protect system performance.
Ownership of Metering Equipment	Clarifies that meters, remote readout devices and Advanced Metering Infrastructure (AMI) equipment are Town property.	To clarify asset ownership, support lifecycle management and protect municipal investment.
Cost Responsibility for Meters	Formally establishes that property owners are responsible for paying to the Town a cost-recovery fee for the supply of a new water meter, reflecting existing practice.	To ensure growth-related infrastructure costs are borne by benefiting properties rather than the broader tax base.
Bypass Piping Prohibition	Prohibits new bypass piping installations and authorizes the Town to require removal of existing bypass piping at the owner's expense.	To prevent unmetered consumption and maintain the accuracy and integrity of billing.

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Report No. OPS26-010

Category	Key Update(s)	Rationale
Meter Chambers	Expands and clarifies requirements for water meter chambers, including installation standards, responsibility and maintenance obligations. Maintains requirement for chambers when meters cannot be installed inside buildings.	To ensure safe, accessible and compliant installations where indoor placement is not feasible.
Access for Inspection	Requires unobstructed access to buildings and meters, including for meters located in a meter room. Permit inspection fees to be charged where access is denied or meters are inaccessible.	To enable efficient operations, minimize service delays, and recover costs associated with non-compliance.
Meter Testing	Establishes updated processes for testing meters suspected of inaccuracy, aligned with current industry standards and specifications.	To maintain billing accuracy and provide a transparent, standardized verification process.
Meter Relocation	Provides a formal process and authority for relocating water meters, when required.	To allow operational flexibility while ensuring installations remain safe, accessible and compliant.
Meter Replacement	Specifies that meter replacement costs are covered by the Town while owners must maintain plumbing systems and comply with Town response times.	To protect municipal assets while ensuring private systems do not hinder replacement activities.
Leak Enforcement & Service Interruption	Authorizes the Town to shut off water service if owners fail to address leaks within their buildings, or as a result of non-payment, supporting system conservation and emergency response.	To conserve water, prevent system losses and protect infrastructure during shortages or emergencies.

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Report No. OPS26-010

Category	Key Update(s)	Rationale
Service Discontinuation Process	Clarifies and strengthens procedures for discontinuation of water service, ensuring proper disconnection of meters and recovery of associated costs.	To ensure accurate account closure, asset protection, and recovery of municipal costs.
Temporary Water Use (Construction/Contractors)	Updates provisions for temporary construction water use by contractors or builders, including payment through temporary metering or bulk water fees. Once a permanent meter is installed, the metered volume governs ongoing billing.	To ensure fair and accountable billing for temporary consumption and reduce untracked water use.
Private Fire Hydrants	Introduces requirements for private fire hydrants, assigning maintenance and repair responsibility to property owners.	To clearly define ownership and to ensure hydrants remain functional and compliant for fire protection.
Fire Hydrant Protection & Water Use Controls	Prohibits tampering with, covering, or obstructing hydrants and prohibits unauthorized water withdrawal. Requires Town permission and appropriate backflow prevention when access is granted.	To protect public safety, prevent contamination and maintain reliable fire protection infrastructure.
Fire Flow Testing	Formally incorporates fire flow testing as a recognized service consistent with existing Fees and Charges By-law provisions.	To standardize service delivery and ensure cost recovery for this specialized service.
Billing	Clarifies that where the owner of a property is not the account holder, the owner shall be jointly and severally liable for the payment of all water rates payable for their property, and that amounts owing may be added to the tax roll and collected in the same manner as taxes.	To provide a transparent, standardized process that ensures the Town can recover unpaid amounts.

Proposed updates were developed with cross-departmental expertise and a collaborative process strengthening the bylaw framework.

The proposed updates were developed through collaboration across multiple Town Departments and Divisions, including Operational Services, Legal Services, Building, Finance, and By-Law Services.

This cross-departmental approach ensures the updated bylaw aligns with existing billing practices, inspection and permitting processes, enforcement capabilities, and customer service expectations.

This collaborative process supports consistent application of the bylaw, reduces the potential for conflicting requirements, and ensures the proposed framework can be effectively administered once implemented.

Aligning Aurora's bylaw with proven municipal standards across Ontario and the Greater Toronto Area to ensure current and defensible practices.

The updated bylaw reflects regulatory practices that are widely adopted by municipalities across Ontario and within the Greater Toronto Area (GTA). These include standardized metering requirements, clear assignment of responsibilities to property owners, access provisions for inspection and servicing, protections against unauthorized connections, and the use of modern compliance and enforcement tools.

Aligning the Town's bylaw with common municipal practices supports consistency for developers, contractors, and property owners who operate across multiple jurisdictions. It also ensures that the Town's regulatory framework reflects current industry standards and expectations related to water accountability, system protection, and revenue integrity.

This alignment reduces ambiguity, strengthens the Town's positions when addressing non-compliance and helps ensure that Aurora's water meter practices remain current, defensible, and comparable to those of peer municipalities.

Introducing a modern, compliance-focused enforcement tool through Administrative Monetary Penalties.

The proposed bylaw introduces the authority to apply Administrative Monetary Penalties (AMPs) as an alternative, compliance-focused enforcement mechanism. AMPs are intended to encourage timely correction of non-compliance related to meter

installation and the water distribution system, protection, access, and unauthorized use, while reducing reliance on the Provincial Offences Act process.

The use of AMPs provides the Town with a modern, proportionate enforcement tool that is commonly used to address regulatory matters where compliance, rather than punishment, is the primary objective. This approach supports operational efficiency by allowing staff to address contraventions in a timely and consistent manner, minimizes administrative burden on the court system, and improves the Town's ability to recover costs associated with enforcement.

The bylaw itself establishes the enabling authority only. Implementation of the AMP Framework will be subject to further work to ensure full compliance with legislative requirements, including the development of a fee schedule, policies and procedures, and appropriate mechanism. Staff are proposing the introduction of AMPs, with supporting work underway to develop the necessary fee schedule and meet all legislative obligations. The necessary by-law amendments to the Town's Administrative Penalty By-law to implement applicable AMPs will be brought forward separately for Council enactment.

Advisory Committee Review

Not applicable.

Legal Considerations

Pursuant to the *Municipal Act, 2001*, the Town operates and maintains the municipal drinking water system. The Town has authority to regulate and pass bylaws with respect to the water distribution system, including the administration of its waterworks and water meters, charging fees for the provision of water, collection of wastewater and storm water, and undertaking enforcement. The Town's current bylaw governing waterworks and distribution requires an update, and as such a new comprehensive bylaw is being proposed to replace it. The proposed by-law also includes rates for the distribution of water, wastewater collection and storm water services, which will be outlined in a schedule attached to the by-law as in the previous version. Other applicable fees will be outlined in the Town's Fees and Charges By-law.

The attached draft Waterworks, Water Meter and Water Rates By-law is being provided for reference and may require further updates. If this report is endorsed by Council, an

updated version of the bylaw will be brought forward for passage at a future Council meeting as required.

Financial Implications

Should the proposed amendments to the bylaw be approved, its accompanying Schedule "A" – Water, Wastewater, and Storm Sewer Rates would require updating to include the rates effective May 1, 2026. The rates are set to recover the Town and Regional costs of water distribution and asset management.

Communications Considerations

To inform residents this report will be posted on the Town's website. The updated bylaw will also be posted on the website and changes to the bylaw communicated as appropriate.

Climate Change Considerations

The recommendations from this report does not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

The updates to the Waterworks By-Law support the Strategic Plan goal of Supporting an Exceptional Quality of Life for All through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Invest in sustainable infrastructure. Maintain and expand infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility.

Alternative(s) to the Recommendation

1. There are no alternatives to the recommendations presented in this report.

Conclusions

The need to update and modernize the Town's Waterworks By-law has become evident. As operational practices, service expectations, industry standards and legislative

requirements have evolved, the existing bylaw no longer provides the clarity, consistency or regulatory strength needed to support the Town's water system. The proposed updates establish a modern, comprehensive and enforceable framework that supports effective water metering, protects the drinking water system and aligns with current municipal standards. Adoption of the bylaw will ensure the Town is better equipped to manage its water infrastructure, support compliance, and provide reliable, efficient services to residents, businesses and developers.

Attachments

Attachment 1 – Draft Waterworks, Water Meter and Water Rates By-law

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on February 12, 2026.

Approvals

Approved by Sara Tienkamp, Director, Operational Services

Approved by Doug Nadorozny, Chief Administrative Officer

Attachment 1

The Corporation of the Town of Aurora**By-law Number XXXX-25****Being a By-law to regulate waterworks, water meters and water rates.**

Whereas subsection 8(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, (the "**Municipal Act**") provides that powers of a municipality shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

And whereas section 11 of the Municipal Act provides that The Corporation of the Town of Aurora (the "**Town**") may pass by-laws relating to public utilities, including matters affecting water distribution, relating to health, safety and well-being of persons, and relating to services and things that the municipality is authorized to provide;

And whereas the Town operates and maintains a municipal Drinking Water System;

And whereas subsection 80(1) of the Municipal Act states that a municipality may, at reasonable times, enter on land to which it supplies a public utility, to (a) inspect, repair, alter, or disconnect the service pipe or wire, machinery, equipment, and other works used to supply the public utility; or (b) inspect, install, repair, replace, or alter a public utility meter;

And whereas subsection 391(1) of the Municipal Act states that a municipality may pass by-laws imposing fees or charges on persons for services or activities provided or done by or on behalf of it;

And whereas the Town deems it necessary and expedient to repeal By-law No. 3305-91 and replace it with a new by-law to establish regulations for the water distribution system, and the installation, repair, maintenance, and access to water meters and their appurtenances;

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

1. **Short Title**

1.1 This by-law shall be known and may be cited as the "Waterworks, Water Meter and Water Rates By-law".

2. **Definitions and Interpretation**

2.1 In this by-law, the following words shall have the following meanings:

- (a) "**Account**" means the record of water consumption and fees and charges relating to a Property;
- (b) "**Account Holder**" means the person(s) whose name is on an Account;
- (c) "**Advanced Metering Infrastructure**" means all aspects related to collection, transmission, storage, and monitoring of consumption, diagnostic and status data from metering devices by an automatic two-way metering infrastructure including the related equipment, software and

hardware as may be implemented by the Town for the purposes of billing, data analyzing, and remote utility management;

- (d) **"Applicant"** means any person who makes an application under this by-law;
- (e) **"AWWA Standards"** means the standards adopted by the American Water Works Association, as amended from time to time;
- (f) **"Back Charges"** include any charges and costs incurred by the Town to correct deficiencies in an Account, including a stopped Water Meter, illegal connections, Water Meter in by-pass, tampered Water Meter, open by-pass valve, Water Meter Reversal, incorrect Water Meter conversion multiplier, non-sewer charges, and other situations which may cause the Town to lose water sale revenue due to an improper use of Water or the Waterworks System;
- (g) **"Backflow"** means the flowing back of or reversal of the normal direction of flow of water;
- (h) **"Backflow Preventer"** means a device that prevents Backflow in a water distribution system;
- (i) **"building"** shall have the same meaning as set out in Building Code Act and includes anything constructed or built permanently or temporarily which is connected, or where such a connection is proposed or ought to be proposed, to the Town's Drinking Water System;
- (j) **"Building Code"** means the building code as enacted or adopted pursuant to section 34 of the Building Code Act, as amended or its successor;
- (k) **"Building Code Act"** means the *Building Code Act, 1992, S.O. 1992, c. 23*, as it may be amended or replaced from time to time;
- (l) **"Building Control Valve"** shall have the same meaning as set out in Building Code;
- (m) **"Bulk Water Fee"** means a fee charged for purchasing large volumes of water directly from the Town other than through a Water Meter, at the rate set out in the Fees and Charges By-law;
- (n) **"Business Day"** means Monday to Friday inclusive, but excludes any public holiday as defined in the *Employment Standards Act, 2000, S.O. 2000, c. 41*, as amended;
- (o) **"Council"** means the elected Council of the Town;
- (p) **"CYFS"** means the Central York Fire Services;
- (q) **"Director"** the department head responsible for the Operational Services of the Town, or their designate or successor;
- (r) **"Drinking Water System"** means a drinking water system as defined in the *Safe Drinking Water Act, 2002, S.O. 2002, c. 32*, as amended or successor legislation thereof;

- (s) **“Dwelling”** means a suite in a building operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;
- (t) **“Fees and Charges By-law”** means the Town’s Fees and Charges By-law, as amended or its successor;
- (u) **“Flat Rate”** means a fixed charge imposed by the Town on any person who regularly receives water from the Town other than through a Water Meter, for purposes other than construction and where the Bulk Water Fee does not apply, at the rate set out in Schedule “A” of this by-Law, as amended from time to time;
- (v) **“ICI”** means industrial, commercial, and institutional;
- (w) **“Meter Room”** means a dedicated space within an ICI building designed to house utility meters (electricity, water, or gas) and related equipment;
- (x) **“Metered Rates”** means the rates charged for water that passes through Water Meter, as set out in Schedule “A” of this by-law, as amended from time to time;
- (y) **“Occupancy Certificate”** means a document issued by the Town indicating a building to be in a condition suitable for occupancy, pursuant to applicable law;
- (z) **“Occupier”** includes any person residing on or in a Property, including a tenant, leaseholder, and occupant, any person entitled to the possession of the Property if there is no other person residing on or in the Property, and, where that person is a corporation, shall include the officers, directors, and shareholders of that corporation;
- (aa) **“Officer”** includes the Director and any other individual(s) designated or appointed by the Director to enforce this by-law, and also includes any person appointed by the Town as a Municipal Law Enforcement Officer and any police officer;
- (bb) **“Ontario Watermain Disinfection Procedure”** means the Watermain Disinfection Procedure issued by the Province of Ontario’s Ministry of the Environment, Conservation and Parks, as amended from time to time or its successor;
- (cc) **“Owner”** means a person who has any right, title, estate, or interest in a Property, other than that of only an occupant, and, where that person is a corporation, shall include the officers, directors, and shareholders of that corporation, and shall include any person with authority or power over or control of that Property on the behalf of an Owner;
- (dd) **“person”** includes an individual, sole proprietorship, partnership, limited partnership, trust or body corporate, or an individual in their capacity as a trustee, executor, administrator or other legal representative, as applicable in the context;

- (ee) **“Plumbing”** means a drainage system, a venting system, and a water system or parts thereof;
- (ff) **“Private Fire Service Main”** means pipes, fittings, and appurtenances that convey water exclusively for the purpose of fire protection or suppression;
- (gg) **“Private Water Service Pipe”** means the pipe, fixtures, and fittings which convey Water from the Water Service Connection to a Water Meter, or to the point where the pipe and fittings connected to the Water Service Connection enter a Building or structure if there is no Water Meter;
- (hh) **“Private Water System”** means an assembly of pipes, fittings, valves, and appurtenances that convey Water from the Private Water Service Pipe to water supply outlets, fixtures, Plumbing appliances, devices, and appurtenances, and all other points downstream of the Street Line or downstream of the point where the Private Water Service Pipe enters a Building or structure if there is no Water Meter;
- (ii) **“Property”** means any property, lot, premise, suite or unit, including those used for ICI purposes, which has a unique municipal address and is adjacent to the Town’s Drinking Water System;
- (jj) **“Provincial Offences Act”** means the *Provincial Offences Act*, R.S.O. 1990, c. P.33, as amended, or any successor thereof;
- (kk) **“Remote Readout Unit”** means any device which is used to record or transmit the water consumption reading of a Water Meter, whether or not it is installed at a separate location from the Water Meter, but does not include the Water Meter register;
- (ll) **“Road Allowance”** means any right of way or highway of the Town or The Regional Municipality of York;
- (mm) **“Standards and Specifications”** means the Town’s Design Criteria Manual for Engineering Plans, as it relates to sewers and watermains, and as amended from time to time or its successor;
- (nn) **“Street Line”** means the boundary of a Property abutting a Road Allowance;
- (oo) **“Town”** means The Corporation of the Town of Aurora and, where an authority or discretion is conferred upon an official or representative under this by-law, means the appropriate official or representative of the Town as designated or appointed from time to time;
- (pp) **“water”** means potable water supplied by the Town;
- (qq) **“Water Meter”** means an apparatus which measures and records the quantity of water passing through it and is read, serviced and supplied by the Town;
- (rr) **“Water Meter Chamber”** means an underground structure housing a Water Meter;

- (ss) **“Water Rates”** means the rates charged for obtaining water from the Town, including Metered Rates, Bulk Water Fees, and Flat Rates, and for related services, including wastewater and storm water services, all as set out in Schedule “A” of this by-law and/or the Fees and Charges By-law, as applicable;
 - (tt) **“Water Service Connection”** means the pipes, fittings, and appurtenances situated between the Street Line and the watermain which are used for the purpose of supplying a Property with Water from the Town’s Drinking Water System;
 - (uu) **“Water Shutoff Valve”** means the valve on the Water Service Connection, located at a Street Line, which is used by the Town to shut off or turn on the Water supply from the Town’s Drinking Water System to a Property; and
 - (vv) **“Waterworks System”** means any works for the collection, production, treatment, storage, supply, transmission, and distribution of water, including bulk water, by the Town, or any part of any of these works, including the Water Service Connection, but does not include Plumbing to which the Building Code Act applies.
- 2.2 The provisions of this by-law shall apply to:
- (a) every person, and every Owner of a Property, that uses or draws water from the Waterworks System;
 - (b) all lands and Properties within the Town of Aurora.
- 2.3 Unless otherwise specified, references in this by-law to parts, sections, subsections, clauses and schedules are references to parts, sections, subsections clauses, and schedules in this by-law.
- 2.4 The part and section headings contained throughout this document are for reference purposes only and do not form a part of this by-law. This by-law is to be interpreted without reference to such headings.
- 2.5 References in this by-law to any statute or statutory provisions include references to that statute or statutory provision as it may from time to time be amended, extended, or re-enacted.
- 2.6 This by-law shall be read with all changes in gender or number as the context requires.
- 2.7 References in this by-law to items in the plural include the singular, and references to the singular include the plural, as applicable.
- 2.8 The words “include”, “includes”, “including” are not to be read or interpreted as limiting the words, phrases, or descriptions that precede it.
- 2.9 If a court of competent jurisdiction declares any provision, or any part of a provision, of this by-law to be invalid or to be of no force and effect, it is the intention of the Town in enacting this by-law that such provision or part of a provision shall be severable, and such a decision shall not affect the validity of the remaining sections, subsections, clauses or phrases of this by-law.

- 2.10 In the event of a conflict between the provisions of this by-law, the Building Code, or any other by-laws of the Town, the provision that imposes the highest standard for the protection of public health, safety, and welfare shall apply. Where uncertainty arises in determining the highest standard, the Director shall make the determination.

3. **Water Use**

- 3.1 No person shall sell or dispose water, or permit the sale or disposal of water, without the prior written permission of the Town.
- 3.2 No Property or person shall obtain water from the Waterworks System without prior written approval of the Town and paying the applicable Water Rates and any other applicable charges and fees.
- 3.3 No person shall directly or indirectly connect, permit, cause to be connected, or allow to be connected, a well to the Drinking Water System.
- 3.4 No person, except Town employees or persons authorized in writing by the Town, shall open or close any valve, hydrant, or gate in the street mains, or operate, alter, or otherwise interfere with the Waterworks System in any manner.
- 3.5 All supply of water by the Town shall be subject to restrictions that may be put in place by the Town or the Regional Municipality of York, whether pursuant to any by-law or otherwise.
- 3.6 There shall be no connection between the Waterworks System and any other water or wastewater source, including but not limited to any cisterns, wells, privies, privy vaults, cesspools, private pressure pumps, geothermal systems, or internal building plumbing, regardless of whether there is a Backflow Preventer.
- 3.7 Any new connection to the Waterworks System must be approved by the Town in accordance with this by-law, and meet all the requirements of the Ontario Watermain Disinfection Procedure, the requirements of the Standards and Specifications, and any other requirement the Director deems necessary.

4. **Water Rates and Billing**

- 4.1 All water which is registered on a Water Meter or otherwise obtained from the Town's Waterworks System shall be subject to the Water Rates established by the Town and be billed based on consumption of water, unless permitted to be charged at an unmetered rate pursuant to this by-law.
- 4.2 In addition to payment for water under subsection 4.1, all Properties to which water is provided through the Waterworks System or are otherwise connected to the Town's water or sewage infrastructure shall be subject to the rates and fees established by the Town under Schedule "A", which shall form part of Property Water Rates.
- 4.3 The Account Holder shall be responsible and liable for all Water Rates, and all other fees and charges, which are charged to and associated with the Account, including any charges associated with non-compliance of this by-law. Where the Owner of a Property is not the Account Holder, the Owner of such Property shall

be jointly and severally liable for the payment of all Water Rates, and any other fees and charges, that become payable for such Property.

- 4.4 The Town shall be responsible for reading Water Meters as directed by the Director.
- 4.5 Failure to pay for water billed by the Town, by the deadline provided in such a bill, shall be a contravention of this by-law and entitle the Town to shut off the supply of water to the Water Service Connection of the Property associated with the overdue Account.
- 4.6 All overdue amounts under this by-law shall be subject to late fees and interest rates as set out in the Town's Fees and Charges By-law.
- 4.7 Any amounts owing to the Town pursuant to this by-law may be added to the tax roll of the associated Property and be collected in the same manner as taxes.
- 4.8 If the Town has shut off the supply of water to a Property or a Water Service Connection due to non-payment, the Town shall not accept or approve any application for the supply of water to that Property or connection until all outstanding amounts, including arrears, fees, interest, and related charges, have been paid in full. A change in ownership of the Property does not eliminate, reduce, or otherwise affect the obligation to pay such outstanding amounts, which remain attached to the Property until satisfied.
- 4.9 In the event of any by-law non-compliance, the Owner of the Property associated with the non-compliance shall be responsible for paying to the Town all inspection-related fees for each attendance at the Property by the Town or its authorized agents, including any fees associated with each inspection, charges for any work or activities undertaken, and any applicable overhead costs and taxes.
- 4.10 Unless otherwise indicated in this by-law, all fees payable pursuant to this by-law shall be as set out in the Town's Fees and Charges By-law.
- 4.11 The Town may, from time to time, change the Water Rates without notice to any person.
- 4.12 All fees and administrative costs associated with this by-law are non-refundable.

5. **Water Meters**

- 5.1 This section 5 shall not apply to:
 - (a) water used by the Town, or by the CYFS or other authorized fire services personnel carrying out fire fighting or fire prevention activities;
 - (b) water used for construction purposes as approved in writing by the Town; or
 - (c) where the use of water without a Water Meter is otherwise permitted by this by-law.
- 5.2 No person, except for authorized Town personnel acting in the course of their duties or authorized agents or contractors expressly acting within the scope of

authority provided by the Town, shall use, or permit the use of, water that has not passed through a Water Meter.

- 5.3 All Owners shall have a Water Meter installed and in use at their Property where such Property is supplied with water by the Town.
- 5.4 Notwithstanding subsections 5.2 and 5.3, any Property receiving water service from the Town on a Flat Rate basis as of the date of the coming into force of this by-law may continue to use water without a Water Meter, provided that the Owner of such a Property:
- (a) pays to the Town the applicable Flat Rate, or as otherwise agreed upon in writing by the Director, until a Water Meter is installed; and
 - (b) ensures that a Water Meter is installed, in accordance with this by-law, following a request for the water service at the Property to be shut off, including for the purposes of renovation or redevelopment, unless otherwise approved in writing by the Director.
 - (c) following the installation of a Water Meter pursuant to subsection (b) of this section, any Property or Owner receiving water service from the Town shall be subject to the requirements of subsections 5.2 and 5.3, regardless of any previous flat-rate charges or the timing of a request for a metered connection, unless otherwise agreed upon in writing by the Director or if the use is not governed by this section 5.
- 5.5 The Plumbing on each Property shall be so arranged that all water supplied by the Town to each Property shall be measured through one single Water Meter per Water Service Connection and the Owner of the Property shall be liable for all associated water charges regardless of the number of Dwellings, buildings, or Occupiers on such Property, unless otherwise agreed to in writing by the Director.
- 5.6 Notwithstanding subsection 5.5, any Property that, as of the effective date of this by-law, is equipped with more than one Water Meter, or is supplied by water through a shared Water Meter with another Property, and has been receiving water service from the Town in that manner, shall be deemed to be in compliance with subsection 5.5, provided that:
- (a) the Water Meters were installed in accordance with any applicable regulations, Town requirements, and with the Town's approval at the time of installation; and
 - (b) the Owner of the Property on which the Water Meter is located continues to be liable for all Water Rates and other charges associated with each Water Meter.

Notwithstanding the above, the Town reserves the right to require consolidation to a single Water Meter in the event of redevelopment or a change in use of the Property.

- 5.7 No person, except Town employees or authorized agents of the Town, shall:
- (a) reverse, tamper, un-seal, or alter a Water Meter in any way, or

- (b) permit, perform, or cause to permit or to have performed, any tampering, un-sealing, reversal, or alteration of a Water Meter in any way,

which may interfere with the proper registration of the quantity of water that passes through the Water Meter or ought to pass through the Water Meter.

- 5.8 No person shall connect any pipes or other appurtenances to direct flow from a Private Water Service Pipe upstream of a Water Meter.
- 5.9 The Town may seal or re-seal any Water Meter, for any reason, if the Town determines, at its own discretion, that the Water Meter should be sealed or re-sealed.
- 5.10 In addition to and without limiting anything else, if water has been obtained from the Town without having a Water Meter installed on a Property, unless otherwise permitted or agreed upon in writing under this by-law or by the Director, the Town shall charge the Account of such Property a fee for the water based on the estimated consumption, or the applicable Flat Rate, whichever is greater, as determined by the Director from the time of occupancy or water connection, whichever occurs first, until the date a Water Meter is installed.

6. **Application for Water Meter**

- 6.1 Only the Owner can request a new connection to the Waterworks System.
- 6.2 An application for a Water Meter for a Property, or for changing a Water Meter size, shall be provided to the Town on the form as prescribed by the Director.
- 6.3 For ICI Water Meter applications only, the Applicant shall provide the Town with the calculated peak flow rate to pass through the Water Service Connection, which is supplied and certified by a professional engineer, along with information on the type of business and the number of occupants or employees to be serviced at the Property.
- 6.4 The Applicant shall be responsible for the completeness and accuracy of all information provided on their application and shall sign the application.
- 6.5 All applicable Water Meter and application fees and charges, in the amounts as set out in the Fees and Charges By-law, must be paid to the Town by, or on behalf of, the Applicant prior to or at the time of submission of the application. The Town shall not process any application until such fees and charges are received.

7. **Installation of Water Meters**

- 7.1 It is the responsibility of the Owner of a Property to arrange to have a Water Meter installed as required under this by-law.
- 7.2 For all Properties requiring a Water Meter, including residential and ICI Properties, the Owner shall:
 - (a) submit a Water Meter Application to the Town;
 - (b) if approved by the Town, arrange for the installation of the new Water Meter;

- (c) immediately notify the Town once the Water Meter is installed and the Property is ready for the Town's inspection;
 - (d) at least two (2) weeks prior to the Property being occupied by any person, schedule with the Town the inspection, sealing, and tagging of the new Water Meter by the Town; and
 - (e) ensure that the Property is not occupied by any person prior to the Water Meter being inspected, sealed, and tagged by the Town.
- 7.3 All installed Water Meters must be inspected, sealed, and tagged by the Town prior to turning on the supply of water.
- 7.4 In the event that water supply to a Property has been turned on prior to the Town's inspection, sealing, and tagging of the Water Meter, the Town reserves the right to shut off the supply of water to the Property.
- 7.5 Following the issuance of an Occupancy Certificate with respect to a Property, the Town reserves the right to shut off the supply of water to the Property if it does not have a Water Meter installed in compliance with this by-law.
- 7.6 Notwithstanding the issuance of an Occupancy Certificate, no person shall occupy or permit occupancy of any building or part thereof for which the Occupancy Certificate was issued prior to the installation of a Water Meter. In the event that a Building or part thereof is occupied contrary to the above, the Owner shall pay the Town a Flat Rate as set out in this by-law from the time of issuance of the Occupancy Certificate to the time of the Water Meter installation.
- 7.7 All Water Meters shall be installed as close as possible to, and within visual sight of, the Building Control Valve.
- 7.8 Water Meters shall be installed in a secure location in, or on, a Property where it is protected from freezing and where it is convenient for the Town to inspect, test, read, repair, maintain, alter, disconnect, remove, replace, and seal the Water Meter. The location of a Water Meter shall be accessible without the use of a portable ladder or the necessity of climbing over or removing any obstacles.
- 7.9 In the case of a Property that is subject to a Water Meter installation in accordance with the Town's meter maintenance program or Advanced Metering Infrastructure program, the Owner shall install the Plumbing and appurtenances related to the Water Meter, including a conduit and wire for a Remote Readout Unit and Advanced Metering Infrastructure equipment, all in accordance with the Standards and Specifications, and all at the sole expense of the Owner, or as deemed appropriate by the Director. In the event the wire no longer functions, the Owner shall replace the wire to a Remote Readout Device, to the Town's satisfaction, and all at the Owner's expense.
- 7.10 The Town may require an Owner of a Property to install or repair a valving arrangement, as deemed necessary by the Director, to allow for proper flow of water or maintenance of equipment, or both, in respect of the supply of water to the Property, which shall be completed by the Owner in accordance with the Standards and Specifications, at the sole expense of the Owner.

8. **Size of Water Meters**

- 8.1 The Owner shall ensure that the Plumbing of all buildings on the Property are designed and constructed to accommodate the installation of a Water Meter of appropriate diameter, determined based on the anticipated minimum and maximum flow rates at full occupancy, and in accordance with the Standards and Specifications, and all at the sole expense of the Owner. The Owner shall provide the Town with all information the Town requires, in the Town's discretion, to enable it to determine the appropriate meter size. The Town reserves the right to reject any determination that is provided by the Owner and require that the determination be revised to the satisfaction of the Director.
- 8.2 In the case where the Owner or Applicant wishes to change the size of their Water Meter, a professional engineer must first confirm in writing to the Town that the proposed size would meet the flow requirements for the Property being serviced. The Owner or Applicant shall obtain a plumbing permit, and the proposed change is subject to review and approval by the Town to ensure compliance with standards and operational requirements.
- 8.3 If at any time the Town determines that a Property's Plumbing has been modified in a manner that may prevent the Water Meter from accurately registering water consumption, the Town may require the Owner to reassess the Property's flow requirements, at the Owner's own expense. Where deemed necessary by the Town, the Owner shall, at its expense, install a properly sized Water Meter that ensures accurate registration of water consumption, as determined by the Town.

9. **Supply and Ownership of Water Meters**

- 9.1 All Water Meters, including Remote Readout Units and Advanced Metering Infrastructure equipment that register water supplied by the Town, or its authorized agents, are and shall remain the property of the Town.
- 9.2 New Water Meters shall be supplied by the Town upon the Owner or Applicant paying to the Town a cost recovery fee, as per the Fees and Charges By-law.

10. **Water Meter Loss or Damage**

- 10.1 Every Owner shall be responsible for any loss or damage to a Water Meter located on their Property, including the full cost of any repairs or replacements, as deemed necessary by the Town, where such damage or loss results, directly or indirectly, from the carelessness, misuse, wilful misconduct, or neglect of any person other than the Town, its employees, or its authorized agents. This includes, but is not limited to, any damage caused by freezing.
- 10.2 Should a Water Meter become mechanically defective due to a cause for which an Owner is not responsible pursuant to the immediately above subsection, the cost of any necessary repair or replacement shall be the responsibility of the Town.

11. **Water Meter By-pass Piping**

- 11.1 No person shall install, or cause to be installed, any by-pass piping that would permit water to be used or directed, for any use or consumption, without passing through a Water Meter.

11.2 In addition to any other rights or remedies of the Town under this by-law, where an Owner fails to remove a Water Meter by-pass within the time required, as required or ordered by the Town, and pursuant to this by-law, the Town may remove the by-pass piping and valves, as the Director considers appropriate, at the cost of the Owner, including any associated inspection fees for each attendance at the Property, the work plus overhead, and any applicable taxes.

12. **Water Meter Chamber**

12.1 If the Director is of the opinion that a Water Meter cannot be conveniently located inside a building or structure in accordance with the Standards and Specifications, or where the Town does not have access to the Water Meter, the Town may order the Water Meter to be located and installed in a Water Meter Chamber, at the sole expense of the Owner of the affected Property. In such a case, the Owner of the affected Property shall be solely responsible for construction, provision and maintenance of a Water Meter Chamber and the associated costs.

12.2 Any Water Meter Chamber shall be placed in a location within three (3) metres of the Street Line of the Owner's Property, and as approved by the Director in writing prior to construction.

12.3 No person shall obstruct, or permit the obstruction of, a Water Meter Chamber or any of its associated valves.

12.4 No person shall place shrubs, trees, or other landscaping within one and one half (1.5) metres of the outer perimeter of a Water Meter Chamber.

12.5 An Owner shall keep all landscaping on their Property cut back and clear of any Water Meter Chamber, wiring for the Remote Redout Device, and the Remote Readout Device.

13. **Water Meter Access and Inspection**

13.1 Upon receipt of a notice, the Owner or Occupier of a Property shall permit the Town, its employees, agents, or contractors to enter into the Property and have free, clear, and unobstructed access to the Water Meter, at a reasonable time, within the timeframe specified in the notice, for the purpose of inspecting, maintaining, repairing, replacing, reading, or otherwise accessing the Water Meter or any of its related components. If access is not provided as required pursuant to the notice, the Town shall have the right to shut off the water supply to the Property until such time as access is provided.

13.2 Upon receipt of a notice and prior to the Town's arrival at the Property, the Owner or Occupier of the Property subject to the notice shall remove any insulation or other material from, on, or around the Water Meter so as to provide the Town with full, unobstructed access to the Water Meter. Any replacement of such material shall be done by the Owner at their sole expense in accordance with the Standards and Specifications and all applicable laws.

- 13.3 If an Owner or Occupier in receipt of a notice fails to provide the Town with full, unobstructed access to the Water Meter, then:
- (a) the Town reserves the right to remove any materials, including insulation, which may be blocking the Water Meter, and to perform all necessary work;
 - (b) the Town shall not be liable for any loss or damage to the Property or any losses or damages otherwise suffered by the Owner or Occupant arising from such work;
 - (c) the Owner shall pay all costs incurred by the Town as a result of the failure to provide the Town with full, unobstructed access to the Water Meter; and
 - (d) the Owner shall pay the inspection fee, if any, for each attendance at the Property by the Town, including any associated inspection fees for each attendance at the Property, the work plus overhead, and any applicable taxes.
- 13.4 In the event of an emergency involving the Water Meter or its related components, the Town, its employees, agents, or contractors may enter a Property, with the exception of a Dwelling, without prior notice, at any time deemed necessary, for the purpose of inspecting, repairing, replacing, or otherwise addressing the emergency. The Owner or Occupant shall not obstruct or hinder such access, and in the case of all Properties, including Dwellings, the Owner or Occupant shall cooperate with the Town to facilitate prompt resolution of the emergency.

14. **Maintenance of Water Meter Appurtenances and Piping**

- 14.1 An Owner shall:
- (a) ensure that on their Property all Water Meter valves are fitted with proper handles and that all valves to, from, and around the Water Meter are installed and properly maintained in accordance with the Standards and Specifications;
 - (b) maintain any Private Water Service System and all Plumbing on their Property, including all piping, fittings, and valves to and from and around a Water Meter, in a good working condition and in accordance with the Standards and Specifications;
 - (c) ensure that all Private Water Service Pipes are buried a minimum of 1.7 meters below the surface of the ground and protected from frost at all locations; and
 - (d) ensure that there is a Building Control Valve installed immediately prior to the Water Meter and that no other connection is made to the Private Water Service System between the Meter and the Water Service Connection.

For clarity, an Owner is not responsible for maintaining the Water Meter.

- 14.2 If the Town determines that the condition of a Private Water Service Pipe, Private Fire Service Main, or Private Water System or valves on piping adjacent to the Water Meter is such that the Water Meter cannot be properly or conveniently tested, calibrated, relocated, installed, replaced, or repaired in place or removed

for the purpose of testing, replacing, or repairing, the Owner shall, at their sole expense, repair, or, if necessary, replace the Private Water Service Pipe, Private Fire Service Main, and/or Private Water System or valves, as the case may be, to enable the Town to test, calibrate, relocate, install, replace, repair, or remove the Water Meter. Failure to conduct repair or replacement as required above shall constitute a contravention of this by-law, which will be subject to enforcement by the Town pursuant to this by-law, and the Town shall have the right to shut off the water supply until such time as the failure is remedied to the satisfaction of the Director.

15. Water Meter Accuracy and Testing

- 15.1 Under this by-law, the testing, flow rates, and procedures used to determine Water Meter accuracy will be in accordance with the current AWWA Standards.
- 15.2 The Account Holder, by written application to the Town on the prescribed form, may request to have the Water Meter at their Property tested by the Town to determine if the Water Meter is over-registering. In all cases where such testing is requested, the existing Water Meter shall be replaced with a new Water Meter.
- 15.3 At the time an Account Holder submits a request pursuant to subsection 15.2, the Account Holder shall pay to the Town a deposit in an amount prescribed in the Fees and Charges By-law, or as otherwise required by the Town. The deposit shall be held by the Town pending the results of the Water Meter testing. Where the Water Meter is determined to be over-registering in accordance with subsection 15.3, the Town shall return the deposit, without interest, to the Account Holder. Where subsection 15.4 applies, the deposit shall be applied, without interest, as a credit toward the fees and expenses payable by the Account Holder in accordance with subsection 15.4, and the Account Holder shall be responsible for any remaining amount.
- 15.4 If, following an Account Holder's request pursuant to subsection 15.2, the Water Meter is found to be over-registering in excess of one and one-half percent (1.5%) in favour of the Town (registering an amount that is over 101.5% of the volume tested), then the Town shall credit the Account with an amount based on the average percentage of three (3) tests performed by the Town to determine the amount of over-registration from one hundred percent (100%) accuracy. Such credit adjustment shall be for the twelve (12) month period prior to the testing, and the Town will pay all expenses incurred by the Town in removing, testing, and replacing the Water Meter.
- 15.5 If, following an Account Holder's request pursuant to subsection 15.2, the Water Meter is found to be under-registering, over-registering within one and one-half percent (1.5%), or accurate within that range (registering an amount that is 98.5% to 101.5% the volume tested), then no credit shall be applied to the Account, and the Account Holder shall pay to the Town all applicable fees, as set out in the Fees and Charges By-law, relating to the testing and replacement process, including all expenses incurred by the Town in removing, testing, and replacing the Water Meter, plus any applicable taxes.
- 15.6 If a Water Meter fails to register for any reason, the Town shall issue Back Charges to the Account based on prior consumption records or the estimated

consumption as determined by the Town for the period during which the Water Meter failed to register but for no more than twenty-four (24) months.

16. Relocation of the Water Meter

- 16.1 Once a Water Meter is installed on a Property to the satisfaction of the Town, no person shall relocate the Water Meter without written consent of the Town, a plumbing permit, and, if applicable, a building permit.
- 16.2 No person shall disconnect a Water Meter for maintenance or repair without written consent of the Town.
- 16.3 An Owner may make an application to the Town for a plumbing permit to relocate a Water Meter on a Property. If the relocation is approved by the Town, the Owner shall pay all costs associated with any relocation of the Water Meter, as set out in the Fees and Charges By-law, and the relocation shall be in accordance with all other provisions of this by-law and other applicable law.
- 16.4 The Town shall not approve a plumbing permit application for a Water Meter relocation if:
- (a) the application is incomplete;
 - (b) the prescribed fee is not paid; or
 - (c) the proposed relocation is not in accordance with this by-law, the Building Code Act, the Standards and Specifications, or any other applicable law.
- 16.5 The Town may require the relocation of an installed Water Meter at the sole cost of the Owner if its location is not in compliance with the Standards and Specifications. In case of such a requirement by the Town, the Owner shall promptly apply for a plumbing permit for a Water Meter relocation in accordance with this by-law and cause the relocation to be conducted within sixty (60) days of the receipt of a notice from the Town requiring the relocation, unless a longer timeline is authorized by the Director in writing. Failure to conduct the relocation as required shall constitute a contravention of this by-law.
- 16.6 All Water Meter relocation work and material shall conform to the Standards and Specifications and comply with the requirements of the Building Code.

17. Water Leaks

- 17.1 The Owner and any Occupants of a Property are responsible for monitoring the Water Meter and shall immediately notify the Town if any leaks or suspected leaks develop at a Water Meter, or its couplings, located on their Property.
- 17.2 The Town will repair any leaks at the Water Meter, or its couplings, and subject to section 10, with no charge to the Owner.
- 17.3 The Owner of the Property shall maintain the Private Water System and private Plumbing in proper order and repair, free from freezing and free from leaks, at their own expense.
- 17.4 Every Owner shall be responsible for investigating and determining the cause of any leak, defect, or malfunction in the Private Water System and private Plumbing

serving the Owner's Property. The Town is not responsible for locating any leaks for the Owner.

- 17.5 Every Owner shall, at their own expense, repair any leak, defect, or malfunction in, of, or on the Private Water System and private Plumbing located on or servicing their Property which results in water being consumed or lost before passing through the Water Meter, including but not limited to any leak, defect, or malfunction related to valves, fittings, or corroded piping, as soon as possible after becoming aware of any such leak, defect, or malfunction. Every Owner shall pay the cost of Water consumed or lost as a result of such leak, defect, or malfunction. Where the water loss has not been recorded by a Water Meter, water consumption shall be estimated by the Town according to the nature of the leak.
- 17.6 In the event that an Owner fails or refuses to repair any leaks, defects, or malfunctions in, of, or on the Private Water System or private Plumbing located on or servicing their Property, as required or ordered by the Town, then in addition to any other rights or remedies of the Town under this by-law, the Town reserves the right to shut off the supply of water to the Property.
- 17.7 The Town shall not be liable for any losses or damages to the Owner's Property, or any surrounding property, including but not limited to damage to structures, fixtures, or personal property, as a result of any leaks, defects, or malfunctions at the Water Meter or its couplings, or in, of, or on the Private Water System and private Plumbing, except in cases of negligence or willful misconduct by the Town.

18. **Water Meter Replacement**

- 18.1 In the case of a Property that is subject to a Water Meter replacement in accordance with the Town's meter maintenance program or Advanced Metering Infrastructure program, the Owner shall ensure that the Plumbing and appurtenances related to the Water Meter, including a conduit and wire for a Remote Readout Unit and Advanced Metering Infrastructure equipment, have been installed, all in accordance with the Standards and Specifications, and all at the sole expense of the Owner, and upon such Plumbing and appurtenances being installed as deemed appropriate by the Director, the Town may install the replacement Water Meter at no expense to the Owner. In the event the wire to a Remote Readout Device no longer functions, the Owner shall replace the wire, to the Town's satisfaction, at the Owner's expense.
- 18.2 When a Water Meter is scheduled to be replaced by the Town, the Town shall send a notice to the Owner of the Property requesting that they schedule the replacement with the Town or a Town-authorized third-party agent. The Owner shall respond to the notice within seven (7) days of their receipt of the notice, and shall schedule the replacement within thirty (30) days of their receipt of the notice, and they shall provide access to the Water Meter, in accordance with this by-law, to allow the replacement at the scheduled time. Failure to schedule the replacement or to provide access as required shall constitute a contravention of this by-law.
- 18.3 In the event that a Water Meter requires replacement due to it being inoperative or otherwise unable to accurately record water consumption, and the Owner fails

to provide the Town with access to the Water Meter to complete the replacement as required under this by-law, the Town may charge the Owner the applicable Flat Rate until such time as the Town is provided access and the Water Meter replacement has been completed to the satisfaction of the Town.

19. Maintenance of Chambers

- 19.1 This section applies to all chambers, including Water Meter Chambers.
- 19.2 All chambers shall be and remain the property of the Owner of the Property on which the chamber is located.
- 19.3 An Owner shall be responsible for maintaining, repairing, and replacing all chambers on their Property, and for keeping such chambers in a functional, dry, and safe condition at all times.
- 19.4 An Owner shall, at its cost, remove and dispose of all solid and liquid debris, waste, and other materials, which are non-essential to the proper functioning of the Water Meter, including those which may be hazardous, toxic, combustible, or explosive in nature, from both inside and above a chamber. The removal and disposal of such material shall be done in accordance with all applicable laws.
- 19.5 Upon request by a notice from the Town and within the time set out in the notice, the Owner shall provide the Town with access to any chamber on their Property to permit the Town to inspect, maintain, repair, replace, or read the Water Meter. If an Owner is unable to provide such access due to water, debris, material in the chamber, or for any other reason, the Owner shall notify the Town no less than forty-eight (48) hours before the scheduled access is required, and the Owner shall advise the Town of a date and time, that is no more than five (5) business days after the date that was requested by the Town, on which access will be provided. The Owner shall be responsible, at its cost, to undertake any measures necessary to provide a safe, dry, and unobstructed access to the chamber at the designated time and date.
- 19.6 If the Owner fails to provide the Town with access to a chamber in accordance with the above, or as required elsewhere in this by-law, the Owner shall pay an inspection fee to the Town, in accordance with the Fees and Charges By-law, for each attendance at the Property subsequent to the initial attempt, or the initial requested time, made by the Town, including the cost incurred by the Town to perform the inspection, plus overhead and applicable taxes. Without limiting and in addition to the above, failure to provide access to the Town to a chamber as required above, or elsewhere in this by-law, shall constitute a contravention of this by-law.

20. Meter Rooms

- 20.1 Upon request by a notice from the Town and within the time set out in the notice, the Owner shall provide the Town with access to any Meter Room on their Property to permit the Town to inspect, maintain, repair, replace, or read the Water Meter. If an Owner is unable to provide such access for any reason, the Owner shall notify the Town no less than forty-eight (48) hours before the scheduled access is required, and the Owner shall advise the Town of a date and time, that is no more than five (5) business days after the date that was

requested by the Town, on which access will be provided. The Owner shall be responsible, at its cost, to undertake any measures necessary to provide a safe and unobstructed access to the Meter Room at the designated time and date.

- 20.2 If the Owner fails to provide the Town with access to a Meter Room in accordance with the above, or as required elsewhere in this this by-law, the Owner shall pay an inspection fee to the Town, in accordance with the Fees and Charges By-law, for each attendance at the Property subsequent to the initial attempt, or the initial requested time, made by the Town, including the cost incurred by the Town to perform the inspection, plus overhead and applicable taxes. Without limiting and in addition to the above, failure to provide access to the Town to a Meter Room as required above, or elsewhere in this by-law, shall constitute a contravention of this by-law.
21. **Discontinuation of Water Service**
- 21.1 Any Owner wishing to discontinue the use of water supplied by the Town must follow requirements set out below. No person shall turn on or off the water supply without being duly authorized to do so by the Town.
- 21.2 Any Owner who has received a permit to demolish a Property, or otherwise wishes to discontinue the use of water supplied by the Town, shall provide written notice to the Town to request disconnection of the water supply, and, unless otherwise instructed by the Director in writing, shall:
- (a) schedule an appointment with the Town to take a final Water Meter reading, to remove the Water Meter and the Remote Readout Unit from the Property, and to turn off the Water supply;
 - (b) provide access to the Town for the final Water Meter reading to be taken, for the Water Meter to be removed, and for the water supply to be turned off; and
 - (c) pay the Town the Water Meter removal fee as set out in the Fees and Charges By-law.
- 21.3 In the event an Owner, or their authorized agent, fails to attend at the Property and provide access to the Town at the appointment time established pursuant to subsection 21.2(b), the Owner shall pay the Town's inspection fee for the missed appointment as set out in the Fees and Charges By-law.
- 21.4 No person shall demolish a Building until the final Water Meter reading is obtained by the Town, and the Water Meter and Remote Readout Unit are recovered by the Town.
- 21.5 In the event an Owner fails to provide access to a Property prior to the demolition of a building or structure on the Property as required by this by-law, the Owner shall pay to the Town an amount equal to the cost of a new Water Meter and Remote Readout Unit, of the same type and size, in accordance with the Fees and Charges By-law. The Owner shall also pay the amount of water consumption, from the last water Meter reading date to the date of disconnection of the Private Water Service Pipe or Water Service Connection from the Town's Drinking Water System, as estimated by the Town.

22. Temporary Construction Water Use

- 22.1 Builders, developers, contractors, or other persons requiring water for construction purposes where no Water Meter has yet been installed shall:
- (a) make an application to the Town for temporary construction water use; and
 - (b) furnish the Town with all information required by the Town.
- 22.2 Upon receipt of an application for temporary construction water use pursuant to subsection 22.1 to the satisfaction of the Director, the Director may, at its discretion, permit that water be temporarily obtained from the Town:
- (a) through a temporary Water Meter to be provided at the cost of the Applicant and as prescribed by the Director, or
 - (b) without passing through a Water Meter for the temporary period and as prescribed by the Director, subject to the Applicant paying to the Town a Bulk Water Fee.
- 22.3 Anyone permitted to obtain water pursuant to this section shall also pay any additional fees and security determined by the Director, or established pursuant to any applicable development agreement, and only be permitted to take water in accordance with the requirements specified by the Director, as may be prescribed and altered from time to time at the Director's discretion.
- 22.4 Notwithstanding the payment of a Bulk Water Fee by any person pursuant to this by-law and the Fees and Charges By-law, in the event water is subsequently registered on a Water Meter for the same Property that had been subject to a Bulk Water Fee, the Owner shall pay to the Town the Water Rate for all water registered on the Water Meter following the Water Meter's installation, in accordance with the Town's By-laws.

23. Private Fire Hydrants

- 23.1 No person shall install a private fire hydrant unless the following requirements have been met to the satisfaction of the Director:
- (a) a complete application to install the private fire hydrant has been submitted to the Town, which shall include any requirements as specified by the Town;
 - (b) the type of the private fire hydrant to be installed is approved by the Director;
 - (c) the manufacturer of the private fire hydrant to be installed is approved by the Director; and
 - (d) a building permit for the installation of the private fire hydrant has been issued by the Town.
- 23.2 The Director may approve or reject applications for the installation of a private fire hydrant based on compliance with the requirements set out in the Standards and Specifications.

23.3 An Owner with a private fire hydrant on their Property shall be responsible for maintaining the hydrant at their own expense.

23.4 An Owner with a private fire hydrant on their Property shall be responsible for ensuring that the private fire hydrants:

- (a) are clearly visible;
- (b) are free of any obstructions within a one-meter radius, including but not limited to snow, ice, gardens, trees, fencing, and other landscaping; and
- (c) have an unobstructed path from the roadway.

24. **Fire Hydrants**

24.1 Owners shall not place, install, deposit, or otherwise create any obstruction that interferes with the visibility or accessibility of a fire hydrant located on Town lands, including the Town boulevard adjacent to their Property.

24.2 No person, except as authorized by the Town or CYFS personnel in the course of fire fighting or fire prevention activities, shall take water from any Town or private fire hydrant, unless such person is the holder of a hydrant permit issued under this by-law. Under no circumstance shall anyone other than the Town, its employees, CYFS personnel, or Town-authorized agents operate a Town or private fire hydrant.

24.3 A person may make an application on a form prescribed by the Director for a temporary supply of water from a Town or private fire hydrant. Upon receipt of an application and any applicable fees, to the satisfaction of the Director, the Director may, at its discretion, permit that water be temporarily obtained through a fire hydrant, subject to any requirements and conditions prescribed by the Director. The permission may be suspended at any time, and for any length of time, by the Director its discretion.

24.4 The Applicant for the supply of water through a Town or private fire hydrant shall pay a hydrant deposit in advance, as set out in the Fees and Charges By-law, for the use of the fire hydrant and the rental fee for a hydrant meter. Water obtained from the hydrant shall be subject to the Town's Fees and Charges By-law.

24.5 If an application has been approved for a temporary supply of water from a Town or private fire hydrant, the Applicant for the supply of water through a hydrant shall supply a Backflow Preventer, which must be tested by a certified professional, and the test results shall be submitted to the Town for approval. Upon the Town's approval, the Town will install a valve and a temporary Water Meter on the fire hydrant, and then the Owner shall promptly install the Backflow Preventer. The Backflow Preventer, valve, and temporary Water Meter shall not be removed or tampered with. Water will only be supplied through the Water Meter. Connection to the fire hydrant and taking of water from the hydrant other than through the supplied temporary Water Meter is prohibited.

25. **Fire Hydrant Flow Tests**

25.1 A person may submit a request to the Town to make an appointment to conduct a fire hydrant flow test to determine the characteristics of the local Waterworks

System. Tests shall be conducted by the Owner's agent, who must be accompanied by an authorized agent of the Town, between April 1 to October 31, weather permitting.

25.2 A person requesting a fire hydrant flow test shall pay to the Town in advance of the test, all applicable fees and charges associated with the performance of the test in the amounts as set out in the Fees and Charges By-law.

25.3 The person requesting the fire hydrant flow test shall provide the Town with a copy of the flow test results promptly upon the completion of the test. Such flow test results shall include the date, time, location and duration of the fire hydrant flow test.

26. **Administration and Enforcement**

26.1 The Director is responsible for and is delegated the power to administer this by-law, including the authority to approve, issue, refuse, revoke, cancel, suspend, set and impose conditions on, require information, and administer any applications, permits, notices or authorisations, and to prescribe the content and form of any permits, forms, notices or other documents required under this by-law.

26.2 Any decision or notice of the Director pursuant to this by-law shall be final without a right to appeal to Council.

26.3 The Director and Officers are delegated the authority to enforce this by-law, including the authority to conduct inspections and investigations under this by-law, the Municipal Act, and any other applicable by law or legislation.

26.4 The Director is authorized to delegate responsibilities for the administration and enforcement of this by-law to any Town staff or external third parties deemed to be qualified and appropriate by the Director for such purposes.

26.5 For the purpose of subsection 23.2(4) of the Municipal Act, Council considers the delegation of powers to the Director pursuant to this by-law to be of a minor nature.

26.6 Any order or notice issued pursuant to this by-law shall be deemed to have been received upon:

- (a) personal service on the person subject to the order or notice;
- (b) one day after transmission through electronic means to an email or social media address provided by the person subject to the order or notice;
- (c) one day after posting the order or notice in a conspicuous location on the Property subject to the order or notice; or
- (d) the fifth (5th) day after the order or notice is sent by registered mail or courier to the address of the Property to which the order or notice relates, or to the last known address of the person who is subject to the order or notice.

27. Powers of Entry

- 27.1 An Officer, or any other individual authorized to enforce this by-law on behalf of the Town, may at any reasonable time enter upon any land for the purpose of carrying out an inspection to determine whether the following are being complied with:
- (a) this by-law;
 - (b) any direction or order under this by-law;
 - (c) a condition of any permit issued under this by-law;
 - (d) an order issued under section 431 of the Municipal Act.
- 27.2 In addition to and without anything else in this by-law, any individual authorized to administer or enforce this by-law may, enter upon a Property to which water is supplied by the Town to, among other things:
- (a) to inspect, repair, alter or disconnect any pipe or wire, machinery, equipment and other works used to supply water; or
 - (b) to inspect, install, repair, replace or alter a Water Meter.
- 27.3 Where an inspection is conducted pursuant to this section, an Officer or any other individual authorized to enforce this by-law on behalf of the Town, may:
- (a) require the production for inspection of documents or things relevant to the inspection;
 - (b) inspect and remove documents or things relevant to the inspection for the purpose of making copies and extracts;
 - (c) require information from any person concerning a matter related to the inspection; and
 - (d) alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples, or photographs necessary for the purpose of the inspection.
- 27.4 No person shall hinder or obstruct or attempt to hinder or obstruct the Town, its employees, officers or agents from carrying out any powers or duties under this by-law.
- 27.5 No person shall fail to comply with, or contravene, any notice or order or other direction issued by the Town pursuant to this by-law or the Municipal Act.
- 27.6 Where an Officer, or an individual authorized to enforce this by-law, has reasonable grounds to believe that an offence has been committed by any person, they may require the name, address and proof of identity of that person, and the person shall supply the required information.
- 27.7 No person shall decline or neglect to give, produce or deliver any information, document or other thing that is requested by the Town pursuant to this by-law.

27.8 No person shall knowingly make, participate in, assent to or acquiesce in the provision of false information in a statement, affidavit, application or other document prepared, submitted or filed under this by-law.

28. **Orders**

28.1 Where the Director, Officer, or any other individual authorized to enforce this by-law is satisfied that a contravention of this by-law has occurred, such Director, Officer, or authorized individual may make an order requiring that the person who caused or permitted such contravention, or the Owner, Account Holder, or Occupant of the Property on which the contravention occurred, to discontinue the contravening activity and/or to do work to correct the contravention.

28.2 An order pursuant to this section shall set out the following:

- (a) reasonable particulars identifying the location of the land on which the contravention occurred;
- (b) reasonable particulars of the contravention;
- (c) what is required of the person subject to the order (i.e., what activity is to be seized and/or actions or work to be done);
- (d) the date by which there must be compliance with the order and/or, if any work is ordered, the date by which any such work must be done; and
- (e) information regarding the Town's contact person.

29. **Remedial Action and Cost Recovery**

29.1 Wherever this by-law or an order issued under this by-law directs or requires any matter or thing to be done by any person within a specified time period, in default of it being done by the person directed or required to do it, the action may be taken under the direction of the Director or an Officer at that person's expense and the Town may recover the costs incurred through a legal action or by recovering the costs in the same manner as taxes.

29.2 For the purposes of taking remedial action under this section, the Town, its staff and/or its agents may enter, at any reasonable time, upon any lands on which a default to carry out a required thing or matter occurred.

30. **Offences and Penalties**

30.1 Every person who contravenes any provision of this by-law is guilty of an offence and upon conviction is liable to a fine as provided for in the Provincial Offences Act.

30.2 Every person who contravenes any order issued pursuant to this by-law is guilty of an offence and upon conviction is liable to a fine as provided for in the Provincial Offences Act.

30.3 If a corporation has contravened a provision of this by-law, including an order issued under this by-law, every director and officer who knowingly concurred in such a contravention is guilty of an offence.

- 30.4 Pursuant to subsection 429(2) of the Municipal Act, all contraventions of this by-law or orders issued under this by-law are designated as continuing offences. If a contravention of any provision of this by-law has not been corrected, or an order issued under this by-law has not been complied with, the contravention of such a provision or an order shall be deemed to be a continuing offence for each day or part of a day that the contravention remains uncorrected or an order not complied with.
- 30.5 On conviction of an offence under this by-law, every person is liable to a fine in accordance with the following rules pursuant to the Municipal Act:
- (a) to a fine of not less than \$500.00 and not more than \$100,000.00;
 - (b) in the case of a continuing offence, for each day or part of a day that the offence continues, the minimum fine shall be \$500.00 and the maximum fine shall be \$10,000.00, despite paragraph (a), the total of all the daily fines for an offence is not limited to \$100,000;
 - (c) in the case of a multiple offence, for each offence included in the multiple offence, the minimum fine shall be \$500.00 and the maximum fine shall be \$10,000.00, despite paragraph (a), the total of all fines for each included offence is not limited to \$100,000.
- 30.6 In addition to fines under this section, a person convicted of an offence under this by-law may be liable to a special fine in the amount of the economic advantage or gain that such a person obtained from the contravention of this by-law. Notwithstanding subsection 30.5 above, a special fine may exceed \$100,000.
- 30.7 Where a person is convicted of an offence under this by-law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.
31. **Administrative Penalties**
- 31.1 Instead of laying a charge under the Provincial Offences Act for a breach of any provision of this by-law which is designated under the Administrative Penalty By-law, an individual authorized to enforce this by-law on behalf of the Town may issue an administrative penalty to the person who has contravened this by-law.
- 31.2 Individuals authorized to enforce this by-law on behalf of the Town have the discretion to either proceed by way of an administrative penalty or a charge laid under the Provincial Offences Act. If an administrative penalty is issued to a person for a breach of a provision of this by-law, no charge shall be laid against that same person for the same breach.
- 31.3 The amount of the administrative penalty for a breach of a provision of this by-law shall be established pursuant to the Administrative Penalty By-law, and each day on which a contravention has not been corrected shall constitute a new and separate offence.
- 31.4 A person who is issued an administrative penalty shall be subject to the procedures as provided for in the Administrative Penalty By-law.

32. **Presumption**

32.1 An Owner of a property on which a non-compliance or contravention has occurred shall be presumed to have carried out or caused or permitted to be carried out the non-compliance or contravention, which presumption may be rebutted by evidence to the contrary on a balance of probabilities.

33. **Severability**

33.1 If a court of competent jurisdiction declares any provision, or any part of a provision, of this by-law to be invalid or to be of no force and effect, it is the intention of the Town in enacting this by-law that such provision or part of a provision shall be severable, and such a decision shall not affect the validity of the remaining sections, subsections, clauses or phrases of this by-law.

34. **Repeal**

34.1 By-law Number 3305-91, as amended, is hereby repealed.

34.2 Applications and orders previously made pursuant to repealed by By-law No. 3305-91 shall be deemed to apply under this by-law and will be subject to this by-law.

35. **Effective Date**

35.1 This by-law comes into full force and effect on May 1, 2026.

Enacted by Town of Aurora Council this _____ day of _____, 2026.

Tom Mrakas, Mayor

Anne Kantharajah, Town Clerk

SCHEDULE "A"

WATER RATES

DRAFT



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Town of Aurora
Committee of the Whole Report
No. PDS26-023

Subject: Home Energy Retrofit Program Design Study

Prepared by: Natalie Kehle, Program Manager – Energy and Environment

Department: Planning and Development Services

Date: March 10, 2026

Recommendation

1. That Report No. PDS26-023 be received; and
2. That the Home Energy Retrofit Program Design Study be endorsed; and
3. That staff be directed to move forward with the implementation of the Home Energy Retrofit Program Design Study.

Executive Summary

This report presents to Council the results of the Home Energy Retrofit Program Design Study undertaken by Town staff together with Dunsky Energy and Climate Advisors.

The proposed program design is collaborative with our regional partners, fills existing market gaps, while remaining flexible to the constantly changing environment of home energy retrofits between levels of government and utility partners.

- The proposed Town of Aurora Home Energy Retrofit Program is built upon the findings of the Home Energy Retrofit Program Feasibility Study.
- Market changes in the home energy retrofit field is changing quickly, impacting outcomes on an Aurora-based program.
- The engagement process is the foundation of the study and consisted of gathering internal and external feedback from interested parties.
- The proposed program is a multi-phased, collaborative approach, first focusing on education and outreach for all Aurora households, followed by developing a grant program to support households with low income.

Background

Currently, fewer than 1% of homes undergo energy retrofits each year, falling far short of the 4% needed to achieve Council-approved climate targets (or approximately 850 households per year). Home energy retrofits include such things as attic insulation, window replacement, solar panels and switching heating and cooling systems with heat pumps.

Homeowners cite lack of knowledge and high upfront costs as the main barriers to retrofits. A municipal-based home energy retrofit program has been shown in other jurisdictions to increase the number and depth of retrofits by residents.

Council approved the Aurora Home Energy Loan Program Feasibility Study in June 2025, directing staff to continue into the detailed program design phase of a home energy retrofit program for Aurora.

Climate Change in Aurora

The Town is committed to lowering carbon emissions and mitigating climate risk in the community as part of its 2019 declaration of a climate emergency.

Carbon emissions from Aurora homes are the largest contributor to the Town's total carbon footprint, at 37%. A home energy retrofit program was identified as an essential initiative under the Town's Community Energy Plan (CEP) in reducing community emissions.

Energy Poverty in Aurora

Based on 2021 Census data, approximate 2,300 households (11%) in Aurora experience energy poverty (defined as spending more than 6% of after-tax income on home energy needs). These households are the most exposed to utility cost increases and extreme summer weather events, being least able to invest in energy retrofits. In general, inefficient homes cost more to heat and cool.

The Energy Affordability Program (EAP) is a provincial initiative providing free energy-saving upgrades to low-to-moderate-income households, helping them reduce electricity costs and improve home comfort. Eligible homeowners or renters can receive free energy efficient appliances. Homes heated electrically or with heat oil are eligible for advanced retrofits like home insulation, heat pumps and smart thermostats. Aurora homes are mostly heated with natural gas furnaces; thus, many Aurora income-qualifying households are excluded from the full EAP offer.

Other Municipalities

Many municipalities across Ontario offer home energy retrofit programs for their residents that compliment provincial and national programs, such as the City of Toronto, City of Ottawa, City of Guelph, Durham Region and City of Mississauga. Many early adopters are larger cities and regions, some taking advantage of previously offered Federal Government start-up funding to offer attractive financing to their residents for energy retrofits.

Among the municipalities in York Region, the Town of Newmarket is currently in advanced stages of developing their program, the City of Vaughan completed a feasibility study, and the City of Richmond Hill and City of Markham just started a feasibility study in late 2025.

In the Fall of 2026, York Region announced that they are developing the *York Region Greener Homes Program* to residents, offering energy retrofit coaching to support residents through the complex journey of a retrofit. The York Region program is planned to launch in spring 2026.

Cold-Climate Air Sourced Heat Pumps

Cold-climate air sourced heat pumps (ASHP) are vital for reducing home energy use. They efficiently heat and cool homes in one unit, functioning like reversible air conditioners. Operating effectively in temperatures as low as -30°C, they can reduce greenhouse gas emissions by 40-60% compared to natural gas furnaces. ASHPs are cost-effective when replacing both traditional heating and cooling systems into one unit. They save homeowners on energy bills when used throughout the year. They are flexible and can work together with an existing heating system as a hybrid. Access to ASHPs is also seen as an important climate resiliency measure, as extreme heat waves become more common, access to cooling is a matter of safety.

Analysis

The proposed Town of Aurora Home Energy Retrofit Program is built upon the findings of the Home Energy Retrofit Program Feasibility Study.

The Aurora Home Energy Retrofit Program Feasibility Study was developed last year and approved by Council in June 2025. It looked at the opportunities and risks of a home energy retrofit program to determine if the Town should further explore developing a program, including offering financing to residents.

Several financing models were reviewed and screened for suitability. Three loan models were found to be the most applicable to the Town for further consideration in a detailed design study.

Other energy retrofit market elements initiated by the Town was shown to increase the number of home energy retrofits in Aurora, including energy coaching to support residents through the complex retrofit journey and energy retrofit education and outreach.

Collaboration with York Region and/ or neighbouring municipalities was also recommended to be further developed for economies of scale and funding.

Market changes in the home energy retrofit field is changing quickly, impacting outcomes on an Aurora-based program.

Developing a home energy retrofit program for Aurora has centered on working collaboratively with municipal partners and filling in any existing market gaps. Several market changes have occurred since the approval of the Home Energy Retrofit Program Feasibility Study, impacting the design study outcomes:

- The Federal Government of Canada's *Greener Homes Loan Program* has ended. The program provided zero-interest loans to homeowners for energy retrofits. A replacement program may be launched in the future.
- The Federation of Canadian Municipalities (FCM) Community Efficiency Financing (CEF) program is no longer accepting applications to support home energy retrofit loan programs. Future funding programs may open.
- Discussions are occurring with municipal partners for a regional home energy retrofit financing program.
- The *York Region Greener Homes Program* is under development, with collaboration from lower tier municipalities and utility partners. The program is expected to launch in spring 2026. The program is expected to offer the following:
 - o An energy coaching service to support residents in their retrofit journey including how to access provincial and federal incentives, if eligible.
 - o A Virtual Home Energy Assessment Tool (vHEAT), providing valuable insights into each home's existing energy performance and opportunities for retrofits.
 - o *York Region Greener Homes* web portal, providing a secure web service for residents to easily manage the retrofit journey, including accessing

important home information, utility incentives and managing energy coach appointments

The engagement process is the foundation of the study and consisted of gathering internal and external feedback from interested parties.

Input from interested parties provided the basis of the findings for the feasibility study and program design study. The process included identifying relevant interested parties and seeking input throughout the project. The proposed program incorporates feedback from Town staff, local municipalities, York Region, local utility providers, financial institutions, building industry representatives, and the Town's Environmental Advisory Committee.

The proposed program is a multi-phased, collaborative approach, first focusing on education and outreach for all Aurora households, followed by developing a grant program to support households with low income.

The proposed program is designed to support all Aurora residents to improve the energy efficiency of their homes and reduce greenhouse gas emissions (GHG) from the residential section. The program is designed to enhance existing retrofit programs and fill existing market gaps. The program also aims to support households with low income through a retrofit grant.

Short term Program (1-3 years):

- **Energy Retrofit Coaching:** Support the *York Region Greener Homes Program* development, launch and promotion with our regional partners.
- **Outreach and Education:** Aurora community engagement and education activities on energy efficiency in residential buildings, such as:
 - o Aurora webpages, notice board and e-newsletters
 - o Digital street signs and posters in Town buildings
 - o Exhibits at the Aurora Home Show
 - o Information tables at targeted locations: Library, seniors centre, farmer's markets and at Town-run events
 - o Messaging through utility partners and property tax bills
 - o Promotion through other Town communities, like the heritage group.
- **Performance Monitoring:** Collect data on the program implementation including uptake, types of retrofits being performed and customer feedback

- **Advocacy and Collaboration:** Continue dialogue, exploration and advocacy with municipal partners including York Region and utility partners on additional program opportunities and improvements, such as:
 - Home energy ratings: Making home energy ratings, like EnerGuide, available to the public regionally, with consultation with interested parties. EnerGuide demonstrates the energy performance of a home and informs homeowners and potential home buyers.
 - Heat pump cost reduction: Explore strategies to reduce the cost of heat pumps through industry engagement and regional collaboration.
 - Workforce training: Investigate ways to improve market readiness.

The proposed short term program has no additional cost to the Town. Funding is available under the existing approved Environmental Initiatives Operating Budget, utilizing existing Town communication channels and resources.

Medium Term Program (3-5 years):

- **Aurora retrofit grant program for homeowners with low income:** Staff to develop a home energy retrofit grant program for income-qualifying Aurora homeowners. The program may consider the following elements:
 - Energy retrofit eligibility: cold climate air source heat pumps, home insulation, and/ or smart thermostats
 - Applicant eligibility: Aurora homeowners with income qualification
 - Grant exclusions: renters and condominiums owners

This program would be funded through the Town's Green Initiatives Reserve Fund, with the goal to maintain principal balance for long-term reserve sustainability.

Long term Program (5-10 years):

- **Region-wide incentive program:** collaborate with York Region and partners to offer incentives for all residents to further encourage home retrofits.
- **Financing Programs:** Continue to engage with York Region and regional partners regarding the consideration of a regional cost-effective, low-risk financing program for home retrofits.
- **Emissions bylaws for existing buildings:** Explore the option of a regional regulatory tool to reduce emissions from existing buildings with a building emissions performance standard.

Advisory Committee Review

Report No. PDS25-028 and consultant presentation introducing the project was brought forth at the Environmental Advisory Committee (EAC) meeting on February 24, 2025.

Report No. PDS25-055 and consultant presentation of the feasibility study update was brought forth at the EAC meeting on May 12, 2025. Report No. PDS26-016 and consultant presentation of the draft program design study was brought forth at the EAC meeting on February 23, 2026.

Table 2 lists the EAC comments and considerations into the study from the February 23 meeting.

Table 2: EAC Comment Summary

Comments	Response
Older homes need more improvements, should these homes be focused on for funding	Comment received, current program will look to promote the program with the heritage community.
Lower income households may not have great credit to receive loans to complete retrofits. Also, concerns about property liens on homes.	The Town's Program is a grant program (in the medium term) and does not include a loan program.
Request for stakeholder consultation on publication of energy ratings.	Comment received. The Town plans to wait on a federal standard to be released and consult with interested parties on impacts of public information, before advocating this initiative regionally.
Who is verifying the accuracy of home upgrades / submissions into the home rating system?	Comment received. There is a national steering committee that has discussed this and standards will be released. This will ensure homes across the country will be a like to like comparison.
Request for information on what a heat pump is and how it works.	Comment received, staff report updated to include heat pump description.
Are we confident we can achieve our targets with the proposed plan?	This plan will not meet the goals on its own and is designed to create an action plan that the Town is well-positioned to perform, while avoiding overlap of efforts. Durham Region Greener Homes Program see an average of 40% energy reduction through their home retrofit program.
Do we have any existing by-laws for new construction energy emissions?	The Town's Green Development Standard (GDS) regulates minimum building design that impacts emissions but does not limit emissions directly.

Legal Considerations

If the Town proceeds with the proposed medium-term program of providing grants to income-qualifying homeowners, the homeowner would be required to enter into an agreement with the Town to ensure the requirements of the program are met.

Financial Implications

The development of an Aurora home energy retrofit program is partially being funded by the FCM CEF program.

The proposed short and medium term Home Energy Retrofit Program Design Study initiatives will not result in an incremental impact to the tax levy.

The proposed medium term program would be fully funded through the Green Initiatives reserve in a financially sustainable fashion.

Program reporting deadlines to FCM are in March 2026.

Communications Considerations

Communications will support the Home Energy Retrofit Program through clear, accessible, and coordinated public outreach that raises awareness of retrofit benefits, promotes available supports such as energy coaching, and ensures residents understand how the Town's program aligns with York Region, provincial, and federal initiatives. Messaging will be delivered through the Town's established channels—including the website, e newsletter, social media, digital signs, print materials, and targeted in person engagement—to reach a broad and diverse audience.

Climate Change Considerations

Reducing home energy use was identified as an essential strategy in reducing community energy costs and carbon emissions under the Community Energy Plan.

This program aims to educate residents and enhance climate resiliency by making homes more robust to climate impacts and potentially reducing energy costs and reliance on fossil fuels.

Link to Strategic Plan

A local home energy retrofit program supports the Strategic Plan goal of supporting environmental stewardship and sustainability and aligns overall with the Town's strategic vision of "an innovative and sustainable community where neighbours care and businesses thrive".

Goal: Supporting environmental stewardship and sustainability

Objective 1: Encouraging the stewardship of Aurora's natural resources

- Work with community partners to promote environmental protection and build a culture of environmentalism in the community

Objective 2: Promoting and advancing green initiatives

- Investigate a program that promotes and actively supports innovative green buildings and infrastructure
- Continue to invest in green initiatives and infrastructure to promote environmentalism locally

Alternative(s) to the Recommendation

That the Home Energy Retrofit Program Design Study not be endorsed and staff not move forward with the study and implementation of the Home Energy Retrofit Program.

Conclusions

An Aurora local home energy retrofit program fills existing program market gaps and increases the number and depth of energy retrofits in Aurora. Residents experience many benefits to a home energy retrofit including thermal comfort, reduced energy bills, increased property values and resiliency to more extreme weather events. Energy poverty rates were assessed and equity considerations made throughout the study to ensure Aurora's most vulnerable are included into the program design.

Market support elements like education, outreach, energy coaching services, currently lacking in existing programs, are foundational to the program design, and help overcome many (non-financial) barriers to homeowners.

Attachments

Attachment 1 – Final Draft Home Energy Retrofit Program Design Study

Previous Reports

PDS25-059, Home Energy Retrofit Loan Program Feasibility Study, June 10, 2025

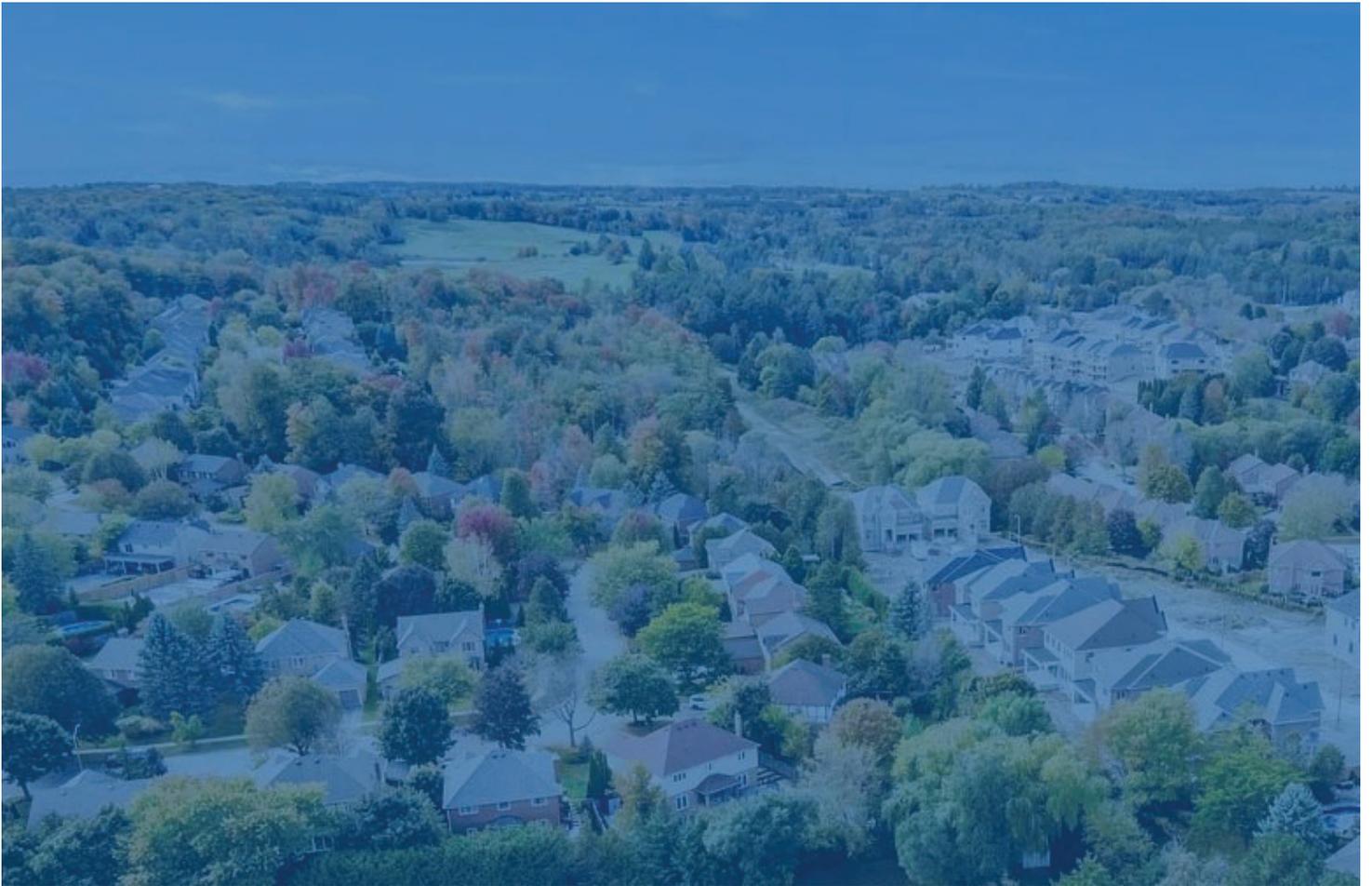
Pre-submission Review

Agenda Management Team review on February 19, 2026

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



Home Energy Retrofit Program

Program Design Study

Prepared for:

February 2026



Town of Aurora



Submitted to:



Town of Aurora

Natalie Kehle
Program Manager, Energy and Environment

Dunsky Project Number: 24145

Prepared by:



Dunsky Energy + Climate Advisors

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This project was carried out with assistance from the Green Municipal Fund, a Fund financed by the Government of Canada and administered by the Federation of Canadian Municipalities. Notwithstanding this support, the views expressed are the personal views of the authors, and the Federation of Canadian Municipalities and the Government of Canada accept no responsibility for them.

Executive Summary

In 2019, the Town of Aurora declared a climate emergency and committed to reducing community greenhouse gas (GHG) emissions 80% by 2050. With low-rise homes accounting for 37% of community emissions, residential energy retrofits are essential to meeting these goals. However, the current pace of home retrofits—less than 1% per year—falls far short of the estimated 4% annual rate required to remain on track. This Program Design Study presents a comprehensive, phased approach for a home energy retrofit program that supports all residents while providing enhanced assistance to low-income homeowners.

Building on the feasibility study, the study concludes that a program focused on market transformation and supporting low-income residents is the most realistic and impactful solution for Aurora. Given limited Town capacity and the closure of the Federation of Canadian Municipalities grant program for municipalities, a local financing program was deemed not feasible at this time. Instead, the proposed program is designed with low-cost, scalable actions that raise awareness, strengthen the retrofit ecosystem, and reduce barriers for homeowners—especially those with low incomes. The proposed program is designed to dovetail and stack on top of existing programs to fill remaining market gaps.

Short Term Program Offering to Support all Aurora Residents

In the short term, the program involves education and outreach to help all Aurora residents to benefit from the York Region Greener Homes Program, which offers energy retrofit coaching, home energy ratings, and customized retrofit roadmaps. Over time, these activities will build market literacy, improve retrofit quality, and enable deeper retrofits aligned with future energy and building code evolution.

Medium Term Offering to Support Low-Income Town of Aurora Homeowners

In the medium term, the program can offer an Aurora Retrofit Grant Program, which would dedicate annual funding to help income-qualified homeowners install cold climate heat pumps—the most impactful technology for reducing emissions and improving comfort during both extreme heat and cold. By offering these supports to participants of the Ontario Independent Electricity System Operator’s (IESO) Energy Affordability Program or Enbridge’s Home Winterproofing Program, the Town will ensure that funding flows to qualified homeowners without requiring them to disclose sensitive financial information, while also ensuring that homes receiving heat pumps have already undergone basic home energy upgrades from existing programs.

Longer Term Program Components Leverage Regional Collaborations for Impact

The longer-term elements of the program are more complex to deliver and will require partnerships to be established, funds to be allocated, and further specifics to be developed before they can be implemented. The activities include a regional incentive and/or financing program and building emissions performance standards. Some of these activities may be adjusted depending on the announcements of the federal and provincial governments and utilities.

Program Delivery Model

The program is designed for staged implementation, enabling the Town to scale activities as funding, staffing, and partnerships evolve. Early program elements can be implemented using existing staff capacity. Medium term components can be implemented by the Town with identified resources, while longer term components will require regional collaboration and new resources.

Conclusion

This Program Design Study provides the Town with an actionable, cost-effective roadmap to work with partners to increase awareness of home retrofit opportunities, reduce emissions, and improve community resilience. By combining broad resident supports with targeted programming for low-income homeowners, Aurora can reduce energy poverty, enhance comfort and safety, build market capacity, and position itself for potential future program expansion.

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Glossary of acronyms and terms

CCAP: Climate Change Adaptation Plan

CEP: Community Energy Plan

FCM: Federation of Canadian Municipalities

GHG: Greenhouse Gas

Heat pumps: A type of heating equipment, powered by electricity, that use a compressor to efficiently generate heat or cool, depending on the required conditions of the building. Air source heat pumps exchange thermal energy with the outside air while ground-source heat pumps exchange thermal energy with the sub-surface through a well or buried pipes. They can be installed in a home with or without ductwork.

Home energy retrofits: Improvements to an existing home that improve the energy efficiency or reduce emissions. Measures may include such things as insulation, air sealing, energy efficient heating and cooling equipment, insulating windows and doors, solar panels, home batteries and smart thermostats

HRAI: Heating, Refrigeration and Air Conditioning Institute of Canada

IESO: Independent Electric System Operator

LIC: Local Improvement Charge

1. Introduction

1. Introduction

1.1. Aurora's climate change targets

The Town of Aurora's vision, as stated in their Strategic Plan, is to be an innovative and sustainable community where neighbours care and businesses thrive.¹ In service of the sustainability portion of this vision, the Town is committed to taking meaningful action on climate change, aiming to achieve an 80% reduction in community emissions by 2050. The Town has launched numerous policies, strategies, plans and initiatives to achieve this goal. Guiding much of this effort is the Town's Community Energy Plan (CEP),² adopted in 2021. The CEP provides strategic direction to move the Town towards a sustainable energy future by improving energy efficiency, reducing energy consumption and energy costs, cutting greenhouse gas (GHG) emissions, and fostering a culture of conservation.

The residential sector is a key focus for the Town given that housing accounts for 37% of total community emissions.³ The CEP's primary strategy to address emissions in the existing housing stock is to develop a voluntary program that will encourage and support homeowners with deep energy retrofits such as improving the insulation and air tightness of homes; replacing heating and cooling equipment with efficient and low emissions heat pumps; installing solar panels, batteries, and electric vehicle chargers; or improving the extreme weather preparedness of a home. Note, heat pumps are a type of heating equipment, powered by electricity, that use a compressor to efficiently generate heat or cool, depending on the required conditions of the building. They can be installed in a home with or without ductwork.

The Town recognizes the critical importance of enabling climate adaptation alongside emissions reductions. Extreme climate and weather-related events are becoming more frequent, intense, and long lasting, while slow onset changes like increasing average temperatures and precipitation levels will have long-term impacts on the community. As such, the Town adopted a Climate Change Adaptation Plan (CCAP)⁴ in 2022 to help Aurora better prepare for, respond to, and recover from the impacts of climate change, both by reducing climate-related risks and vulnerabilities and by improving the community's overall climate resilience.

1.2. Purpose of this study

To support the implementation of the CEP, the Town has pursued a study of a home energy retrofit program. This study was made up of two phases, a feasibility study followed by a program design.

The Town's objectives from a home energy retrofit program are to both reduce emissions in all Aurora homes and

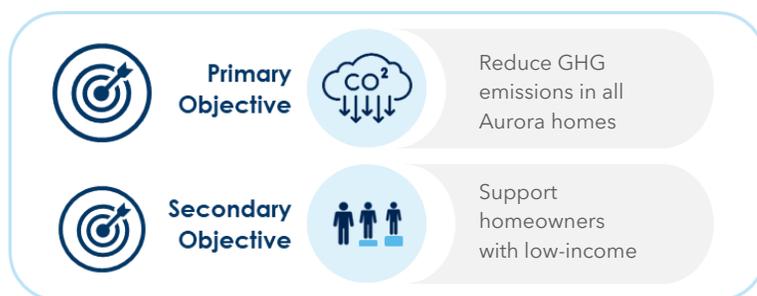


Figure 1-1 Town objectives from a home energy retrofit program

¹ Town of Aurora. (2012). Strategic Plan Aurora 2031: Today, Tomorrow, Our Future Together.

² Town of Aurora. (2021). Community Energy Plan

³ Town of Aurora. (2021). Community Energy Plan

⁴ Town of Aurora. (2022). Climate Change Adaptation Plan

protect residents with low income, as shown in Figure 1-1.

The purpose of the feasibility study was to assess the opportunities available to develop a home energy retrofit loan program for the Town of Aurora. Based on the findings of the feasibility study, the Town opted to proceed to continue to develop a more detailed program design.

1.3. Overview of Aurora residential buildings

Low rise residential dwellings (those of 3 stories or less) were found to contribute the most emissions. Eighty-Eight percent of the residential sector is comprised of low rise, detached and semi-detached dwellings, townhouses, and duplexes, as shown in Figure 1-2. To achieve Aurora's GHG targets in the low-rise residential sector by 2050, approximately 800 homes will need retrofitting each year, which is an annual retrofit rate of 4%. The current rate of retrofits is approximately 1% per year (approximately 230 home energy assessments completed in 2024)⁵. Moreover, reaching the targets will require that many of those retrofits focus on the electrification of end-uses, as 67% of homes are using natural gas as their main energy source, as shown in Figure 1-3.

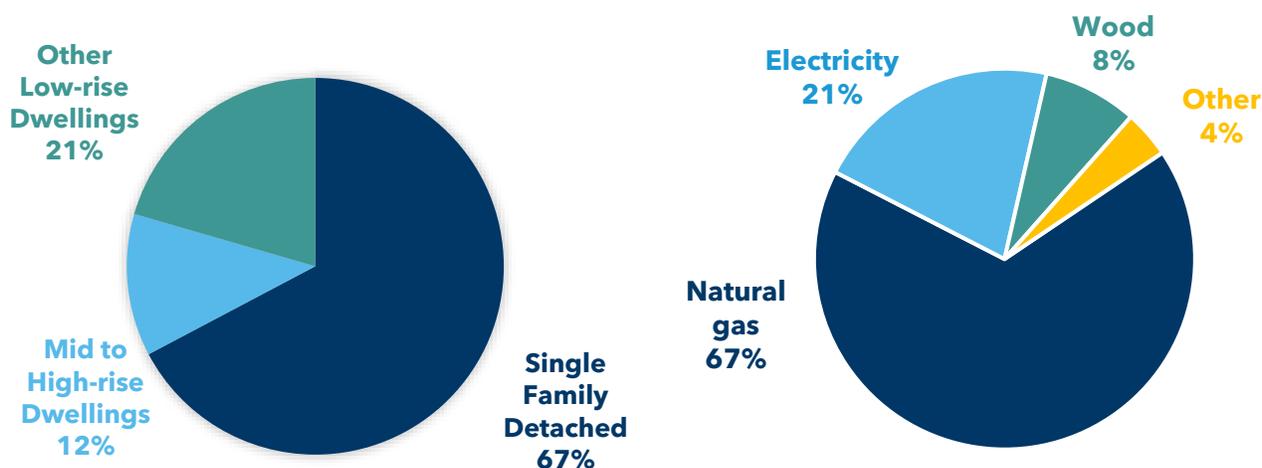


Figure 1-2 Town of Aurora properties by type of residential dwellings

Figure 1-3 Energy sources used in low-rise Aurora homes

1.4. Energy poverty in Aurora

The feasibility study found that 11% of Aurora households are experiencing energy poverty (defined as households who spend more than 6% of their income on energy bills (based on 2021 Census data), see Figure 1-5. In Aurora, one in ten households is affected by this, which may force families to cut spending on necessities like food, clothing, or medication to pay for energy.

⁵ Natural Resources Canada. [EnerGuide Rating System Open Data](#). Accessed March 2025.

Based on the 2021 Census data, Aurora residents experiencing energy poverty are the Town's most vulnerable populations and include low-income⁶ households, equity-deserving groups⁷ seniors, and renters. They face additional barriers to benefiting from home energy upgrades including access to financing or capital and language barriers.

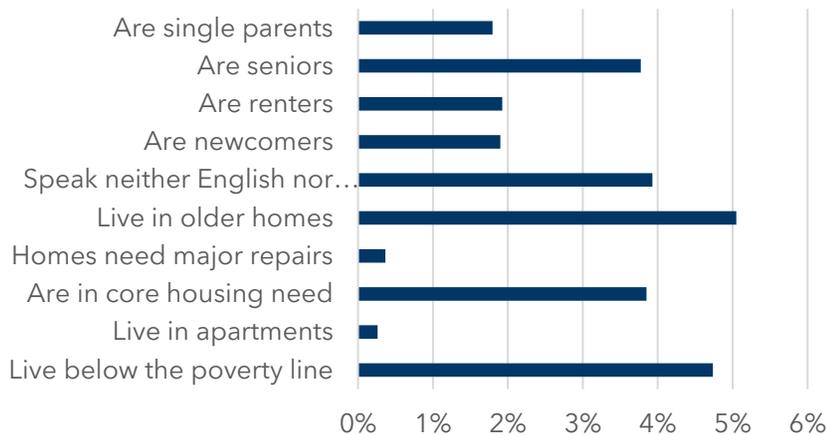


Figure 1-4 Characteristics of Aurora households in energy poverty

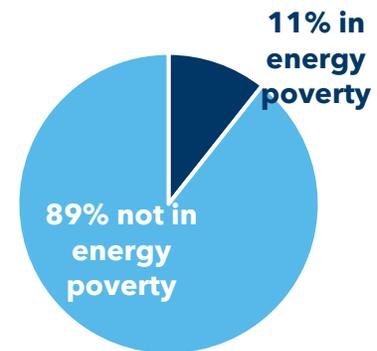


Figure 1-5 Aurora households experiencing energy poverty

1.5. Feasibility study overview

The Town undertook a feasibility study in 2025⁸ to assess the needs of Aurora for a home energy retrofit program, specifically the conditions for the development of a financing program to support Aurora residents to retrofit their homes. Two main elements were assessed from the feasibility study, a loan program and other strategies to support home energy retrofits.

Loan program

Home energy retrofit loan programs offered by local municipalities have been found to improve retrofit rates in the community, with high upfront costs being one of the most challenging aspects of a retrofit. For the financing elements of the feasibility study, the three options listed in Table 1-1 were identified as options that should be carried into the next phase of assessment to determine viability. It also found that all these solutions would benefit from a regional approach, due to the increased economies of scale and consistency across the market.

Many municipalities have leveraged their ability to place a priority lien on a property, using a mechanism of a Local Improvement Charge (LIC) applied to one property, to allow homeowners to voluntarily borrow funds from the municipality and repay it on their property tax bill. This allows the

⁶ "Income qualified," as noted throughout this report, is intended to reference the definitions established by the IESO's Energy Affordability Program and Enbridge's Home Winterproofing Program (described in Section **Error! Reference source not found.**) and is loosely used interchangeably with the term "low- to moderate-income" (LMI).

⁷ Equity-deserving groups defined as individuals and groups that have been and continue to be underserved and underrepresented, including people of different ages, races, ethnicities, abilities, etc. genders, religions, cultures, sexual orientations and socio-economic status.

⁸ Dunsky Energy. (2025). [Aurora Home Energy Retrofit Loan Program Feasibility Study.](#)

repayment obligation to rest with the property rather than the individual during the sale of a home, given that the upgrades and energy savings stay with the property. In a turnkey loan program model (as per models A and B below), a private delivery agent administers the loans and involves the municipality in the case of loan default. Municipalities can also lend to individuals not using the LIC mechanism, as per model C below, which is less administratively heavy but lacks some of the risk-mitigation benefits achieved by attaching the loan to the property tax bill.

Table 1-1 Three Program Model Options identified in 2025 Aurora Feasibility Study

PROGRAM MODEL	KEY FEATURES	RISKS
A Turnkey Local Improvement Charge (LIC) Loan Program with FCM funding	<ul style="list-style-type: none"> Third-party agent delivers program. 	<ul style="list-style-type: none"> Depends on receiving funding and grants from FCM's CEF (program currently closed) A municipal services corporation is costly.
B Turnkey LIC Loan Program without FCM funding	<ul style="list-style-type: none"> Third-party agent delivers program. Loans at higher interest rates & less grant funds for operations. 	<ul style="list-style-type: none"> Low uptake expected. A municipal services corporation is costly. Loan conditions not competitive to market
C Targeted Loan Program with grant funding	<ul style="list-style-type: none"> Targeted loans for short term financing, seniors, net zero retrofits. In-house delivery may be possible. 	<ul style="list-style-type: none"> Loan terms may not be competitive. Delivery costs may outweigh benefits. No existing external grants available currently to support the program costs.

All three loan models, though technically feasible, were found to be cost prohibitive for a municipality the size of Aurora due to economies of scale and being part of a two-tiered government system. The study found that the most feasible option was to access the Federation of Canadian Municipalities' (FCM) Community Energy Financing (CEF) program capital funds to improve the economics of the program and / or collaborate with regional municipal partners on a regional loan program.

Market support elements

The feasibility study also identified that the market support elements shown in Figure are valuable in a home energy retrofit program. Market support elements refer to activities that support uptake of home energy retrofits but do not include loans. Each element is described briefly below and in more detail in Section 2.

- Outreach, education, and training involve educating the public and the workforce about the benefits and concepts of deep energy retrofits.

- Energy retrofit coaches are neutral experts, available to provide advice and support throughout the retrofit journey.
- Home energy ratings are labels given to homes based on their energy efficiency and emissions. They can be visible to just the homeowner or to the public. They are often accompanied with a retrofit roadmap, typically only visible only to the homeowner. That outlines the steps to reduce energy use and emissions from a home.
- Equipment cost reduction includes engaging with industry and supply chains to reduce the costs of impactful but costly equipment such as heat pumps to make them more attractive to more homeowners.
- Incentives and rebates are funds given to homeowners to take desired actions.
- Emissions performance standards are typically implemented as municipal bylaws that set an annual cap on annual emissions from existing buildings based on their archetype and age.

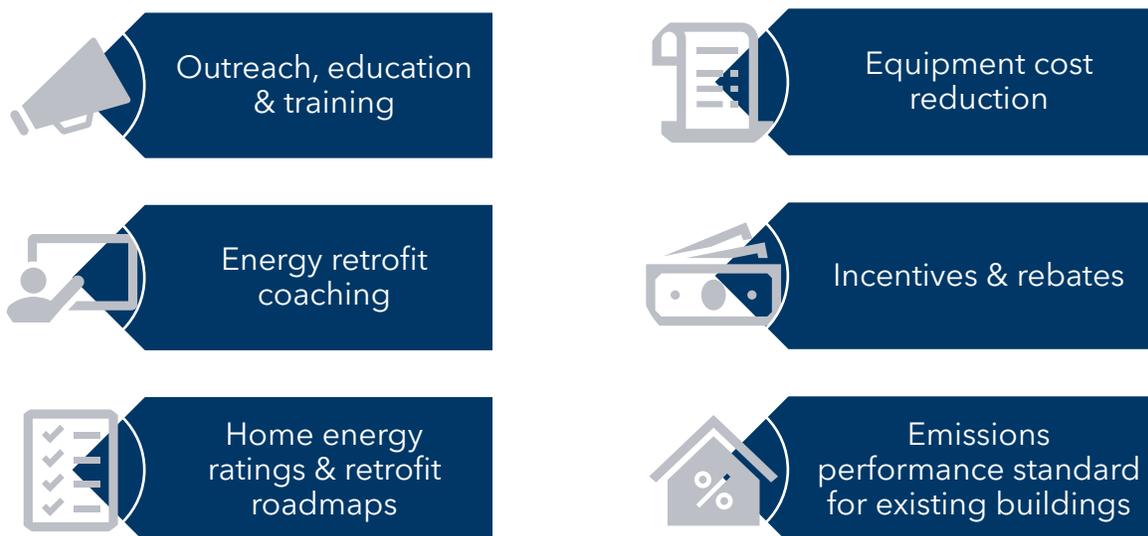


Figure 1-6 Market support elements identified as important in Aurora's Feasibility Study

Efforts of the federal and provincial governments to date have been primarily incentives and rebates. A list of ongoing funding programs related to home retrofits is available in Appendix A.

Changes since the feasibility study

There have been many changes to the landscape since the feasibility study was completed, namely:

- The Federation of Canadian Municipalities (FCM) is no longer funding the municipal loan programs through their Community Efficiency Financing initiative, as of the Fall 2025.
- The Canada Greener Homes Loan and Grant program has ended, which offered rebates for specific energy efficient upgrades and 10-year loans up to \$40,000 at 0% interest.
- York Region announced the development of their Greener Homes program, which will provide home energy ratings and retrofit roadmaps to all residents, an online one-stop-shop

information platform, and energy retrofit coaching services for all York Region residents. This is estimated to launch in mid-2026.

- Neighbouring municipalities of Markham and Richmond Hill have embarked on feasibility studies like Aurora's.
- Newmarket is re-evaluating a home retrofit program approach

Given all these changes, the Town has determined that none of the three financing program options identified in the feasibility study are possible at this time. The most feasible way forward with a loan program would be a collaborative program approach with regional partners in the long run.

Other trends and interventions are expected to drive demand for home retrofits within the coming years, including:

- Rising energy prices.
- Expected launch of a federal Greener Homes Affordability Program, which may provide loans or grants to low- and moderate-income homeowners for home energy retrofits.
- Building renovation codes, such as Canada's future Alterations to Existing Buildings, which may define the upgrades that must be completed to a building at the time of major renovation; and
- A national Home Energy Rating standard, which will provide a common approach for assigning energy ratings to homes across Canada.

The program outlined in this Program Design Study is intended to dovetail with existing and future market initiatives but not wait for all variables to align before taking action.

1.6. Program Design Study approach

For this Program Design Study, the approach involved data analysis and research, market insights, and consultation with interested parties. Based on the findings of the feasibility study, the program model best suited to meet the program objectives and community needs was identified, taking into consideration opportunities and constraints. From there, key program design elements, future considerations, and implementation steps for the short, medium, and long term were identified.

While there are significant benefits associated with energy efficiency, numerous financial, behavioural and structural barriers remain that slow the adoption of home energy retrofits. These barriers include high upfront costs, access to capital, difficulty managing contractors, and a general lack of awareness and knowledge about energy efficiency and its benefits. In addition, homeowners often face competing priorities, have limited time to make sense of the ever-changing retrofit process to apply for rebates and financing, and are concerned about possible disruptions to their home. There are also other support programs assessed in the feasibility study, and this program is designed to dovetail and stack on top of existing programs to fill remaining gaps.

2. Program Offering

2 Program Offering to Participants

The program has multiple components which are proposed to be rolled out in phases. This allows the Town to manage staff time and budgets, adjust the program around future announcements from senior government and utilities, and accommodate the shifting needs of its residents. To achieve economies of scale and market consistency, many of the components of this program will be done in collaboration with municipal partners.

Given that a loan program not feasible at this time and given that York Region has committed to launch the York region Greener Home Program, this program design focuses on market support elements. It is designed to leverage existing programs in the market and fill gaps that remain. The rationale for the chronology of the phases of the program roll out are outlined in Figure 2-1.



Figure 2-1 Rationale for chronology of program elements

There are many existing and fluctuating programs to support homeowners with energy upgrades or retrofits. The recommended role of the Town is to steer residents toward the York Region program, perform outreach and education to its residents, monitor the program and add additional supports for the homeowners with low-income. This role leverages the Town's close connections with residents and cost-effective communication channels to raise public awareness.

2.1 Short term program components

The main components of the program that are to be delivered by Aurora in the short term are outlined in Figure 2-2 and further detailed in Section 3.2. These elements, including education and outreach, energy retrofit coaching, performance monitoring, and advocacy and collaboration, can be delivered at no to low cost and are designed to leverage the existing programs in the market.

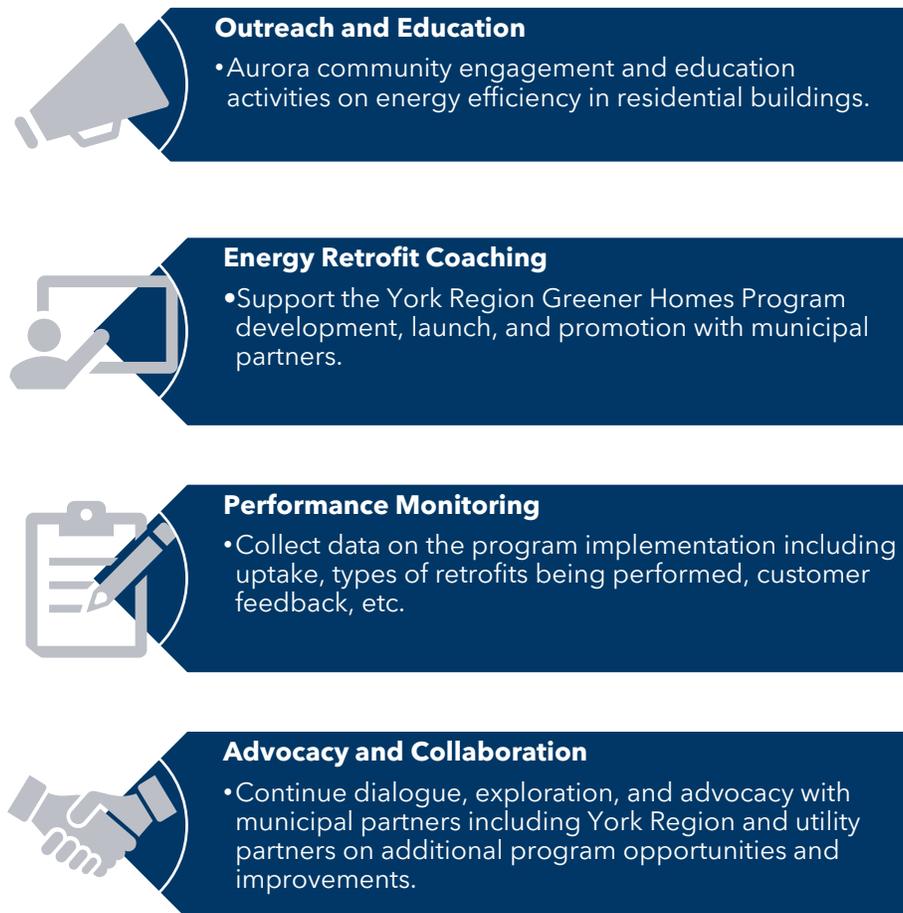


Figure 2-2 Program components to be delivered by Aurora in the short term

Figure 2-3 summarizes the activities under advocacy and collaboration, while Section 3.2 provides further details. These activities benefit from being implemented at scale and are recommended to be delivered through collaboration with York Region and the lower tier municipalities that constitute York Region.



Figure 2-3 Short term advocacy actions to be delivered via collaboration with regional partners

2.2 Medium term program component

The medium term element of the program, an Aurora Retrofit Grant Program, can be delivered by Aurora independently. It is outlined in Figure 2-4 and further detailed in Section 3.3. This activity will require funds to be allocated and further specifics to be developed before it can be implemented.

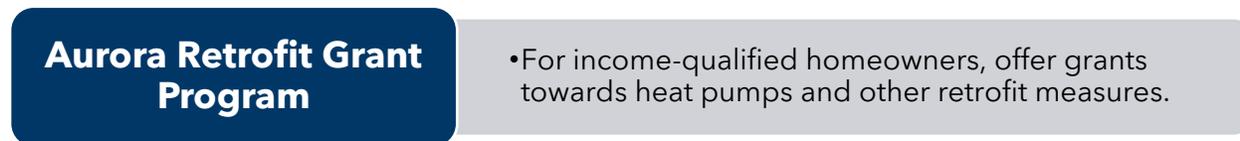


Figure 2-4 Medium term action to support the emissions reduction targets

2.3 Long term program components

The longer-term elements of the program to complement the GHG emissions reductions of the Town, to be delivered through collaboration with others, are outlined in Figure 2-5 and further detailed in Section 3.4.

These components can be further explored as programs of this nature continue to evolve and mature. These activities are more complex to deliver and will require partnerships to be established, funds to be allocated, and further specifics to be developed before they can be implemented. Some of these activities may be adjusted depending on the announcements of the federal and provincial governments and utilities.



Figure 2-5 Longer term actions to complement previous efforts and further reduce GHGs from Aurora homes.

3. Program Manual

3 Program Manual

This program manual is designed to outline all the steps for the Town of Aurora to take to implement the program components identified in Section 2.

3.1 Participant eligibility

All Aurora residents are eligible to benefit from the outreach and education activities to be implemented through the short term plan. All Aurora homeowners of permanent low-rise residential properties can access the benefits of the York Region Greener Homes Program, once launched. This includes homeowners being able to access their home's energy ratings (which are visible only to the homeowner under the York program), retrofit roadmaps, one-stop-shop information platform, and energy retrofit coaching services.

3.2 Short term program components

This section includes details on the program components that are of focus for the Town of Aurora and the role of collaborators in those components. They have been selected to complement the planned activities of other parties including York Region, the Province of Ontario and their agencies, utility partners and the federal government, though those activities are not detailed here.

The main program activities are four-fold:

- Outreach and education
- Energy retrofit coaching
- Performance monitoring
- Advocacy and collaboration

Other considerations to explore for the Town of Aurora to develop by itself or in collaboration with other partners is outlined later, in Section 3.3.

Outreach and education

Benefits

This element of the program is designed to promote the existing programs in the market to help residents of Aurora take advantage of them. Existing programs are listed in Appendix A.

Outreach and education activities can be used to promote awareness of the York Region Greener Homes Platform, through which residents will be able to easily navigate to access support services and available funding.

Key Components

Using the Town's communication channels and resources and the communications package to be provided by York Region, develop outreach materials (posters, flyers, social media posts, newsletter blurbs, online advertisements) and schedule activities.

The Town can pursue the following outreach activities through low-cost channels, including:

- Aurora Online, which is echoed through partnering organizations
- Town notice board
- Town e-newsletter
- Pylon signs (digital signs on the street)
- Posters in recreation centres
- Posts on Town social media platforms
- Booth at Aurora Home Show
- Information tables at the library, Seniors Centre, and Town Square
- Information on building permit application webpage

The Town can leverage paid outreach channels to effectively reach more residents, such as:

- Social media advertisements
- Targeted digital advertisements
- Information table at the Metrolinx train station
- Purchase home energy testing kits (thermal camera, plug-in meters, water tap measuring device) to educate homeowners on their home energy performance. These kits can be left at the Aurora Library to be borrowed under the Library of Things Program and the Senior's Centre.

In collaboration with York Region, the Town can use the following regional outreach channels:

- Messaging through utilities
- Doors Open events
- Radio advertisements
- Messaging through industry associations including Building Industry and Land Development Association (BILD), Heating, Refrigeration and Air Conditioning Industry Association (HRAI), and North American Insulation Manufacturers Association (NAIMA).

The Town can develop specific educational tools with expert advice including:

- **Heritage Home Retrofits Information Brochure:** A brochure for owners of heritage homes explaining the ways that heritage homes can be renovated to reduce energy use and emissions while respecting and maintaining their heritage designation.
- **Landlord/Tenant Information Brochure:** A brochure for landlords and tenants explaining the home retrofit process and the respective roles and responsibilities of both parties. The brochure should include the benefits of home energy retrofits for occupants (comfort, reduced energy bills, climate action).
- **Financing Options Cheat Sheet:** A homeowner cheat sheet outlining existing financing options for home retrofits and their respective applications, risks, and benefits.

Role of Town

- Program Lead to work with Town communications staff to implement the communications activities outlined above.
- Program Lead to work with York Region on collaborative activities.
- Program Lead to develop collaborations for outreach with the library, Senior's Centre, etc.

Role of Collaborators

- York Region has committed to providing a communications package and arranging outreach through regional channels and the energy utilities and industry associations.
- Aurora Library and Senior's Centre as locations for information table, workshops, and promote the Home Energy Kits.
- Local contractors to learn about the program via industry associations and promote it through their communications with homeowners.
- Energy retrofit coaches to promote the Aurora program for outreach and education to residents in Aurora.

Energy retrofit coaching

Benefits

A common barrier to home retrofits is the complexity of the technologies and decision making. Another barrier is navigating the changing support programs from utilities and government. Energy retrofit coaches are experts who are available to advise homeowners throughout the decision-making process, ask the right questions of contractors, help them apply for the incentives available, and maintain motivation.

Key Components

- Free, virtual access to home energy experts for neutral advice throughout the retrofit journey.
- Experts provide advice on home energy upgrades, climate risk assessments, considerations for installing EV chargers, etc.

Role of the Town

- Continue supporting the York Region's program development and promote the energy retrofit coaching service to residents once launched, mid 2026.

Role of Collaborators

- York Region to hire and manage the delivery provider.

Performance monitoring

Benefits

Performance monitoring is used to assess the impact of actions to improve effectiveness. It also allows for program efforts to be adjusted to accommodate changes to other program offerings and emerging needs of residents.

Key Components

- Monitor uptake of the York Region Greener Homes program and energy retrofit coaching services.
- Monitor impact of the Town's outreach efforts.
- Monitor developments of Toronto's efforts regarding, home retrofit workforce training, heat pump cost reduction strategies, and home energy and emissions bylaws.
- Monitor the development of federal policies including the Home Energy Rating Standard and Alterations to Existing Buildings.
- Monitor the announcements of new home retrofit programs including the federal Greener Homes Affordability program, The Atmospheric Fund's solar support program, changes to programs from Enbridge and the IESO.

Role of the Town

- Program Lead to collect and analyse data on program impact and follow the advancements of related initiatives and policies.

Role of Collaborators

- York Region to provide data on uptake of the York Region Greener Homes Program and energy retrofit coaching service from Aurora residents.

Advocacy and collaboration

This portion of the program involves Town staff engaging with York Region to add elements to their Greener Homes Program and/ or collaborate with municipal partners that are best delivered at the scale of a Region and would be complementary to their initial program offering. These include making the home energy ratings public regionally as well as partnering with the City of Toronto on their heat pump cost reduction efforts and their workforce training efforts.

Home energy ratings

Benefits

The York Region Greener Homes Program is expected to make virtual home energy ratings available to each homeowner only, but not available to the public. To make the home energy ratings for all homes public in York Region, there is no additional fee expected from the delivery partner of the Greener Homes Program. This change can effectively increase the impact of the program.

By making all home ratings public, not just to each homeowner, public virtual home energy ratings can contribute to market transformation by aligning interested parties toward more efficient homes. Homeowners can easily understand their opportunities to save energy at home, and buyers and renters can incorporate considerations of energy efficiency when purchasing a home as they also allow for an apples-to-apples comparison.

Key Components

- Virtual home energy ratings are based on the physical attributes of a home (e.g. age, size, and orientation) and standard operating conditions (standard number of people per household, set thermostat temperature, etc.), not the energy usage of occupants.
- Prior to making the virtual home energy ratings public, interested party consultation is recommended. This should include homeowners, tenants, utilities, real estate agents, and mortgage and insurance providers.

Role of the Town

- Engage the Region and lower tier municipalities on a collaborative approach.
- Consult interested parties in Aurora.

Role of Collaborators

- Natural Resources Canada is working on a National Home Rating Standard, which is expected to be released in 2026. The Region's ratings should align with this standard.
- The York Region Greener Homes delivery partner can make the home ratings public on their platform.

Heat pump cost reduction

Benefits

Given that cold-climate air source heat pumps have been identified as the most impactful measure for emissions reductions and resiliency improvements in Aurora's housing stock, lowering their cost through market forces will help expedite their installation without long term dependence on costly incentive programs. As a relatively new technology, the marketing and customer acquisition costs on heat pumps are higher than mature technologies like gas furnaces. Through targeted education campaigns that help customers make purchasing decisions more quickly, and industry training to increase the supply of qualified installers who are skilled at installing heat pumps and the rebate programs available, these costs can be reduced.

Key Components

The Town of Aurora on its own is not large enough to influence the market, but by coordinating across the Greater Toronto Area, municipalities can have collective impact. The City of Toronto is already leading efforts with their Furnace Replacement Program. This program is implemented with the support of Toronto Hydro and works with installers and distributors to increase awareness of heat pumps. If York Region, with another 1.3 million residents, were to mirror their efforts, the influence on market forces would be multiplied.

Role of Town

- Engage the Region and lower tier municipalities on a collaborative approach.

Role of Collaborators

- York Region and their lower tier municipalities work together on a similar program. They could assign a liaison to collaborate with the City of Toronto's Furnace Replacement Program team and replicate their activities across York Region.
- Alectra, the electric utility, may also be a valuable partner to develop and implement the approach across York Region.

Workforce training

Benefits

- Training increases the knowledge base of available contractors, improving the experience of homeowners implementing retrofits.
- Promoting the trainings on offer also engages contractors in the program and encourages them to promote the program to their clients.

Key Components

- The City of Toronto offers net zero courses with the Building Industry and Land Development Association (BILD), heat pump sales courses with HRAI, and building envelope courses with North American Insulation Manufacturers Association (NAIMA). Contractors work across the GTA, so Aurora residents are already benefiting from Toronto's initiative.
- Aurora, in collaboration with municipal partners across York Region, can collaborate with Toronto by promoting their series of training courses for local contractors.
- In addition to promoting these training opportunities, the Town can provide information about the York Region Greener Homes Program to heat pump installers and directly to residents. This will increase contractor trust in the program and encourage them to advise their clients about it.

Role of Town

- Promote the City of Toronto net zero courses to expand their workforce training efforts.
- Promote the courses offered by industry associations (BILD, HRAI, and NAIMA) through colleges and other networks.

Role of Collaborators

- City of Toronto to continue to organize workforce trainings.
- BILD, HRAI, and NAIMA promote their members to take the courses.

3.3 Medium term program components

The following elements are all in service of the Town's goals and can be reviewed and reconsidered once the preparatory consultations, collaborations, and municipal programs and partnerships have been further explored. These medium term program components are ordered starting with the lowest cost and easiest to implement, to the more expensive and complex components.

Aurora Retrofit Grant Program

Preliminary Grant Program Concept

Based on a review of the current incentives available to support retrofits for Aurora's low-income residents, this design report recommends that the Town consider using some available resources to fill gaps to enable more low-income homeowners to benefit from the available Provincial programs.

The program concept description below provides a high-level grant program approach for the Town to consider establishing over the medium term. Should the Town decide to move ahead with this component, it is recommended that the analysis of the Provincial programs be revisited at that time, and the program offer (measures and grant values) be established formally at that time, along with the implementation plan and tools.

This program element targets income qualifying homeowners or tenants who heat with natural gas and have completed either the IESO's Energy Affordability Program⁹ or Enbridge's Home Winterproofing Program.¹⁰ Currently these programs are free, direct-install programs that provide insulation and air sealing to income-qualified homes provide building envelope upgrades. However, they do not cover heat pumps for those heating with natural gas. Only homes using electric or oil-based heating systems are eligible. In addition, the Ontario Renovation Savings Program only offers an up to \$2,000 rebate for a heat pump, which is not enough to make this measure cost effective for most Aurora homeowners with low-income.

Qualifying residents would be offered rebates for heat pumps, which are the most effective emissions reduction measure which also improve climate resiliency and comfort during increasingly more heat ways by supplying air conditioning.

The Town could consider allocating approximately \$50,000 annually for Aurora Retrofit Grant Program, on a first come first serve basis, utilizing the Town's Green Initiatives Reserve Fund. The annual available grant amount would maintain the principle of the Reserve for long term sustainability. This fund is to support the Town's environmental objectives.

3.4 Longer term program components

All the program components described below are best implemented in collaboration with York Region, municipal partners or the Province. As such, to lay the groundwork for these longer-term actions, the Town should continue dialogue with York Region, the local municipalities, and the Province of Ontario.

⁹ IESO. Energy Affordability Program. Accessed January 27, 2026, from <https://saveonenergy.ca/en/For-Your-Home/Energy-Affordability-Program>.

¹⁰ [Home Winterproofing Program \(HWP\) | Ontario | Enbridge Gas](#)

Regional incentive program

Incentives are a popular and straightforward way to promote desired actions. Their limitation is funding and complexity for homeowners and contractors. A Regional incentive program that takes advantage of economies of scale for all nine local municipalities would be of greater benefit and have one voice in roll out.

New incentive programs are expected to be announced from the federal government, The Atmospheric Fund, Enbridge, and Alectra. The Town and Region should monitor the announcements from these entities before determining if a gap remains. Then, the Town should explore securing funding for an incentive program for all residents in the region, focusing on high impact measures to reduce GHGs such as heat pumps (see Section 4.2 for more details).

Financing program

Access to low-cost financing was identified as a barrier to some residents in the feasibility study. FCM loan program funding is no longer available to municipalities interested in developing a local retrofit loan program, making a stand-alone program cost prohibitive. Depending on the details of the expected federal Greener Homes Affordability Program, this barrier may be overcome for low- and moderate-income homeowners, who are the ones typically facing the most barriers to financing.

Following the launch of the federal Greener Homes Affordability Program, the Town should work with the Region and local municipalities to assess the needs of residents regarding financing. If access to financing remains a barrier, the Town should engage with York Region and lower tier municipalities regarding a regional financing program.

Building Emissions Performance Standard

The most common regulatory tool used by municipalities to reduce emissions from existing buildings is a Building Emissions Performance Standard, which sets a cap on annual emissions from buildings based on their archetype and vintage. These annual caps then reduce to the target, such as net zero by 2050.

Such regulations are found to be within the bylaw authorities of both Regional and lower-tier municipalities in Ontario.¹¹ To successfully implement such a regulation, significant public and industry consultation and education would be necessary. As such, this form of regulation is most often first initiated in large cities and typically has an initial focus on large buildings.

Toronto has been working towards implementing a building emissions performance standard for large, existing buildings, which is the building stock often targeted first under emissions standards and can provide a model for other Ontario municipalities to learn from.

The data gathered from the York Region Greener Homes ratings and platform will help inform a study on the design and implementation of an appropriate building emissions performance standard for homes. The homeowner engagement throughout the earlier phases outlined in this study will also help raise awareness and build rapport amongst residents, facilitating future conversations about a building emissions performance standard.

¹¹ Canadian Environmental Law Association. October 2023. [Report on Mandatory Building Performance Standards](#).

Implementation timeline

This section outlines the timelines for the various implementation activities. It focuses on preparation and outreach activities of the Town. The Town’s activities will be complemented by activities of the Region and other collaborators. Figure 3-1 outlines a potential high-level schedule for roll-out based on the anticipated program schedule. It should be adjusted in response to actual program delivery timelines.

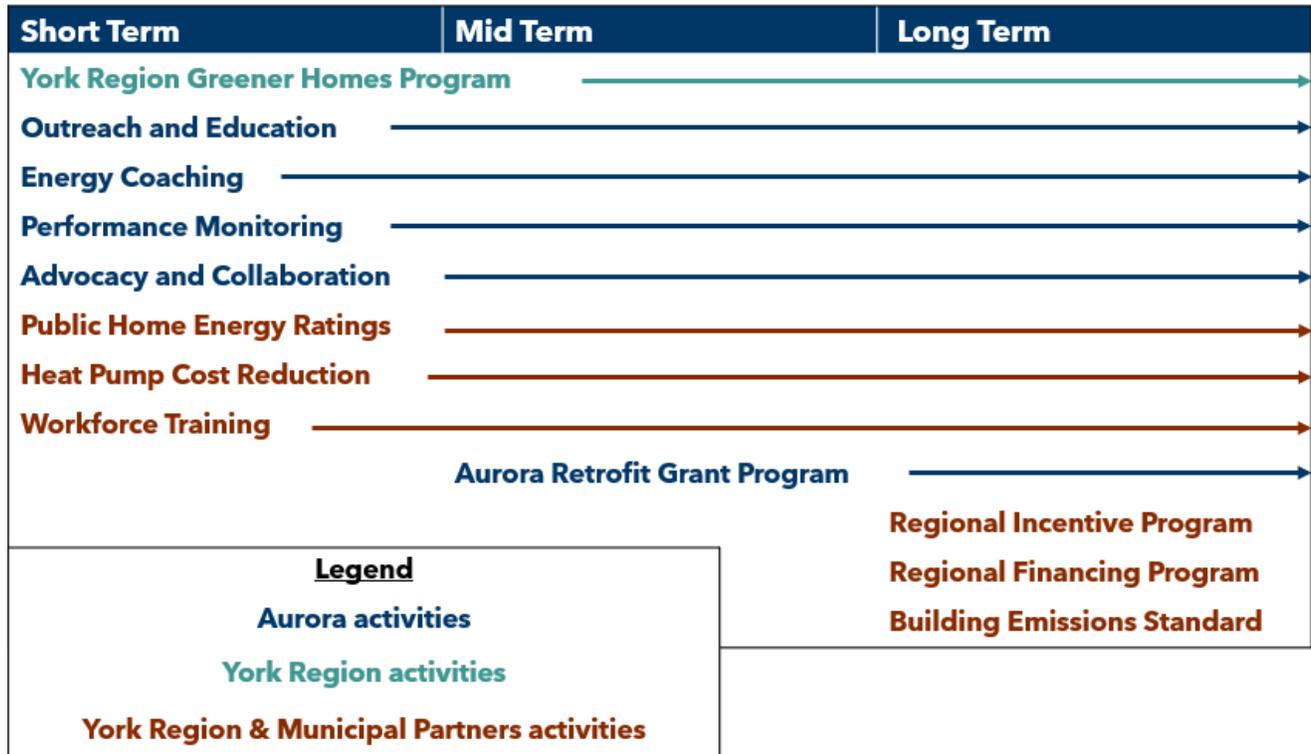


Figure 3-1 Timeline of program implementation activities of the Town

4. Program Budget

4 Program Budget

4.1 Estimated delivery costs

This proposed budget is an estimate of the program's operating and staff needs for a three-year term, aligned with the initial phase of the York Region Greener Homes Program. By pooling resources with other municipalities in York Region and collaborating, costs can be kept low for many of the future program elements.

The short term program elements can be accomplished with existing staff time and budget. Medium term actions, shown in Table 4-1, can utilize the Green Initiatives Reserve Fund as a funding source.

Table 4-1 Budget for Medium Term Program Components

Medium Term Program Components	Estimated Budget (\$/yr)
Aurora Retrofit Grant Program	\$50,000
TOTAL	\$50,000

4.2 Other funding sources for the Town

To support program costs, we identified potential alternative funding sources. Table 4-2 presents each program's funding potential, eligibility criteria and key considerations to meet the requirements. Those avenues for alternative funding would require further analysis and may orient some future program design decisions. They are presented from the highest potential fit to the lowest.

Table 4-2 Alternative Funding Sources

Program	Description	Funding available	Eligibility	Considerations
The Atmospheric Fund	Grants for projects and approaches that can generate large-scale carbon reduction in the GTHA. For design or implementation of climate policy solutions, demonstration of new and scalable approaches to reduce emissions.	Maximum grant not disclosed. Previous grants up to \$300k.	Municipalities, non-profits or registered charity are eligible. Project must have the potential to scale across the GTHA.	May require justification about financing programs and services being innovative.

Intact Municipal Resiliency Grants	Initiatives that implement proven adaptation solutions, protecting the community at large or homeowners.	Up to \$200k per project.	Municipalities eligible.	Specific adaptation measures at the homeowner level for resilience to floods are funded. The program would need to include home flooding resilience interventions.
Ontario Clean Home Heating Initiative	Residents in some communities received top-up incentives for electric heat pumps.	\$8.2M total allocated in 2021 and 2023. Up to \$4,500 in incentives per applicant.	Residents are the applicants, but specific municipalities identified by the Government of Ontario.	Could enquire with the government and/or Enbridge (who delivered the incentives) to understand if this program could be expanded/renewed.
Program	Description	Funding available	Eligibility	Considerations
Canada Community Building Fund	Permanent source of federal funding for local infrastructure, distributed through the AMO. Includes projects for community energy systems, resilience and capacity-building.	Aurora receives around \$2M yearly.	Funds already allocated to municipalities.	Funds are reserved for infrastructure investments. If funds are not all earmarked, it could be explored if there is flexibility to use it for related initiatives that are not strictly municipal infrastructure.
Greener Neighbourhood Pilot Program: Sustainable Buildings Canada	Funds already awarded for Market Transformation Team, for social housing (including part 9 row housing and MURBs).	\$602k awarded	N/A	Discussing with Sustainable Buildings Canada could help understand their funded project for part 9 row housing. Some resources might help with program implementation.

Appendices

A blue-tinted photograph of a park. In the foreground, a paved path curves through a grassy area. In the middle ground, two people are walking away from the camera. The background is filled with trees and a building with a red door. The overall scene is peaceful and outdoorsy.

Appendix A: Current Provincial and Federal Funding Programs related to Home Energy Retrofits

The following Table A-1 summarizes all the related funding programs offered by the federal and provincial governments for home retrofits.

Table A-1 Current Provincial and Federal Funding Programs related to Home Energy Retrofits

	Available programs	Description
1.	Home Renovation Savings Program Save on Energy and Enbridge 	<ul style="list-style-type: none"> Eligible measures include space and water heat pumps, smart thermostats, solar PV and battery storage, insulation, air sealing, and energy efficient windows and doors Certain rebates are only offered to projects that include two or more upgrades Energy Assessments are required for two or more measures
2.	Enbridge Sustain Enbridge 	<ul style="list-style-type: none"> Offers an energy-as-a-service solution with the turnkey installation, service and maintenance of selected measures Eligible measures include geothermal, dual fuel systems (air source heat pump and natural gas furnace), solar PV & EV chargers
3.	Winterproofing Program Enbridge 	<ul style="list-style-type: none"> Offers income eligible homeowners and renters' access to a home energy assessment and the installation of energy efficient measures at no cost Eligible measures include wall, attic and basement insulation; draft proofing; and smart thermostats Coordinates with the Energy Affordability Program (below) so selected measures across the two programs can be installed at the same time
4.	Energy Affordability Program Save on Energy 	<ul style="list-style-type: none"> Offers energy-saving products and services at no or low cost, depending on a household's circumstances and income Eligible costs the program covers may include the replacement of inefficient appliances and the installation of insulation and draft-proofing, smart thermostats, cold climate heat pump and free energy saving kits EnerGuide Assessments are required
5.	Oil to Heat Pump Affordability Program Natural Resources Canada 	<ul style="list-style-type: none"> Offers a heat pump incentive of up to \$10,000 to low to moderate income (LMI) homeowners with oil as their primary heating fuel Recent changes have expanded the list of eligible heat pumps and increased income eligibility to account for inflation Incentive is disbursed prior to installation Requires proof of purchasing heating oil (500L)
6.	Canada Greener Homes Affordability Program National Resources Canada 	<ul style="list-style-type: none"> Expected to be announced in 2026 Will support energy and emissions reductions in low-to-moderate income households



"NO DISCLAIMERS" POLICY

This report was prepared by Dunsky Energy + Climate Advisors, an independent firm focused on the clean energy transition and committed to quality, integrity and unbiased analysis and counsel. Our findings and recommendations are based on the best information available at the time the work was conducted as well as our experts' professional judgment.

Dunsky is proud to stand by our work.



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Town of Aurora
Committee of the Whole Report
No. PDS26-020

Subject: Servicing Capacity Update

Prepared by: Lawrence Kuk, Manager of Development Planning

Department: Planning and Development Services

Date: March 10, 2026

Recommendation

1. That Report No. PDS26-020 be received; and
2. That a total of 577 persons worth of servicing capacity from developments as listed in Appendix "A" be revoked; and
3. That a total of 855 persons worth of servicing capacity be assigned toward the list of approved developments as shown in Appendix "B" within a three-year "use-it or lose-it" timeframe; and
4. That staff be directed to prioritize the list of developments as listed in Appendix "C" and provide servicing allocation should additional capacity become available.

Executive Summary

This report provides Council with an update on the Town's available servicing capacity, makes recommendations to revoke and assign servicing allocations towards development proposals and prioritize future developments and provides clarification to the York Region's 2025 Servicing Capacity Assignment report.

- There is 998 persons worth of allocation to support future developments until York Region Infrastructure upgrades are completed in 2028-2030.
- Recommendation to revoke 577 persons worth of servicing capacity to increase the Town's total servicing capacity from 998 to 1,575 persons.

- Staff recommends allocating 855 persons worth of servicing towards 5 development ready projects provided they are utilized within a 3 year “use-it or lose-it” timeframe.
- Deferring servicing allocation for other approved development projects to align with Regional Infrastructure (2028-2030).
- No immediate servicing was assigned by York Region in the 2025 report
- Building permits and plan registrations may be released 12 to 18 months before the completion of Phase 1 of the North York Durham Sewage System Expansion project.
- North York Durham Sewage System Expansion Phase 2 has no development timeframe and may require developer-financing arrangements.
- Actual housing completion does not align with York Region’s servicing assignment or Town Council approvals.
- Bonus Servicing Assignment for rental development projects are not available for the N6 Community.

Background

As the upper-tier servicing authority, York Region manages the Water and Wastewater capacity by delivering a lump sum amount of servicing capacity to each of the 9 local municipalities in York Region. Through local Council approval, servicing capacity is assigned towards individual development applications. Historically, servicing constraint in the Town of Aurora is a result of a lack of Regional water and wastewater infrastructure. To relieve this pressure, York Region’s Servicing Capacity Assignment report dated December 4, 2025, confirmed that the first phase of the North York Durham Sewage System Expansion project to upgrade existing infrastructures and new servicing stations is approved under the Region’s long-term planning.

York Region Servicing Capacity Assignment History

The following is a summary of York Region’s water and wastewater servicing capacity assignment from the past 5 years related to residential developments. Non-Residential development including commercial, employment and institutional developments are not included in this tracking.

2021 York Region Assignment

- In 2021, the Region made a modest additional assignment for Aurora, equivalent to 333 persons of capacity. These smaller assignments were part of incremental capacity releases while the debate between long-term solutions such as the Upper York Sewage Solutions and York Durham Sewage System (YDSS) upgrades remained unresolved.

2023 York Region Assignment

- In 2023, York Region assigned 1,333 persons of capacity to the Town of Aurora, an additional 738 persons worth of capacity is contingent on the completion of North YDSS Expansion Phase 1 (set to be completed in 2028-2030).

2024 York Region Servicing Incentive Program (SIP)

- In 2024, two approved residential subdivision Manziana Builders (BT) Corp. (2016) and Coppervalley Estates Inc. (2017) completed the York Region Servicing Incentive Program (SIP) which provided the Town of Aurora with an additional 139 persons worth of capacity.

2025 York Region Assignment

- In 2025, York Region assigned 7,929 persons worth of capacity to the Town of Aurora. All of which is tied to the completion of the North YDSS Expansion Phase 1 which is set to be completed in 2028–2030.

The following is a snapshot of the servicing capacity assignment in 2023 and 2025 in comparison with local partners with similar servicing infrastructure constraints. York Region has equally distributed servicing between the three local municipalities.

	Servicing Capacity Assignment from York Region						
	2023 Capacity Assignment	Pending on Upgrades	Actual in 2023	2025 Capacity Assignment	Pending on Upgrades	Actual in 2025	Total (2023 - 2025)
Aurora	2071	738	1333	7929	7929	0	10,000
East Gwillimbury	1333	0	1333	8667	8667	0	10,000
Newmarket	7767	6433	1334	2233	2233	0	10,000

Definitions and Terms

Allocated

The term “Allocated” refers to development projects where municipal servicing capacity has been formally assigned, and the development has been registered. For example, the Plan of Subdivision has been registered with the Registry Office, the Site Plan Agreement has been registered on title or a Consent application has received the Certificate of Official. Typically, building permits follow closely after the registration process, as such, for servicing tracking purposes, Planning Staff use this milestone to consider servicing allocation to be “used”.

Committed

The term “Committed” from a servicing capacity perspective refers to situations where servicing has been identified and reserved for a development at the time of its planning approval. For example, at the time of Draft Plan of Subdivision, Site Plan Approval and Consent, a condition is in place to confirm the availability of servicing. In these cases, servicing is considered committed but not yet allocated and, according to Town’s Official Plan policies, may be revoked if there is no action that has been taken place within 3 years of the planning approval. However, where servicing was allocated in minutes of settlement for developments that were approved by the Tribunal, the servicing capacity cannot be revoked without breaching the terms of the minutes of settlement.

Anticipated

The term “Anticipated” refers to development applications that have received planning approval but municipal servicing capacity has not been assigned.

Analysis

There is 998 persons worth of allocation to support future developments until York Region Infrastructure upgrades are completed in 2028-2030.

To date, the Town of Aurora has utilized the vast majority of its servicing capacity, with 5,460 persons worth of servicing firmly committed towards approved developments. This leaves the Town with a remaining balance of 998 persons worth of servicing capacity, which is equivalent to approximately 314 single detached dwellings. The Town

needs to manage the remaining 998 persons worth until the next phase of York Region Infrastructure is completed in 2028-2030.

Recommendation to revoke 577 persons worth of servicing capacity to increase the Town's total servicing capacity from 998 to 1,575 persons.

To relieve some immediate servicing pressure, Staff is proposing that Town Council revoke servicing allocations from inactive developments as detailed in Appendix "A" of this report. In total, 3 approved developments have been identified with no significant progress over the past 3 years and 1 development proposed to have servicing revoked due to orderly development. If this recommendation is approved by Town Council, the Town's servicing capacity will increase by 577 persons for a total of 1,575 persons worth of servicing.

Staff recommends allocating 855 persons worth of servicing towards 5 development ready projects provided they are utilized within a 3 year "use-it or lose-it" timeframe.

To balance development progress with current capacity constraints, Staff recommend that Town Council allocate servicing to development ready projects as listed in Appendix "B" of this report. This represents a total allocation of 855 persons worth of servicing across five priority projects and would be subject to a three-year "use it or lose it" provision as per the Town's Official Plan policy. Should a project remain incomplete by 2029, the servicing will revert to the Town for redistribution.

Deferring servicing allocation for other approved development projects to align with Regional Infrastructure (2028-2030)

There are remaining approved development projects anticipated for servicing allocation, representing a total servicing need of 3,736 persons, as detailed in Appendix "C". Due to project inactivity and/or pending technical reviews, servicing allocation can be considered later. This timeline aligns with the anticipated completion of required York Region infrastructure upgrades, scheduled between 2028 and 2030.

No immediate servicing was assigned by York Region in the 2025 report

Although, the Town of Aurora has been assigned an additional 7,929 persons worth of servicing allocation, this is subject to the completion of Phase 1 – North York Durham Sewage System (YDSS) in 2028-2030. As such, York Region provided no new servicing assignment towards immediate developments. This similar clause was applied in the 2023 servicing capacity assignment which is only applicable to the Town of Aurora, Newmarket and East Gwillimbury.

Building permits and plan registrations may be released 12 to 18 months before the completion of Phase 1 of the York Durham Sewage System.

A significant portion of Aurora's growth depends on the North YDSS Expansion Phase 1, which is currently in the detailed design phase and expected to be commissioned in 2028. This expansion includes critical components such as the Aurora Sewage Pumping Station (SPS) Gravity Sewer Twinning. For developments relying on this Phase 1 capacity, building permits and plan registrations must wait until the Region officially releases the capacity, which is anticipated to occur roughly 12 to 18 months before the project's completion.

North York Durham Sewage System Expansion Phase 2 has no development timeframe and may require developer-financing arrangements.

Following Phase 1, further infrastructure investment is essential to accommodate Aurora's evolution to align with the Town's population projection as dictated in the Town's approved Official Plan. Similar to our neighbouring municipalities, future growth will rely on the delivery of Phase 2. As a timeline for this phase has not been established, a future discussion at York Region and Town Council will be necessary to determine a viable financial strategy and funding arrangement.

Actual housing completion does not align with York Region's servicing assignment or Town Council approvals.

While the Region has assigned capacity to help meet 2031 Provincial housing targets and local Council has been approving development projects to meet the Provincial Housing Targets, due to the current state of the economy, actual housing completions across York Region in recent years (2020–2024) have been significantly lower than the annual rates required by those targets.

Bonusing Servicing Assignment for Rental development projects are not available for the N6 Community.

Regarding the York Region Report, it is important to clarify that servicing capacity incentive for rental development is currently unavailable to the N6 Community due to existing servicing constraints.

Advisory Committee Review

No Communication Required

Legal Considerations

As per the policies of the Town's Official Plan, Council may revoke the municipal servicing capacity in whole or in part. Where servicing was allocated in minutes of settlement for developments that were approved by the Tribunal, the servicing capacity cannot be revoked without breaching the terms of the minutes of settlement.

Financial Implications

There are no financial implications as a result of this report.

Communications Considerations

No Communication Required.

Climate Change Considerations

The recommendations from this report does not impact greenhouse gas emissions or impact climate change adaption.

Link to Strategic Plan

The recommendations from this report will support the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in the following key objectives:

Strengthening the fabric of our community: To ensure future growth includes housing opportunities for everyone.

Supporting an exceptional quality of life for all: Advocate for the improvement of key Regional and Provincial infrastructure.

Alternative(s) to the Recommendation

1. Council to provide further direction.

Conclusions

Planning and Development Services will continue to monitor the Town's development approval and registration records in order to ensure the Town has sufficient amount of servicing capacity to meet its demands. Staff will report back to Council of the next formal servicing assignment or update from York Region to initiate further discussion on future allocations.

Attachments

Appendix A – Proposed List of Development to Revoke Servicing Allocation

Appendix B – Proposed Servicing Allocation Assignment

Appendix C – List of Approved Developments without Servicing to Prioritize

Previous Reports

[PDS23-122, Additional Information to Report PDS23-109 and Servicing Allocation Update, September 26, 2023](#)

Pre-submission Review

Agenda Management Team review on February 19, 2026

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

Appendix A – Proposed List of Development to Revoke Servicing Allocation

File Numbers	Applicant Name	Address	Unit Type			Allocation (persons)
			Single	Towns	Apartment	
SP-2021-10; ZBA-2021-05	Shimvest Investments	271 Holladay Drive			147	251
SP-2017-05; ZBA-2017-06	The Planning Partnership (Readman House)	15356 Yonge Street			35	60
SP-2021-07; ZBA-2021-03	Alive Developments	15296, 15306, 15314 Yonge Street			136	233
SUB-2023-01, ZBA-2023-01	1626238 Ontario Inc.	326 Old Bloomington Road	10		0	33

577 Persons
328 Units

Appendix B – Proposed Servicing Allocation Assignment

File Numbers	Applicant Name	Address	Unit Type			Allocation (persons)	
			Single	Towns	Apartment		
ZBA-2021-08	200 Wellington Holding Corp	200 Wellington Street West		27		73	
ZBA-2025-06	Aurora - Lesile Developments Limited	25 and 55 Addison Hall Circle		201		541	
ZBA-2024-05	Armis Holding Inc.	511 Wellington Street W			114	195	
ZBA-2024-09	Totetra Meats Ltd.	14 and 18 Wellington Street E			15	26	
ZBA-2024-07	Town of Aurora	115 George Street	6			20	
						855	Persons
						363	Units

Appendix C –List of Approved Developments without Servicing to Prioritize

File Numbers	Applicant Name	Address	Unit Type			Allocation (persons)
			Single	Towns	Apartment	
ZBA-2021-04	Smart Centres REIT – Phase 2	14700 – 14760 Yonge Street		8	412	726
ZBA-2019-03	Bing Rong He & Kai Ping Shen	15385 and 15395 Bayview Avenue		15		40
SP-2020-13	IMH 145 and 147 Wellington Ltd.	145 and 147 Wellington Street W		56		151
ZBA-2024-03	PARCEL Inc.	14070 Yonge Street		93		213*
ZBA-2020-06	2300485 and 2333564 Ontario Inc.	25 and 29 George Street			25	43
ZBA-2022-02	2697331 Ontario Inc.	1289 Wellington Street E	8	40	698	1327
ZBA-2024-02	894809 Ontario Ltd.	180 Wellington Street W			948	1236**

3736

2303

Persons
Units

*Through the minutes of settlement at the Tribunal, the original development approval assigned a total of 37 persons worth of allocation that will be transfer to the latest development. Thus, the required allocation of 250 to service the approved 93 Townhouse units will actual only require 213 persons worth.

**Through the minutes of settlement at the Tribunal, the original development approval assigned a total of 385 persons worth of allocation that will be transfer to the latest development. Thus, the required allocation of 1621 to service 948 units will actual only require 1236 persons worth.



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Town of Aurora
Committee of the Whole Report
No. PDS26-021

Subject: Request for Sign By-law Authorization for Third Party Digital Signage
– Jolt Charge Inc. – 14751 Yonge Street

Prepared by: William Jean, Manager – Building Division/CBO

Department: Planning and Development Services

Date: March 10, 2026

Recommendation

1. That Report No. PDS26-021 be received; and
2. That the request for authorization of a third party digital sign on an EV charging station located at 14751 Yonge Street be denied.

Executive Summary

The purpose of this report is to consider the request from Jolt Charge Inc. to erect Third Party signage on a proposed EV charging station at 14751 Yonge Street. Third Party advertising is prohibited under the Sign By-law. If approved, it would set a precedent for future such request.

- Proposed digital signage on the proposed EV charging station with Third Party advertising may not meet all the evaluation criteria of the Sign By-law.
- The requested variance would set a community precedent for permitting Third Party advertising in the Town if approved.

Background

The applicant is requesting permission to install a LED Digital signage on the proposed EV charging station at 14751 Yonge Street. This type of sign is deemed to be a

“Dynamic Sign” and a “Third Party Sign” as defined under the Sign By-law. The following are the definitions:

“Dynamic sign” shall mean a sign created, designed, manufactured or modified in such way that its display message can change from time to time manually, electronically or using other mechanism but does not include a mobile sign;

“Third Party Sign” shall mean a sign erected and maintained to advertise, market or promote a business, product, service or activity not conducted or produced, sold, stored or assembled within the building or upon the lot or premises on which the sign is erected and does not include off-site residential development sign or a sign advertising a special event.

Third Party signs are not permitted under the Sign By-law, unless authorized by Council.

Analysis

Proposed digital signage on the EV charging station with Third Party advertising may not meet all the evaluation criteria of the Sign By-law.

Section 5.2 of the Sign By-law, states that signs shall not be illuminated in such a way that either the sign or the method of illumination creates a hazard or a nuisance. Where a sign is permitted to be illuminated, the method of illumination shall comply with the provisions contained within section 6 of this by-law.

The Sign By-law sets out certain Evaluation Criteria that are to be taken into account when providing an authorization request to Council such as

1. **Physical difficulties:**
2. **Consistency with the architectural features of the building:**
3. **Consistency with the character of the neighbourhood:**
4. **No adverse impact to the adjacent property or general public:**
5. **Adherence to Corporate Branding:**
6. **Impact on safety, traffic, and accessibility:**
7. **Result in greater convenience to the public:**

The proposed EV charge consists of two sign faces on either side of the unit with an aggregated sign face of 4.04 square meters. The signage will be perpendicular to Yonge Street facing north and south. The height of the unit is 2.6 meters. The sign will display third party advertising. Each advertisement has a 10-second dwell time with instantaneous transitions. The displays are static and do not contain movement or animation. Attachment 1 submitted by the applicant states their position on the issue.

Prohibiting third-party signage on electric vehicle (EV) charging stations is generally rooted in concerns regarding urban aesthetics, safety, and operational clarity. Many municipalities restrict these advertisements to avoid visual clutter and reduce driver distraction.

Key rationales for prohibiting third-party signage include:

- **Minimizing Visual Clutter and Proliferation:** Municipalities often discourage the spread of electronic advertising to maintain the aesthetic character of surrounding areas, limiting the proliferation of digital and illuminated screens.
- **Preventing Driver Distraction:** The primary purpose of an EV charger is to provide service. Third-party advertising, particularly digital, animated, or flashing displays, can distract drivers in high-traffic or public areas, raising public safety concerns.

Full LED digital signs had started in large cities in and around 2007. The Sign By-law was approved by Council on March 21, 2017 which permits Dynamic Signs. The Sign By-law anticipated this form of digital signage and regulations regarding digital signs were introduced.

The applicant has provided a Planning Rational Report which is attached as Attachment 1. According to the proposal, several municipalities currently permit third-party digital signage on EV charging stations. Currently Jolt has three units operating in Toronto (with one under construction), two in Pickering, and two in Mississauga (with another underway). They have also received a permit in Hamilton and secured two approvals in Ottawa.

With regards to Jolt's Planning criteria report, staff are in concurrence with the proposal with respect to meeting the evaluation criteria with the exception of criteria 7, impact on safety, traffic and accessibility. Based on staff research, studies on whether digital billboards are a distraction to motorists yield conflicting results, with significant debate between research supported by the advertising industry and that cited by traffic safety advocacy groups. While some industry-funded studies suggest digital signs are "safety

neutral" or do not create unsafe levels of distraction, other studies indicate they do draw driver attention away from the road for potentially risky durations.

In the past Council has denied such a request, specifically, at 15820 Bayview Avenue where a proposed LED digital sign attached to a proposed telecommunication tower was to be used as Third party Advertising. This proposal was denied by Council on November 28, 2023.

Staff is of the opinion that the proposed LED Digital third party signage may not meet the Evaluation Criteria with regards to traffic safety. Based on this evaluation criteria, it is recommended the proposed third party sign request be denied.

The request would set a community precedent for permitting dynamic third party advertising if approved.

If the request is approved, it would set a precedent for the community to permit illuminated third party signs and would encourage other commercial properties to apply using the same process. Furthermore, it would encourage large third party signs, such as digital billboards.

Advisory Committee Review

Not applicable

Legal Considerations

Pursuant to Section 3.6 of the Sign By-law, signs are not permitted in Town unless they advertise or provide information with respect to a use that is permitted on such property. Subsection 3.6(c) sets out an exception for third party signs that are permitted by Council. As the applicant is proposing a sign that will provide dynamic third party advertisement, Council authorization is being requested. Council has the authority to approve or deny this request, and such a decision would be final without further right to appeal.

Financial Implications

There are no financial implications as a result of this report.

Communications Considerations

There are no communications considerations.

Climate Change Considerations

EV charging stations supports the transition towards sustainable options by providing comparable accessibility for electric vehicles uses instead of conventional refueling.

Link to Strategic Plan

This report supports the Strategic Plan goal of Support an Exceptional Quality of life for All by reviewing and identifying safety matters

Alternative(s) to the Recommendation

1. That Council approve the request for the third-party sign as set out in the report and the provided proposal, subject to the applicant obtaining a Sign Permit and maintaining the sign in accordance with the proposal.

Conclusions

The applicant has proposed a third party advertisement sign on the subject property, which requires Council authorization. Staff is of the opinion that the proposed LED Digital third party signage may not meet the Evaluation Criteria with regards to safety and may pose a hazard. Therefore, it is recommended the proposed third party sign request be denied. If approved, it would set a precedent for the community to permit this type of dynamic third party signs and would encourage other commercial properties to apply using the same process. Furthermore, it would encourage large third party signs such as digital billboards.

Attachments

Attachment 1 – Jolt Charge Inc. Planning Rationale Report
Attachment 2 – EVA 3.0 Technical Specifications

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on February 19, 2026

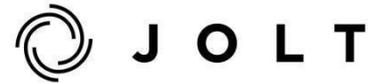
Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

JOLT Charge Inc

66 Wellington Street West,
5300, TD Bank Tower,
Toronto, Ontario, Canada, M5K 1E6

**Building Division**

100 John West Way, Box 1000
Aurora, ON
L4G 6J1

November 24, 2025

Re: JOLT Free Public EV Charging Station
Third Party Sign Variance Application – 14751 Yonge Street, Aurora, ON

Dear Town of Aurora Staff,

In support of a request seeking approvals for the installation of a fast, free, and clean electric vehicle (“EV”) charging station at 14751 Yonge Street, Aurora, ON, we are pleased to submit this application requesting a variance to the Town of Aurora’s Council.

Background and Project Context

JOLT was established in 2018 with a mission to accelerate the global move to electric, and we are already leading the charge. JOLT’s vision is universal, equitable access to free, fast, and clean public charging - charging that’s built to last, strategically positioned to be exactly where drivers need them to be.

Our world-leading Level 3 DC fast EV charging stations combine state-of-the-art, digital out-of-home media technology with innovative urban design and free, DC fast charging for an exceptional charging experience. We partner with local businesses, municipalities, and regional governments across the globe to deliver chargers that provide a best-in-class experience for our customers and our partners. We pioneered the roadside advertising-funded, free EV charging model that resonates with like-minded brands, commercial partners, and communities. We are proud to be powering cleaner, greener cities for the people of today and tomorrow.

Some of the benefits of JOLT chargers include:

- Zero cost to cities and landowners. JOLT builds, operates, and maintains chargers at no cost.
- 7 kWh of free DC fast charging per day per customer, saving EV owners up to \$1100 per year¹.
- 79% of all charging sessions are provided completely free of charge to customers²
- Average yearly GHG offset of 20.04 metric tons of CO₂ per charger³
- Integrates well with existing parking policies and systems.

It is estimated that 1 million EVs will be on Ontario’s roads by the year 2030. The critical infrastructure proposed will help to meet the demand, helping to drive the adoption of EVs, support the reduction of greenhouse gas emissions, align with Aurora’s climate and sustainability goals, and ensure that the shift to zero-emission vehicles (ZEVs) is accessible and equitable. This represents a substantial investment and commitment to the Town of Aurora’s community over the life of this project.

Proposed Charger and Sign

The sign that is the subject of this application is defined by the Sign By-law as a Third-Party Sign with electronic static copy. However, the primary purpose of this unit is an EV charging station, designed to provide the public with fast, free, and clean energy for electric vehicles. Photos of installed stations in

¹ Based on 365 free charges of 7kWh at a delivered price of \$0.46 per kWh

² JOLT network data, 2023

³ Estimated 358 gm CO₂/mile based off a 24 MPG gasoline burning car, estimated 3.07 miles per kWh, and JOLT 2023 network average of 18.23MW delivered per charger - Source: <https://nyseg.chooseev.com/carbon/>

other jurisdictions are seen in Appendix A.

The delivery of this vital service is offset by third party advertising, and it is for this reason that this variance application is before Town of Aurora's Staff and Council.

Further to the Sign By-law, the subject signs' attributes are as follows:

- EV Charger containing two sign faces on either side of the unit, each x meters in length by 1.2 meters in width (5.5' x 3.9') for an aggregate sign face area of 4.04 square meters (individual sign face area = 2.02 square meters);
- Sign located on Yonge Street, facing North and South;
- At a height not exceeding 2.603 meters (6.75');
- Displaying third party, electronic static copy;
- Integrated ambient light sensor that automatically dims the screen in overcast weather and at night.



Figure 1: Mock Up of Proposed Charger on Subject Site

Subject Site and Land Use Compatibility

The subject site zoned C4 is located along Yonge Street, featuring approximately 55 meters of frontage and containing two commercial businesses—a dental clinic and a gym—making the property suitable for commercial use and consistent with areas designated as appropriate for third-party signage. The immediate area is characterized by similar commercial uses to the north and south along Yonge Street, as discussed further in the rationale.

The proposed charger will be setback approximately 24 meters from the existing primary pylon sign and will be installed in an underutilized area adjacent to the last parking space on the south side of the site. This location was carefully selected to ensure that the charging station does not encroach upon any existing parking spaces. Figure 2 illustrates the proposed location on the subject site is provided below.



Figure 2: Aerial View of Subject Site and Proposed Location of EV Charging Station

The proposed JOLT EV charger is well suited to this property and the surrounding area, complementing the existing commercial, retail and other amenity uses. The charger provides an added benefit for the site's customers by offering convenient EV charging while they frequent the businesses on the subject site. The free charging station will enhance the property's ability to meet regional service demands and attract clients looking for accessible charging opportunities while visiting the property. Furthermore, the proposed charger will act as a destination attractor with JOLT users frequenting charging hubs their daily free charging allotment. Since the charger is proposed to be situated within a commercial area, it is expected to contribute to local economic stimulation through incremental daily spend at local businesses on while residents and visitors charge their vehicles.

The format is the same size as transit shelters with third party advertising, currently deployed all types of areas throughout York Region as referenced in Figure 3 and 4. The smaller format of the proposed digital screens makes the ancillary signage a modest and contextually appropriate addition to the site.



Figure 3: Digital Transit Shelters in York Region – Major Mackenzie Dr. W and Dufferin St.

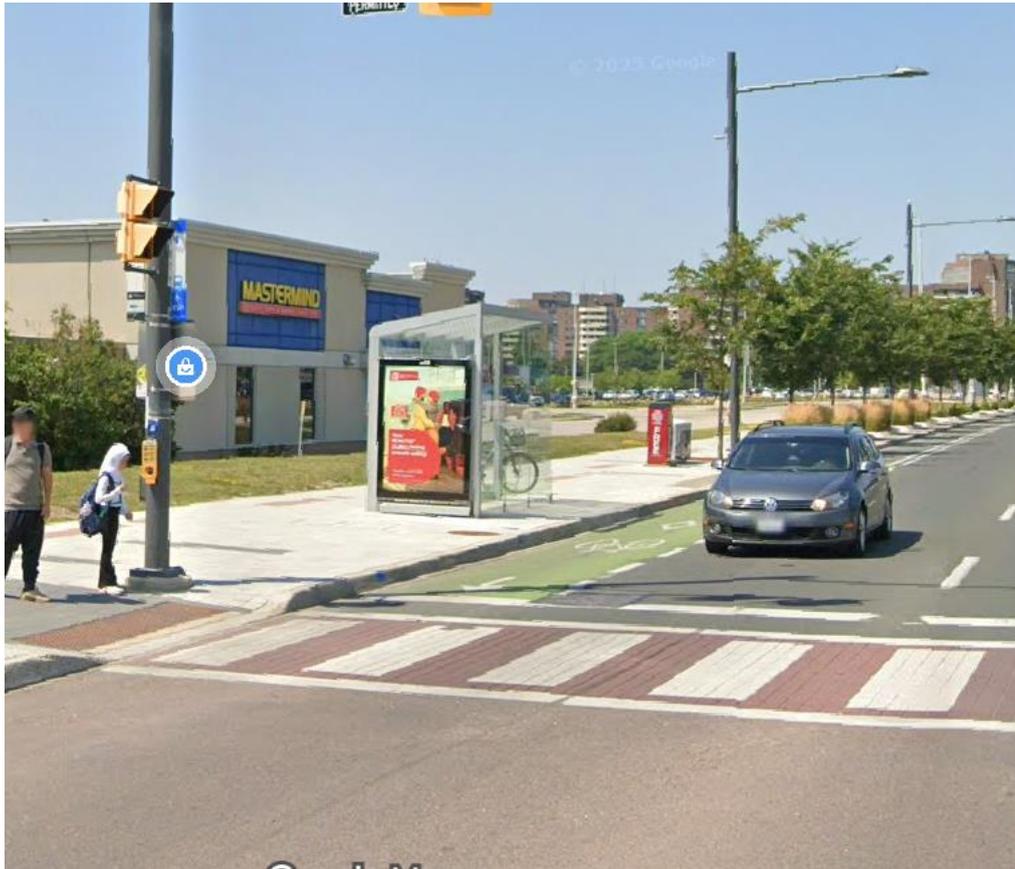


Figure 4: Digital Transit Shelters in York Region – Yonge St and Carville Rd, Richmond Hill

The Proposed Is Consistent with the Architectural Feature of the Site

As illustrated in Figure 5, the subject site has recently undergone significant renovation and now exhibits a contemporary architectural character. The proposed electric vehicle (EV) charger has been designed to maintain consistency with the architectural features of the site. Its modern, streamlined form and high-quality materials are compatible with the existing built environment, ensuring visual coherence and integration. As referenced in Figure 6, the proposed installation will complement the site's design intent without detracting from the overall streetscape. The charger's unobtrusive profile and refined aesthetic will prevent visual clutter, ensuring that the installation contributes positively to the public realm while fulfilling its functional role as essential urban infrastructure.



Figure 5: Streetview Photo Of The Subject Site



Figure 6: Design Of The Proposed Ev Charger With Display

The proposed signage is essential for clearly identifying the availability of publicly accessible electric vehicle (EV) charging infrastructure on the site in a dynamic and effective manner. The Town of Aurora, like many municipalities, is actively pursuing initiatives to reduce carbon emissions and promote sustainable development practices. Electric vehicles and their associated charging infrastructure form a critical component of this broader environmental strategy. With the increasing adoption of EVs, it is vital that drivers can readily locate charging facilities. The inclusion of an additional ground sign on the property will enhance the visibility of the EV charging station, improving accessibility and user convenience. For these reasons, the proposal is considered consistent with the character of the site and surrounding area and will not result in any adverse visual or contextual impacts.

The Proposed Is Consistent with the Character of the Neighborhood

The proposed EV charging station is to be located along the frontage of Yonge Street, a primary commercial arterial within the Town of Aurora. This section of Yonge Street is characterized by a continuous mix of retail, service, and commercial uses, making it an appropriate and compatible location for the introduction of EV charging infrastructure and associated third-party display elements. Figures 5–10 illustrate the established commercial context along this corridor.

Notably, at the northeast corner of the nearest intersection, as shown in Figure 7, an existing gas station provides fuel services for conventional, gasoline-powered vehicles. The ready availability of such facilities highlights the need to ensure equitable access to energy infrastructure for all vehicle types. The installation of the proposed EV charging station in this location supports the transition toward sustainable transportation options by providing comparable accessibility for electric vehicle users where conventional refueling options are already present.

Directly south of the subject site is a Shoppers Drug Mart and a Gas Station, commercial in nature.



Figure 7: Streetview Of The Property Directly South Of The Subject Site

To the west of the subject site shown in Figures 8-11 and across the street is the Aurora Shopping Centre with large commercial businesses including No Frills, Staples, Dollarama, The Beer Store, The Source, Bulk Barn and other businesses, commercial in nature.



Figure 8: Streetview Of The Property Directly West Of The Subject Site



Figure 9: Streetview Of The Property Directly West Of The Subject Site



Figure 10: Streetview Of The Property Directly West Of The Subject Site

To the north of the subject site and adjacent to is another multi business building containing a Popeyes, RBC Bank, Sushi restaurant, Life Labs and an addiction services office, commercial in nature, shown in Figure 11.



Figure 11: Streetview Of The Property Directly North Of The Subject Site

To the east of the subject site and located behind the existing building with a buffer of dense vegetation, is a former school property that has recently been decommissioned, as well as a building occupied by an engineering firm, as shown in Figure 12. Both properties front onto different streets and are separated from the subject site by intervening roads, buildings, and natural screening, which together create effective physical and visual barriers.

While schools are typically considered sensitive land uses, the closure of the school means the property no longer functions in that capacity. Given the existing separation, surrounding built form, and transition in land use, Jolt submits that the properties to the east are not in close proximity to the subject site and are instead part of a distinct area that will not be adversely affected by the proposed.

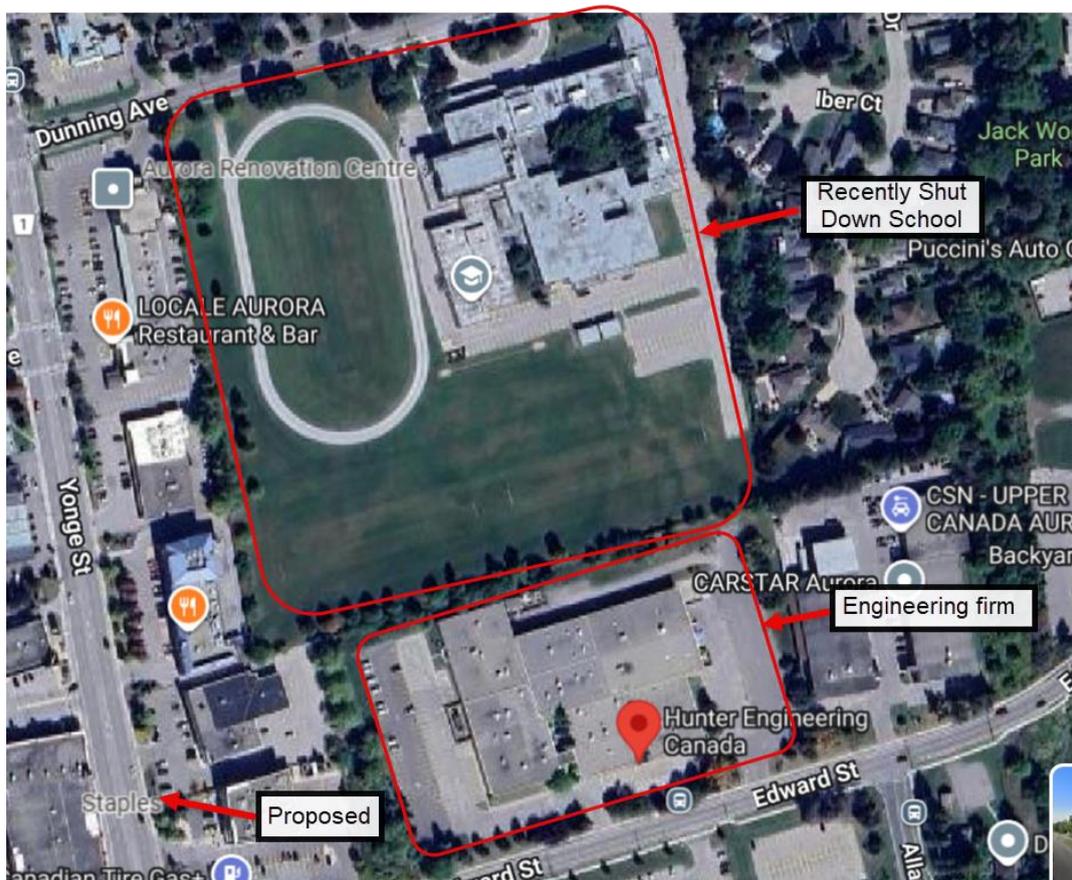


Figure 12: Streetview Of The Properties Directly East Of The Subject Site

The character of this section of Yonge Street is distinctly commercial in nature and in zoning. The introduction of the proposed EV charging station on the subject site will not alter this established character; rather, it will complement it. The integrated signage component may even support local businesses by providing opportunities for commercial visibility within a corridor already defined by such activity.

Third-party signage will not negatively impact an area that is purely commercial, as these environments are inherently characterized by high levels of visual communication and advertising. In commercial districts, signage is both expected and integral to the urban fabric, serving the needs of local enterprises and external advertisers alike without disrupting the area's established function or visual coherence. The inclusion of additional third-party signs in such a context typically reinforces the existing aesthetic rather than introducing incongruous visual elements. Moreover, commercial zones are intentionally planned and regulated to accommodate business promotion; thus, the proposed signage aligns with the intended land use and economic purpose of the area. Provided that all applicable regulations regarding size, placement, and illumination are met, the proposed signage will enhance advertising opportunities while maintaining the visual integrity and land use harmony of this commercial corridor.

The Proposed Will Not Adversely Impact To Adjacent Property Or General Public

The light shed data shown and discussed below, directly from our electronic sign manufacturer LG-MRI, illustrates how light is horizontally dispersed from the proposed digital faces to be installed. The perimeter of the red polygon shapes that are shown in the Figures 13 and 14 below, demonstrate that the distance of light dispersed decreases dramatically when measuring light distance travelled laterally (when looked at from the side edges of the digital face, examples: 20 degrees, 40 degrees, 60 degrees, 80 degrees) compared to light distance travelled measured when looking at the display face dead-on (0 degrees). Light is not dispersed equally in a perfect radial circle, rather, the cone of light emitted directionally, and has negligible impact beyond 50 meters.



Figure 13: LG-MRI Lux table for 75" Screen

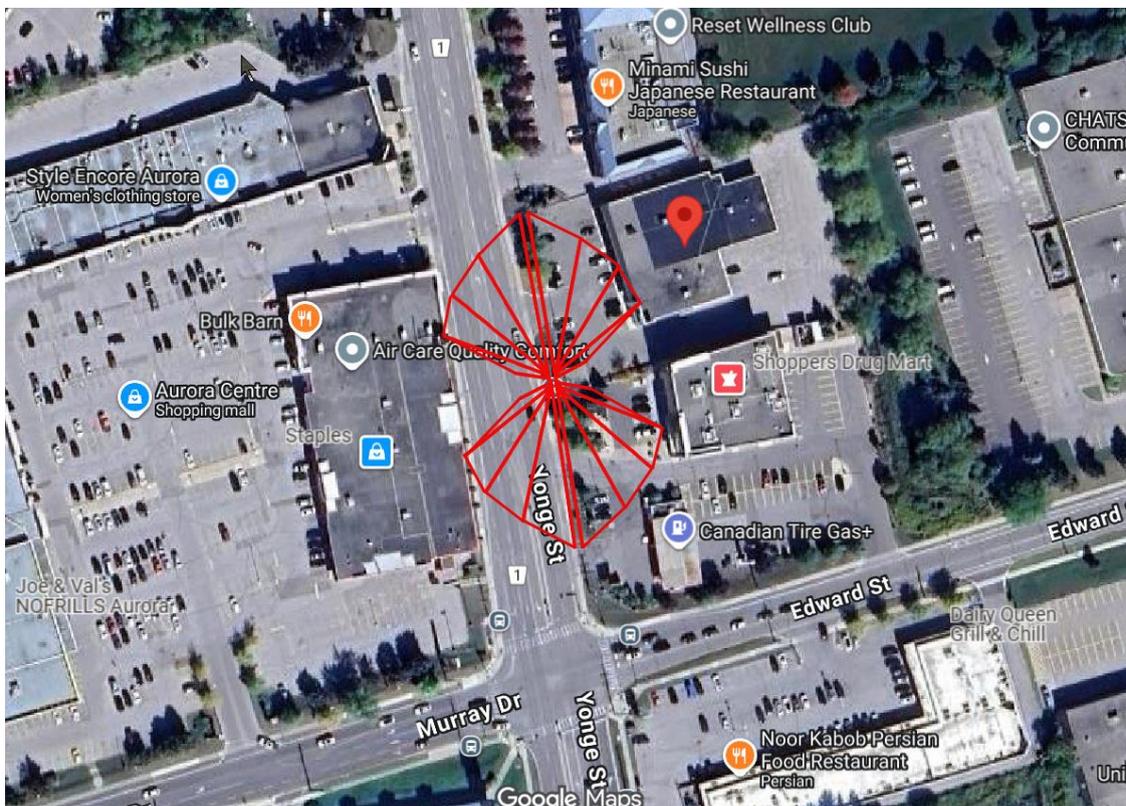


Figure 14: Light Shed Diagram for the Proposed Charger on Yonge Street

Figure 14 demonstrates that the proposed development will have no impact on sensitive land uses in terms of illumination or light shed. There is no residential zoning in the immediate vicinity, and the light emitted from the displays is not expected to extend onto neighboring properties. This ensures that the proposed development will not result in any adverse effects on adjacent land uses.

The Proposed Shall Not Adversely Impact on Safety, Traffic and Accessibility

The proposed EV charging station will be set back approximately 76 meters from the signalized intersection at Yonge Street and Edward Street. At this distance, the setback is appropriate and ensures the safety of both vehicular traffic and pedestrians at the intersection. For context, the City of Toronto requires third-party signs to be set back a minimum of 30 meters from signalized intersections and stop lines. The proposed setback is therefore more than double the distance required by these standards.

On-site, the proposed charger will be located approximately 1 meter from the property line, within an underutilized portion of the lot. This placement is consistent with the form and orientation of the existing first-party sign on the property, as shown in Figure 15. From the property line to the roadway, there is a distance of approximately 7.45 meters, providing a buffer between the roadway and the proposed charger. This results in a total setback of roughly 10 meters from the charger to the edge of the roadway. The substantial distance between the property line and the roadway creates a natural buffer that enhances both vehicular and pedestrian safety. Given the unique layout of the property, this total setback is considered appropriate and sufficient.

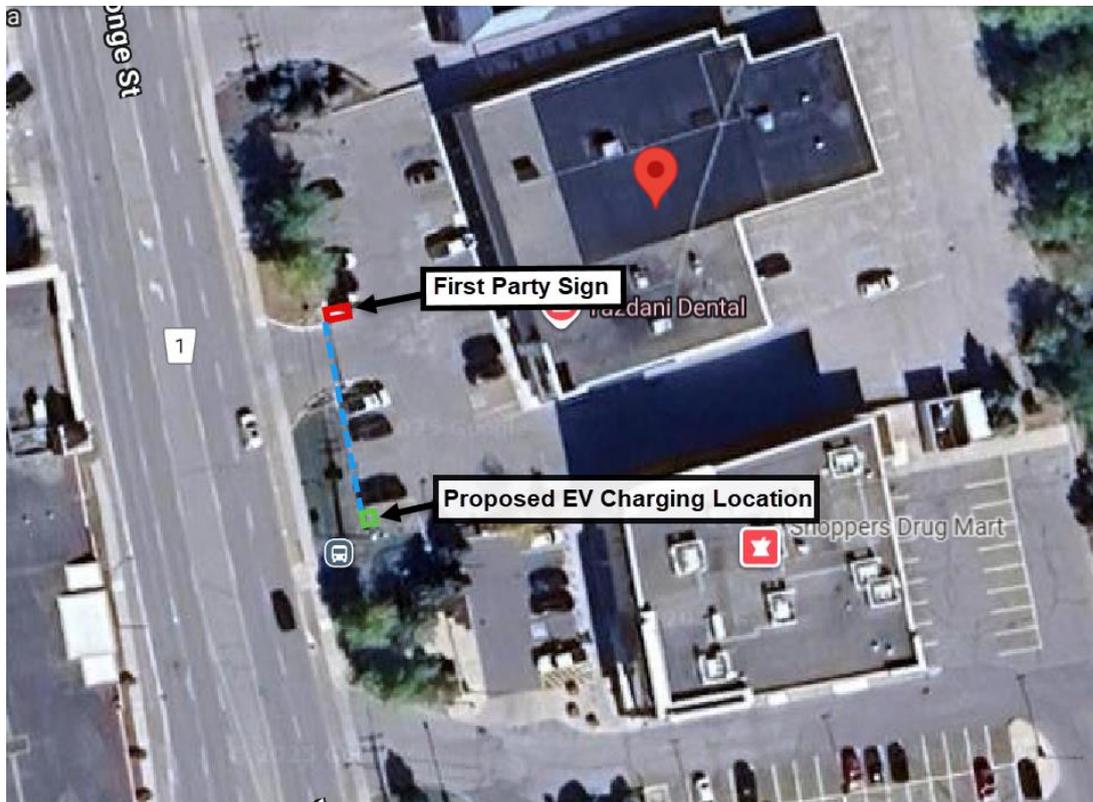


Figure 15: Aerial View Of First Party Sign In Line With Proposed Charger



Figure 16: Aerial View From York Regional Land Information Indicating Property Line In Relation To Setback To Yonge Street Roadway

The proposed electric vehicle (EV) charging station, which includes a component for third-party messaging, has been carefully designed and positioned to ensure it does not interfere with the safe and efficient movement of vehicles within the site. The installation will be setback approximately 16 meters from the ingress and egress points, providing ample distance to maintain clear sightlines and unobstructed

circulation for vehicles entering or exiting the premises. This setback ensures that the EV charging station will not impede traffic flow or create congestion within drive aisles, parking areas, or access points. Additionally, the proposed location allows for convenient accessibility to users while maintaining compliance with applicable zoning, safety, and transportation design standards. The placement has been selected to balance functionality and visibility without compromising the operational efficiency, safety, or aesthetic quality of the surrounding commercial environment.

The Proposed Shall Result In Greater Convenience To The Public

JOLT's EV charging stations are designed with a focus on innovation, site sensitivity, and user experience, ensuring maximum compatibility with adjacent land uses, both existing and planned. Their compact and aesthetically pleasing design minimizes visual impact, preserving the character of the surrounding area. To mitigate potential adverse impacts, the stations provide highly reliable, fast charging services, including free charging and predictive wait-time features, reducing congestion and enhancing convenience for users. Through state-of-the-art technology and user-friendly design, JOLT chargers demonstrate both creativity and sensitivity, meeting community needs while promoting sustainable transportation solutions.

JOLT has taken substantial measures to minimize impacts and explore alternative solutions. The chargers automatically dim under low-light and nighttime conditions and do not host video or animated messaging, thereby reducing potential effects on surrounding properties and traffic. The chargers are of the same make, model, size, and format as existing digital transit shelter advertising installations in municipalities such as Oakville, Toronto, Mississauga, and Vaughan. The inclusion of third-party signage is essential to fund the provision of free charging services, which is increasingly important given the rising costs of public EV charging and the limited availability of DC fast chargers in Aurora.

The absence of the proposed variance would create a clear hardship, as the community would remain underserved in terms of EV charging infrastructure. JOLT's proposal strikes a balance between delivering a necessary public amenity and supporting the broader goals of urban development in Aurora, demonstrating a reasonable and justified effort to address community needs while mitigating potential impacts.

Approval of this application to install a JOLT EV charging station at the subject site will provide significant net benefits to the community. By offering free, fast EV charging, the project addresses the current lack of accessible EV infrastructure in Aurora, facilitating electric vehicle adoption, reducing greenhouse gas emissions, and supporting the town's sustainability objectives. Third-party signage is a critical component enabling this infrastructure, as it generates the ancillary revenue needed to provide free public charging. This approach delivers an essential public amenity at no cost to users or landowners, enhancing accessibility to EV charging within the town.

As illustrated below, there are currently no publicly accessible Level 3 chargers in Aurora, according to ChargeHub data. While the Figure below shows two Level 3 chargers under construction, they are located significantly farther from the proposed site. This demonstrates a critical gap in Level 3 charging infrastructure. The proposed installation will address this deficiency, providing substantial community benefits and encouraging broader adoption of electric vehicles.

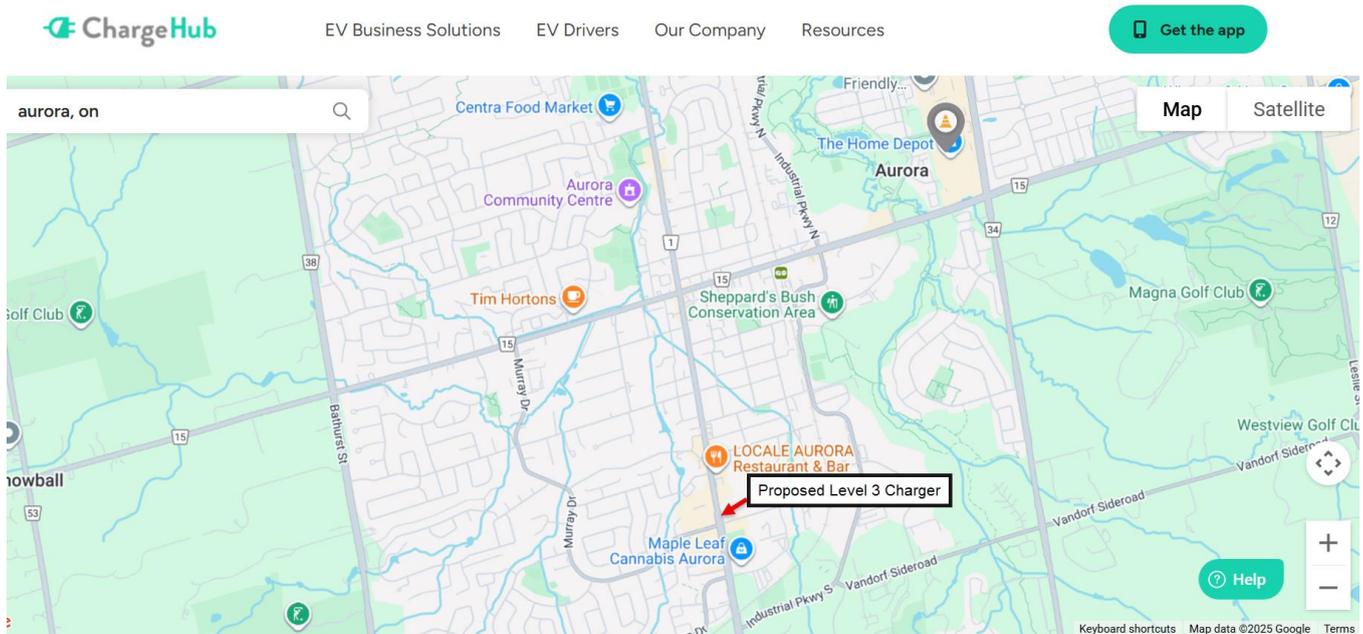


Figure 17: Aerial View of Aurora From Charge Hub Showing Level 3 Charging Infrastructure In Relation To The Proposed.

Environmental Policy Context and Impact

The installation of electric vehicle (EV) charging infrastructure directly supports and aligns with the Town of Aurora's established sustainability and climate action objectives. Transportation remains one of the largest sources of greenhouse gas emissions within the community, and the Town has committed to an 80% reduction in emissions by 2050. Expanding access to EV charging stations is a practical and measurable step toward achieving this target, as it enables and encourages the transition to zero-emission vehicles. The Town's Electric Vehicle Charging Station Policy and Energy Conservation and Demand Management Plan both emphasize the integration of EV infrastructure into municipal operations, ensuring that new facilities and parking areas are designed to accommodate clean transportation options. Furthermore, Aurora's Green Development Standards require that new residential and commercial developments include EV-ready parking spaces, reinforcing the community's long-term vision for sustainable growth. By providing accessible public charging stations, the Town not only advances its environmental goals but also strengthens community resilience, enhances local economic activity, and demonstrates leadership in implementing climate-conscious urban planning practices.

Official Plan Alignment

The installation of electric vehicle (EV) charging infrastructure aligns closely with the goals and policies outlined in the Town of Aurora's Official Plan, which emphasizes sustainable growth, environmental stewardship, and the reduction of greenhouse gas emissions. The Official Plan seeks to support a transition toward a low-carbon community by promoting sustainable transportation options and integrating climate resilience into all aspects of planning and development. EV charging infrastructure directly contributes to these objectives by enabling the widespread adoption of zero-emission vehicles, thereby reducing transportation-related emissions—one of the community's largest sources of greenhouse gases. Furthermore, the Official Plan encourages the development of complete, connected, and sustainable communities where residents have access to diverse, environmentally responsible mobility choices. Integrating EV charging stations into both public and private developments supports this vision by providing the infrastructure necessary to meet the growing demand for clean transportation. This initiative also complements the Plan's goals for sustainable infrastructure and urban design, ensuring that future growth occurs in a manner that supports the Town's long-term environmental, social, and economic sustainability objectives.

Conclusion

This proposal represents a critical step forward in advancing key Provincial, Regional, and Town-initiated policies, objectives, strategies, and plans addressing one of most pressing challenges: climate change. Approval of this request directly supports the targets and goals outlined in those policies and action plans to reduce GHG emissions, supporting the proliferation of electric vehicles, and enabling private investment in essential EV charging infrastructure.

The proposed displays on the charger will not have any negative social impacts. The third-party advertisements published on the proposed sign will abide by the Canadian Code of Advertising Standards (<https://adstandards.ca/code/the-code-online/>). This will help to ensure that all messaging is appropriate and that the general public is not exposed to any offensive, explicit, or indecent forms of advertising. The displays will have no motion or animation and have instantaneous transition of content with 10 second dwell times. The illumination of the proposed displays shall not exceed illumination levels of 300 nits during the period between sunset and sunrise.

Furthermore, the electricity required to operate the proposed sign shall be provided by and in conjunction with a distributor recognized and licensed by the Ontario Energy Boards and shall be governed by an agreement to purchase renewable energy (Distributor: Bullfrog Power).

We thank you for taking the time to evaluate our application and we would encourage you to contact us for further discussion should you have any questions regarding our application.

Best regards,

A rectangular image showing a handwritten signature in dark ink on a light-colored background. The signature is stylized and appears to be 'Jocelyn Wigley'.

Jocelyn Wigley
Development Manager, JOLT Charge
Jocelyn.Wigley@joltcharge.com
416-659-8866

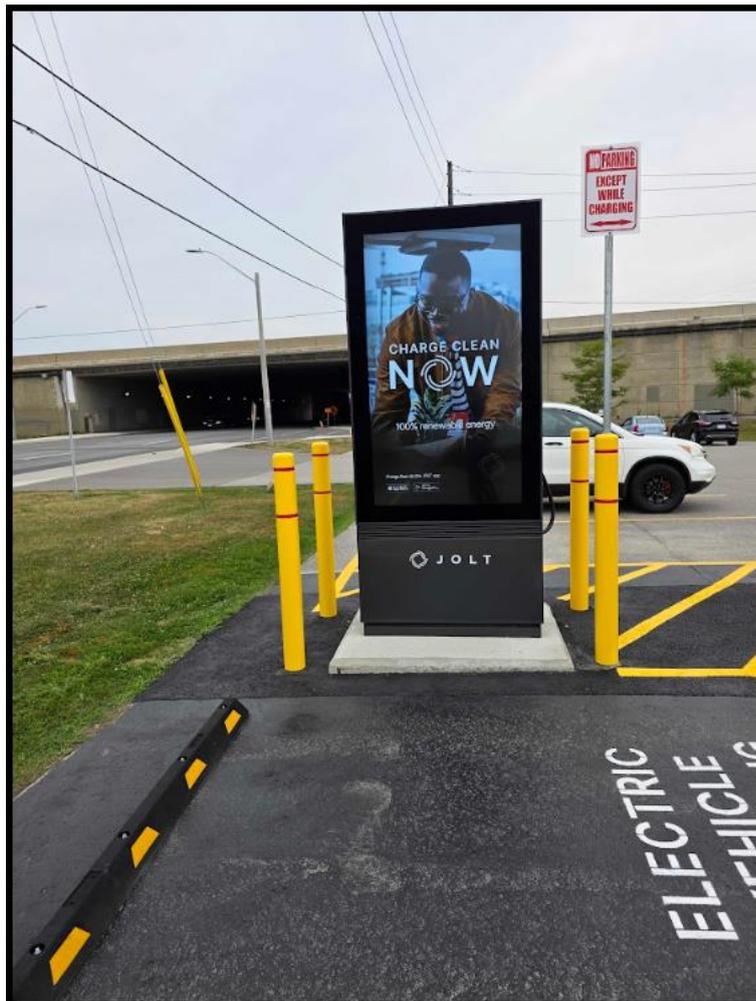
Appendix A: Photos of Installed/Approved JOLT Chargers



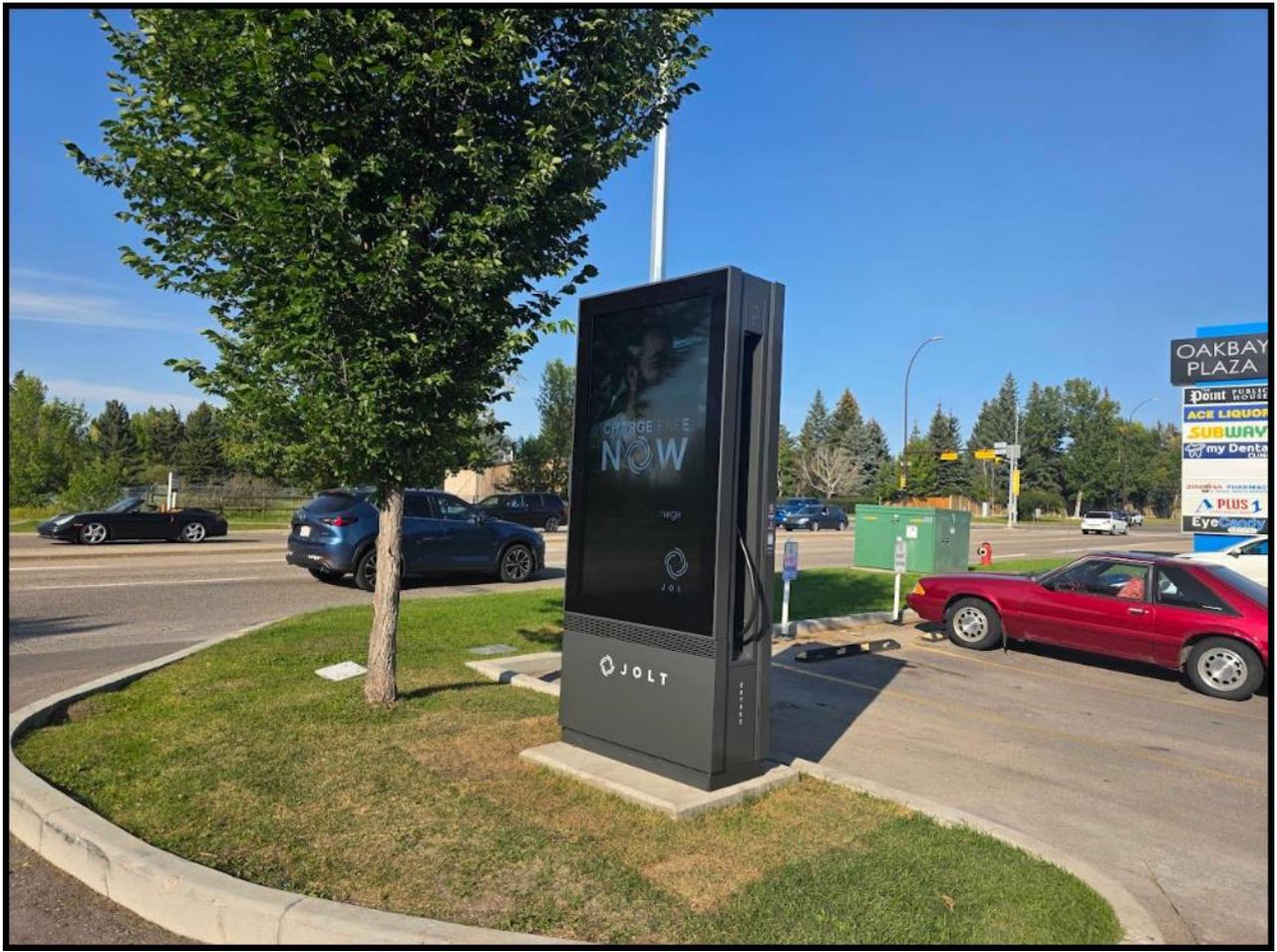
Installed JOLT Charger at 9555 Yonge St, Richmond Hill, ON



Render of approved JOLT Charger at 3077 Mavis Rd, Mississauga, ON



Installed JOLT Charger at 130 North Queen, Etobicoke, ON



Installed JOLT Charger at 2515 90 Ave SW, Calgary, AB

Technical Specifications - EVA 3.0 Canada



Product features & Benefits

50 kW DC Fast Charging

Designed for destination EV Charging

CCS1 Compatible

JOLT chargers are compatible with most electric vehicle models

App-based Charging Experience

Real-time monitoring of charging status and record of previous charging sessions

Vandal Glass with a Graffiti-Resistant Finish

High quality chargers maintained to industry-leading standards

IP55+ Weatherproof Rating

Designed to operate in all weather conditions

High Luminance Display

Automatic brightness adjustment in full compliance with regional luminance regulations

24/7 Remote Monitoring

Remote monitoring via 4G connectivity with robust failover functionality

Integrated Cable Retraction Mechanism

Long reach cables designed to keep the sidewalk clutter-free and optimised for accessibility



SPECIFICATIONS

GENERAL	Model	EVA 3.0
	Screen Size	75"
	Charger Power	50 kW
	Region	Canada
COMMUNICATION	Network interface	4G, Ethernet
	Communications protocol (charging infrastructure)	Open Charge Point Protocol (OCPP) 1.6 J/2.0.1
	Communications protocol (vehicle)	CCS1: SAE J1772; ISO 15118; CHAdeMO 1.2
ENVIRONMENTAL	Operating temperature	-40°C up to +55°C
	Humidity	0% to 95% relative humidity (non-condensing)
	Ingress rating	IP55+
	Impact rating	IK10
ELECTRICAL	AC Input Voltage*	3x 277 V (480 V) (+10%,-15%) / 60 Hz
	Output DC voltage range	150 Vdc – 1000 Vdc
	Wiring	3-phase Wye (grounded)
	Efficiency	Up to 97% under full load
	Electrical Protection	Class 1 (protective earth connection)
	THDi (Total Harmonic Distortion)	<5% at nominal power
	Power factor	>0.99
DISPLAY	Screen Size	75 in.
	Orientation	Portrait
	Resolution	3840 x 2160 (Ultra HD) / 16:9
CERTIFICATIONS	EV Charging	IEC 61851-1, IEC 61851-23
	Charging / Safety Standards	UL2202, UL50, UL50E
	IT & A/V	IEC 62368-1
	Electromagnetic Compatibility (EMC)	FCC 47 CFR Part 15B; ICES-003:2017 and 2016

*Input rating may vary in North America



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

Town of Aurora
Committee of the Whole Report
No. PDS26-022

Subject: Request for Sign By-law Authorization for Third Party Digital Signage
– Hossein Goli – 14810 Yonge Street

Prepared by: William Jean, Manager – Building Division/CBO

Department: Planning and Development Services

Date: March 10, 2026

Recommendation

1. That Report No. PDS26-022 be received; and
2. That the request for authorization of a third party digital sign on an existing ground sign located at 14810 Yonge Street be denied.

Executive Summary

The purpose of this report is to consider the request from Mr. Hossen Goli to erect Third Party signage on an existing sign at 14810 Yonge Street. Third Party advertising is prohibited under the Sign By-law. If approved, it would set a precedent for future such requests.

- Proposed digital signage on the existing ground sign with Third Party advertising may not meet all the evaluation criteria of the Sign By-law.
- The request would set a community precedent for permitting dynamic third party advertising in the Town if approved.

Background

The applicant is requesting permission to use LED Digital signage on the existing sign at 14810 Yonge Street (Attachment 2). The digital sign was erected without a permit. A Notice of Violation and Order to comply was issued to the owner on Jan 22, 2026. This

type of sign is deemed to be a “Dynamic Sign” and a “Third Party Sign” as defined under the Sign By-law. The following are the definitions:

“Dynamic sign” shall mean a sign created, designed, manufactured or modified in such way that its display message can change from time to time manually, electronically or using other mechanism but does not include a mobile sign;

“Third Party Sign” shall mean a sign erected and maintained to advertise, market or promote a business, product, service or activity not conducted or produced, sold, stored or assembled within the building or upon the lot or premises on which the sign is erected and does not include off-site residential development sign or a sign advertising a special event.

Third Party signs are not permitted under the Sign By-law, unless authorized by Council.

Analysis

Proposed digital signage on the existing sign with Third Party advertising may not meet all the evaluation criteria of the Sign By-law.

Section 5.2 of the Sign By-law, states that signs shall not be illuminated in such a way that either the sign or the method of illumination creates a hazard or a nuisance. Where a sign is permitted to be illuminated, the method of illumination shall comply with the provisions contained within section 6 of this by-law.

The Sign By-law sets out certain Evaluation Criteria that are to be taken into account when providing an authorization request to Council such as

1. **Physical difficulties:**
2. **Consistency with the architectural features of the building:**
3. **Consistency with the character of the neighbourhood:**
4. **No adverse impact to the adjacent property or general public:**
5. **Adherence to Corporate Branding:**
6. **Impact on safety, traffic, and accessibility:**
7. **Result in greater convenience to the public:**

The digital third party sign consists of two sign faces on either side of the unit with an aggregated sign face of 3.9 square meters. The signage will be perpendicular to Yonge Street facing north and south. The sign will display third party advertising (Attachment 1).

Prohibiting digital third-party signage is generally rooted in concerns regarding urban aesthetics, safety, and operational clarity. Many municipalities restrict these advertisements to avoid visual clutter and reduce driver distraction.

Key rationales for prohibiting third-party signage include:

- **Minimizing Visual Clutter and Proliferation:** Municipalities often discourage the spread of electronic advertising to maintain the aesthetic character of surrounding areas, limiting the proliferation of digital and illuminated screens.
- **Preventing Driver Distraction:** Third Party advertising, particularly digital, animated, or flashing displays, can distract drivers in high-traffic or public areas, raising public safety concerns.

Full LED digital signs had started in large cities in and around 2007. The Sign By-law was approved by Council on March 21, 2017 which permits Dynamic Signs. The Sign By-law anticipated this form of digital signage and regulations regarding digital signs were introduced.

The applicant has provided a Rational Report which is attached as Attachment 3. Staff are in concurrence with the proposal with respect to meeting the evaluation criteria with the exception of criteria 6, impact on safety, traffic and accessibility. Based on staff research, studies on whether digital billboards are a distraction to motorists yield conflicting results, with significant debate between research supported by the advertising industry and that cited by traffic safety advocacy groups. While some industry-funded studies suggest digital signs are "safety neutral" or do not create unsafe levels of distraction, other studies indicate they do draw driver attention away from the road for potentially risky durations.

In the past Council has denied such a request, specifically, at 15820 Bayview Avenue where a proposed LED digital sign attached to a proposed telecommunication tower was to be used as Third party Advertising. This proposal was denied by Council on November 28, 2023.

Staff is of the opinion that the proposed LED Digital third party signage may not meet the Evaluation Criteria with regards to traffic safety. Based on this evaluation criteria, it is recommended the proposed digital third party sign request be denied.

The request would set a community precedent for permitting dynamic third party advertising if approved.

If the request is approved, it would set a precedent for the community to permit illuminated third party signs and would encourage other commercial properties to apply using the same process. Furthermore, it would encourage large third party signs, such as digital billboards.

Advisory Committee Review

Not applicable

Legal Considerations

Pursuant to Section 3.6 of the Sign By-law, signs are not permitted in Town unless they advertise or provide information with respect to a use that is permitted on such property. Subsection 3.6(c) sets out an exception for third party signs that are permitted by Council. As the applicant is proposing a sign that will provide dynamic third party advertisement, Council authorization is being requested. Council has the authority to approve or deny this request, and such a decision would be final without further right to appeal.

Financial Implications

There are no financial implications as a result of this report.

Communications Considerations

There are no communications considerations.

Climate Change Considerations

There are no climate change considerations.

Link to Strategic Plan

This report supports the Strategic Plan goal of Support an Exceptional Quality of life for All by reviewing and identifying safety matters

Alternative(s) to the Recommendation

1. That Council approve the request for the third party sign as set out in the report and the provided proposal, subject to the applicant obtaining a Sign Permit and maintaining the sign in accordance with the proposal.

Conclusions

The applicant has proposed a third party advertisement sign on the subject property, which requires Council authorization. Staff is of the opinion that the proposed LED Digital third party signage may not meet the Evaluation Criteria with regards to safety and may pose a hazard. Therefore, it is recommended the proposed third party sign request be denied. If approved, it would set a precedent for the community to permit this type of dynamic third party signs and would encourage other commercial properties to apply using the same process. Furthermore, it would encourage large third party signs such as digital billboards.

Attachments

Attachment 1 – Signage Picture
Attachment 2 – Site Plan
Attachment 3 – Rationale Report

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on February 19, 2026

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

Attachment 1

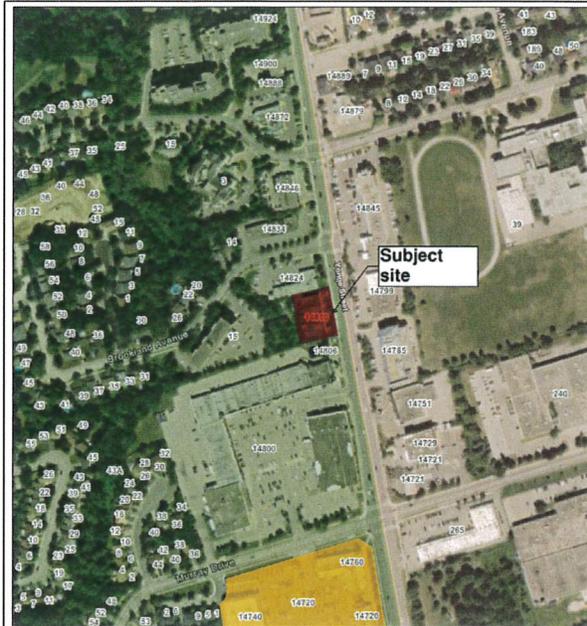


Attachment 2



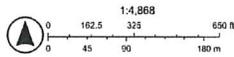
14810 Yonge Street, Aurora, ON

Proposed third party digital sign



6/26/2024, 2:10:45 PM

**SITE PLAN OF 14810
YONGE ST**



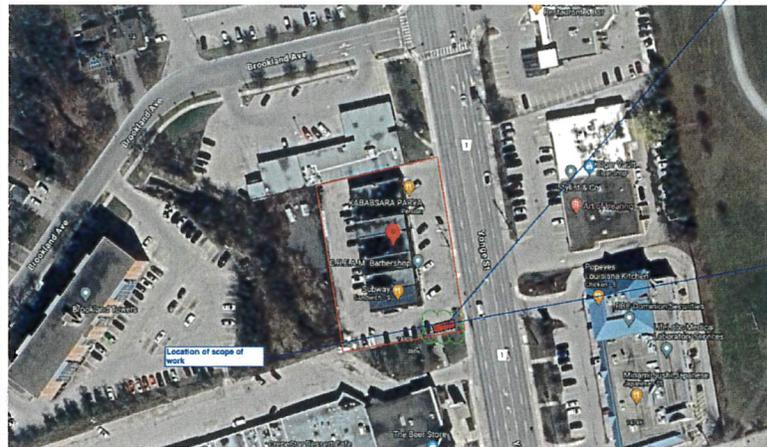
Building Design
Zoning Review
Abby Lindstrom
07/15/2024
Town of Aurora
Planning and Development Services



FRONT VIEW OF EXISTING



SIDE VIEW OF EXISTING



Attachment 3

14810 Yonge Street, Aurora, ON L4G 1N3

Variance Request

The existing digital ground sign at 14810 Yonge Street was legally installed with Town approval and complies with the Town's requirements for digital/dynamic ground signage, including structure, height, setbacks, illumination and operation.

The only element requiring relief through this application is the restriction that the sign be used exclusively for first-party advertising.

The purpose of this variance is to permit third-party advertising, with a primary focus on supporting Aurora-based independent businesses, community organizations, service providers and artists by providing them with affordable access to high-visibility messaging in their own community.

The sign will continue to operate in full compliance with safety and illumination standards, with no change to its physical form, size, brightness management, dwell-time/static interval, or location.

1. Physical Difficulties

The sign is already fully built, engineered and legally permitted as a digital ground sign. Replacing, reconstructing or removing an otherwise compliant and safe structure solely to maintain a first-party use restriction is not practical and would not advance the By-law's core objectives of safety, aesthetics and orderly signage control.

Granting this variance allows the existing, compliant structure to continue operating without any change to its physical appearance, illumination controls, or footprint. The only change relates to the classification of permitted content.

2. Consistency With the Architectural Features of the Building

The digital sign has a clean, contemporary aesthetic consistent with the architecture and scale of the surrounding commercial plaza and Yonge Street corridor.

Permitting third-party advertising does not alter the sign's design. In fact, by allowing multiple advertisers to share space on a single high-quality sign, the variance reduces reliance on additional wall, temporary or portable signage, resulting in a more coordinated and visually orderly environment.

3. Consistency With the Character of the Neighbourhood

14810 Yonge Street is located within a major commercial arterial corridor, characterized by plazas, retail and service businesses, and existing illuminated signage.

The variance does not introduce a new sign type or increase scale or illumination — it simply allows a wider range of users to access a sign that is already compatible with the corridor's character.

No cultural heritage resources are affected and the essential commercial character of the area is unchanged.

4. No Adverse Impact to Adjacent Property or the General Public

The physical and operational characteristics of the sign remain unchanged. Specifically:

- Static digital copy only (no video or flashing)
- Industry-standard automatic nighttime dimming
- Appropriate setbacks and sightline clearance
- No obstruction of light, access or visibility
- Professionally managed content scheduling and monitoring

Additionally, the sign is located more than 100 metres from major intersections in both directions, meaning messages are viewed under stable driving conditions away from complex turning movements.

Because only the content classification changes — not the form or function — no new adverse impacts occur.

5. Adherence to Corporate Branding

Today, businesses — particularly small, independent operators — rely heavily on flexible, modern branding tools. Digital signage allows for updated logos, evolving campaigns, seasonal messages and public-interest content to be presented clearly and professionally without adding new physical signs.

Many users of this sign are single-location Aurora small businesses and community organizations, whose branding changes more frequently than large national chains. The sign supports their ability to stay relevant and visible without creating visual clutter elsewhere on site.

6. Amount of Deviation

This request reflects the minimum deviation necessary.

No relief is sought from:

- Height
- Area
- Setbacks
- Placement
- Structural design
- Illumination controls
- Operation standards

The only variance requested is to permit the display of third-party content on a sign that is already permitted and compliant in all other respects.

7. Impact on Safety, Traffic and Accessibility

There is no evidence that third-party advertising content creates additional traffic risk when compared to first-party content on the same digital display. The sign at 14810 Yonge Street will continue to operate with:

- Static, non-flashing copy
- Controlled dwell times
- Automatic nighttime dimming
- Placement outside traffic sight triangles
- Setback over 100 metres from intersections

Importantly, the Town of Aurora itself operates illuminated/digital roadside messaging boards along Yonge Street and other municipal roads. These signs exist within the same driving environment as this sign. It is reasonable to conclude that the Town undertook safety due-diligence prior to installing them — confirming that properly controlled illuminated messaging does not inherently create a traffic hazard.

Our sign operates under the same safety principles.

Further, across Ontario — including Vaughan, Newmarket and along Provincial 400-series highways — digital billboards significantly larger than this one operate safely under regulated illumination and static-display standards. The safety record clearly shows that driver safety is determined by engineering controls, placement and operating standards — not whether the advertiser is located on-site or off-site.

Fire routes, accessible paths of travel, and pedestrian routes remain unaffected.

8. Greater Convenience and Benefit to the Public

Granting this variance provides direct community benefit.

The primary purpose of the sign is to promote and support Aurora-based businesses, professionals, educators, artists, and service providers. Examples of the types of local organizations already supported include:

- Local real estate agents and brokerages serving Aurora neighbourhoods
- Arts and education organizations such as Aurora Music Academy, helping families discover local learning opportunities
- Health and wellness providers including physiotherapy, dentistry and family medical services
- Independent restaurants and cafés
- Home service providers and trades such as HVAC, renovation and landscaping
- Local retailers and specialty shops
- Professional service providers including financial planners, accountants and legal offices
- Local artists, musicians and creatives who otherwise have no outdoor advertising platform

These are not multinational corporations — they are local employers, community builders and service providers who depend on Aurora residents.

The sign also enables community-interest messaging, including local events and awareness campaigns.

By approving this variance, the Town helps strengthen local business visibility, support economic resilience, promote cultural and educational programming, provide residents with useful local information, and reduce the need for multiple smaller onsite signs.

This is fully aligned with Aurora's commitment to supporting a vibrant local economy and community identity.

Conclusion

This variance request does not intensify signage, does not alter the approved structure, does not introduce new safety risk, does not impact adjacent properties and provides clear economic and community benefit. It represents the minimum reasonable deviation.

It simply allows the existing, Town-approved digital ground sign at 14810 Yonge Street to operate in a manner consistent with modern business needs and established municipal practice across Ontario — while continuing to support, prioritize and promote Aurora's local businesses and community organizations.

For these reasons, we respectfully request approval of this variance.



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Town of Aurora

Member Motion

Councillor Thompson

Re: Exemption of Golf Courses from the Clean Communities By-law for Grass Maintenance

To: Members of Council

From: Councillor Michael Thompson

Date: March 10, 2026

Whereas the *Municipal Act, 2001*, S.O. 2001, c. 25, authorizes municipalities to pass by-laws respecting the health, safety, and well-being of persons and the maintenance and regulation of property standards; and

Whereas the Town of Aurora enacted the Clean Communities By-law to establish clear, consistent, and enforceable standards for property maintenance throughout the municipality; and

Whereas standards for grass and yard maintenance are intended to reduce pests and vermin, ensure consistent community appearance, and prevent selective or inconsistent enforcement practices; and

Whereas the Town of Aurora contains several fully operational golf courses, many of which abut and share divisional property lines with residential properties within Aurora and neighbouring municipalities; and

Whereas golf courses are highly specialized land uses that require agronomic turf management practices distinct from residential or general commercial properties in order to maintain safe, functional, and environmentally managed playing surfaces; and

Whereas golf courses in Ontario are already subject to a comprehensive provincial regulatory framework, including exemptions under the Cosmetic Pesticides Ban Act and compliance requirements under Ontario Regulation 63/09 of the *Pesticides Act*; and

Whereas applying standard grass height and yard maintenance provisions of the Clean Communities By-law to golf courses may create operational conflicts and unintended enforcement challenges without advancing the original intent of the by-law;

1. Now Therefore Be It Hereby Resolved That Town staff be directed to prepare and bring forward a by-law amendment to the Clean Communities By-law to establish a

permanent exemption for fully operational golf courses, limited solely to grass and turf maintenance standards; and

2. Be It Further Resolved That the exemption apply only to lands actively used or maintained as part of an operational golf course, and not to vacant, surplus, or non-golf-related lands.



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Town of Aurora

Member Motion

Councillor Gilliland

Re: **Feasibility of an Opt-In Municipal Alert System for Emergencies, Weather and Service Disruptions**

To: Members of Council

From: Councillor Rachel Gilliland

Date: March 10, 2026

Whereas the Municipality has a responsibility to support public safety, emergency preparedness, and timely communication with residents during significant weather events; and

Whereas severe weather events, including snowstorms, freezing rain, high winds, flooding, and extreme heat, are increasing in frequency and intensity due to changing climate patterns; and

Whereas timely and direct communication to residents can improve public safety outcomes by providing advance notice of road closures, service disruptions, warming or cooling centre availability, parking restrictions, and other emergency measures; and

Whereas utility providers, including hydro companies, successfully operate opt-in text, app-based alert systems to notify customers of outages and restoration updates, demonstrating the effectiveness and public acceptance of such platforms; and

Whereas a municipal alert system could reduce pressure on staff resources by decreasing inbound inquiries during significant events and improve coordination between municipal departments, emergency services, and the public; and

Whereas many municipalities across Ontario have implemented digital alert systems that integrate with existing emergency management frameworks;

1. Now Therefore Be It Hereby Resolved That Council direct staff to report back on the feasibility of implementing an opt-in municipal alert system, including text message, and/or mobile application notifications, for significant weather events and related municipal service disruptions; and
2. Be It Further Resolved That the report include analysis of implementation costs, ongoing operational requirements, privacy and data security considerations, integration with existing emergency management systems, and examples of comparable municipal models.



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Town of Aurora

Member Motion

Councillor Gilliland

Re: **Improving Accessibility and Public Record Integration of Live and Archived Council Meeting Video**

To: Members of Council

From: Councillor Rachel Gilliland

Date: March 10, 2026

Whereas the Town of Aurora is committed to the principles of transparency, accountability, and open government; and

Whereas the Town live streams Council and Committee meetings to allow residents to observe local government in real time; and

Whereas the Town's website serves as the primary and official source for meeting agendas, minutes, and public records; and

Whereas the integration of video recordings alongside written agendas and minutes strengthens the completeness and integrity of the public record by providing context, clarity, and accuracy of Council proceedings; and

Whereas the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA) and its Integrated Accessibility Standards Regulation (IASR) emphasize the importance of providing accessible formats and communication supports to the public; and

Whereas improving the visibility and accessibility of livestream and archived meeting video supports these accessibility objectives and enhances equitable public access to municipal governance; and

Whereas many Ontario municipalities, including Guelph, Vaughan, and Burlington, integrate direct links to live and archived meeting video within their meeting calendar pages as a standard best practice; and

1. Now Therefore Be It Hereby Resolved That staff be directed to update the Town's meeting calendar webpage to:
 - a. Prominently display a direct link to the active livestream video on the meeting page while the meeting is in progress; and

Improving Accessibility and Public Record Integration of Live and Archived Council

Meeting Video

March 10, 2026

Page 2 of 2

- b. Add a direct link to the archived video recording to each individual meeting page, adjacent to the published agenda and minutes, once the video becomes available; and
2. Be It Further Resolved That staff report back to Council on the implementation of these improvements, including timelines and any associated costs, if applicable.



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Town of Aurora

Member Motion

Councillor Gallo

Re: **Establishment of a Joint Task Force and Funding Support to Combat Antisemitic Hate and Violence and Protect Vulnerable Communities in Aurora**

To: Members of Council

From: Councillor John Gallo

Date: March 10, 2026

Whereas the Town of Aurora is a diverse and inclusive community where residents of all faiths, cultures, and backgrounds should feel safe, respected, and protected; and

Whereas there has been a documented and deeply concerning rise in antisemitic incidents, hate-motivated acts, and violence across Canada, including within York Region and surrounding municipalities; and

Whereas hate-motivated incidents directed at the Jewish community and other vulnerable communities undermine public safety, community cohesion, and the fundamental values of tolerance and inclusion; and

Whereas municipal governments rely on strong partnerships with federal, provincial, and regional law enforcement agencies to effectively prevent, investigate, and respond to hate-motivated incidents; and

Whereas the Town of Aurora is served by the York Regional Police, and benefits from coordination with provincial and federal partners including the Ontario Provincial Police, Royal Canadian Mounted Police, and Canadian Security Intelligence Service; and

Whereas municipalities face increasing financial and operational pressures in responding to rising incidents of hate, including the need for enhanced policing coordination, prevention programs, and community safety initiatives; and

1. Now Therefore Be It Hereby Resolved That the Town of Aurora Council formally request the Government of Canada and the Province of Ontario to work in partnership with York Region and the Town of Aurora to establish a combined Federal, Provincial, Regional, and Municipal law enforcement joint task force, composed of but not limited to the Royal Canadian Mounted Police, Canadian Security Intelligence Service, Ontario Provincial Police, and York Regional Police, to

Establishment of a Joint Task Force and Funding Support to Combat Antisemitic Hate and Violence and Protect Vulnerable Communities in Aurora

March 10, 2026

Page 2 of 2

coordinate intelligence, prevention, and enforcement efforts to combat and prevent antisemitic hate and violence, and to protect vulnerable communities.

2. Be It Further Resolved That Council request the Federal and Provincial governments to provide dedicated and sustainable funding to support these coordinated enforcement and prevention efforts, and to provide financial assistance to municipalities and regional police services, including York Regional Police, to address the increased operational demands resulting from the rise in hate-motivated incidents.
3. Be It Further Resolved That Council calls upon all municipalities in York Region to join Town of Aurora in support of this resolution.
4. Be It Further Resolved That Council direct that this resolution be forwarded to:
 - The Right Honourable Prime Minister of Canada
 - The Minister of Justice and Attorney General of Canada
 - The Minister of Public Safety Canada
 - The Premier of Ontario
 - The Solicitor General of Ontario
 - The Attorney General of Ontario
 - The Regional Municipality of York
 - The York Regional Police Services Board
 - Local Members of Parliament and Members of Provincial Parliament representing Aurora
 - All municipalities within York Region



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Town of Aurora

Member Motion

Councillor Gallo

Re: Financial Reporting for the Aurora Economic Development Corporation (AEDC)

To: Members of Council

From: Councillor John Gallo

Date: March 10, 2026

Whereas the Aurora Economic Development Corporation (AEDC) is a corporation governed by the *Municipal Act, 2001* and the *Not-for-Profit Corporations Act, 2010*; and

Whereas the AEDC plays an important advisory role in supporting economic development initiatives, business attraction, and strategic economic priorities within the Town of Aurora; and

Whereas Council funds economic-related activities through the Planning and Development budget, specifically the Economic Development Division's operating budget, and the economic development reserve; and

Whereas the AEDC's board recommends to the Economic Development division economic-related activities and initiatives, which may have a cost; and

Whereas expenditures related to recommended AEDC initiatives are administered through the Town's financial systems and approval processes, and the AEDC itself does not independently approve expenditures or produce standalone audited financial statements; and

Whereas, as a result, there is currently no consolidated annual financial summary specific to AEDC activities presented to Council or the public; and

Whereas Council has a fiduciary responsibility to ensure transparency, accountability, and proper oversight of the Town's economic development incentive budgets; and

Whereas providing clear, consistent, and detailed financial reporting enhances transparency and ensures the community and Council have a complete understanding of how public funds are being utilized in support of economic development initiatives;

1. Now Therefore Be It Hereby Resolved That Council direct staff to prepare and present a report outlining the Town's economic development incentive financials for

the 2025 fiscal year to which the Aurora Economic Development Corporation (AEDC) provides input, including but not limited to:

- a. The total Town budget allocated in support of AEDC-related initiatives;
 - b. A detailed breakdown of all expenditures, including administrative costs, consulting services, marketing, events, and any other operational expenses;
 - c. Any revenues, sponsorships, grants, or external funding received;
 - d. Any reserve funds held or utilized, if applicable; and
 - e. A comparison of the approved budget versus actual expenditures; and
2. Be It Further Resolved That staff be directed to provide an annual report to Council outlining the financial details of the Town budget that has been allocated in support of AEDC-related initiatives for the preceding fiscal year, beginning with the 2026 fiscal year and continuing annually thereafter.



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Town of Aurora

Member Motion

Mayor Mrakas

Re: Review and Release of Certain Closed Session Materials

To: Members of Council

From: Mayor Tom Mrakas

Date: March 10, 2026

Whereas Council has previously discussed matters in Closed Session relating to:

- The purchase of lands commonly referred to as Henderson Forest;
- Discussions concerning Hilary House National Historic Site; and
- Matters relating to the property municipally known as 1289 Wellington Street East; and

Whereas transparency and public trust are fundamental principles of good governance; and

Whereas the *Municipal Act* permits the public release of Closed Session materials once the need for confidentiality has lapsed;

1. Now Therefore Be It Hereby Resolved That staff be directed to conduct a review of all Closed Session reports, minutes, presentations, and related materials concerning:
 - a. Henderson Forest (672 and 682 Henderson Drive);
 - b. Hilary House; and
 - c. 1289 Wellington Street East; and
2. Be It Further Resolved That Council authorize the release of the documents described above in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and only to the extent without prejudice to the Town's legal, security, financial, or negotiating position; and
3. Be It Further Resolved That a public report be brought forward to Council outlining:
 - a. What information can be released;
 - b. What must remain confidential and the legislative reason why; and
 - c. A proposed timeline for disclosure; and
4. Be It Further Resolved That any materials deemed appropriate for release be made publicly available through the Town's website.



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Town of Aurora
Memorandum
Mayor's Office

Re: York Regional Council Highlights of January 29, 2026
To: Members of Council
From: Mayor Mrakas
Date: March 10, 2026

Recommendation

1. That the York Regional Council Highlights of January 29, 2026, be received for information.

Attachments

1. York Regional Council Highlights of January 29, 2026

COUNCIL HIGHLIGHTS

FOR IMMEDIATE RELEASE



Thursday, February 12, 2026

York Regional Council – Thursday, January 29, 2026

Live streaming of the public session of Council and Committee of the Whole meetings is available on the day of the meeting from 9 a.m. until the close of the meeting. Past sessions are available at york.ca/CouncilAndCommittee

York Region advancing community safety and well-being through collaborative actions

York Regional Council received a progress update on the [Community Safety and Well-being Plan](#), which continues to strengthen safety, improve access to services and support residents across York Region. Guided by a provincial framework and local priorities, this plan uses a place-based approach to address risks and deliver community-driven solutions in collaboration with York Regional Police, local municipalities and community partners.

In 2025, initiatives supported by Community Action Tables and the Building Safer Communities Fund reached more than 24,900 residents, with 99% of initiatives completed or in progress. Building on these successes, York Region will continue expanding programs, gathering targeted feedback and updating the plan for Council consideration in early 2027.

For more information on the Community Safety and Well-being Plan, [visit york.ca/CommunityAction](http://york.ca/CommunityAction)

Ontario's 2026 Budget consultation process

Regional Council [received an update](#) on York Region's participation in the Province of Ontario's 2026 Budget consultation process. As in previous years, the Ontario Minister of Finance invited stakeholders, including York Region, to provide input into the provincial budget process, which ran from December 4, 2025, to January 30, 2026.

As part of the Regional Council-endorsed 2026 capital plan, \$2.2 billion in critical investments from senior levels of government is needed to support housing and transit initiatives, including \$216 million to meet the Province's one-third share toward approximately 1,345 community housing units and \$1.9 billion for two new bus rapid transit projects along Jane Street in the City of Vaughan and Highway 7 East in the City of Markham.

York Region is committed to ongoing advocacy efforts to advance Regional priorities and will continue to monitor provincial budget announcements, expected in spring 2026.

York Region establishes municipal insurance pool

Regional Council [approved](#) the establishment of the York Region Municipalities Insurance Pool program.

Implementing an insurance pool increases purchasing ability and lowers overall cost of insurance for participating cities and towns by offering greater premium stability than if coverage was purchased directly from an insurance provider individually. Analysis of financial viability and

sustainability indicates potential insurance cost savings of approximately 20% or \$5.5 million annually for York Region and participating municipalities.

An Insurance Pool Board will be established to direct future decisions and oversee management of the insurance pool. York Region has been selected as host and will provide management and administrative functions needed to support the pool. This includes implementing proactive risk-management practices, standardized claims handling, contract reviews, accounting services and consistent operating procedures across all participating municipalities.

The pool is set to launch on Wednesday, July 1, 2026, with interested municipalities seeking prior approval from their respective municipal councils to participate.

Audit Committee and Audit Services Charter updates

Regional Council approved revisions to the [Audit Committee Charter](#) and the [Audit Services Branch Charter](#) to clarify roles, responsibilities and authority and to align with the [Institute of Auditor's Global Internal Audit Standards](#). These updates strength oversight of financial reporting, internal controls and audit functions, ensuring York Region continues to uphold best practices in governance and accountability.

York Region recognized as an Age-Friendly Community

Regional Council celebrated York Region's formal recognition by the Government of Ontario as an [Age-Friendly Community](#), marking an important milestone in the Region's ongoing commitment to supporting older adults through the [2024 to 2027 Plan to Support Seniors](#). The designation reflects strong leadership and collaboration across the Seniors Services team, Regional Seniors Core Team, community partners and seniors themselves.

The recognition highlights York Region's shared commitment to fostering inclusive, accessible and age-friendly communities where older adults can thrive.

With the older adult population expected to double over the next 30 years, the plan continues to guide actions that promote healthy aging, support aging in the right place and strengthen coordination of services across the community.

York Region response to extreme winter weather

Regional Council thanked staff who worked throughout the holidays and during recent extreme cold and significant snowfall to ensure essential services continued without interruption. Council recognized Public Works, Paramedic Services, Transit, Social Services, street outreach teams and community partners for their professionalism, compassion and commitment in keeping roads safe, communities moving and vulnerable residents supported during challenging winter conditions.

Black History Month

Regional Council recognized February as Black History Month, celebrating the achievements, contributions and lived experiences of Black residents and communities. Council also acknowledged the importance of advancing equity, inclusion and belonging across York Region and called on staff and residents to help address systemic barriers and build a more inclusive community for all.

January Observances

Regional Council recognized the following observances in January 2026:

- [Alzheimer's Awareness Month](#)
 - [Tamil Heritage Month](#)
 - [Crime Stoppers Awareness Month](#)
 - [National Day of Remembrance for Victims of Air Disasters](#) – January 8, 2026
 - [Orthodox New Year](#) – January 14, 2026
 - [Holocaust Remembrance Day](#) – January 27, 2026
 - [National Day of Remembrance of the Quebec City Mosque Attack](#) – January 29, 2026
-

Next meeting of York Regional Council

The next Meeting of York Regional Council will be held on Thursday, February 26, 2026, at 9 a.m. in the York Region Administrative Centre Council Chambers, located at 17250 Yonge Street in the Town of Newmarket. The Council meeting will be streamed on york.ca/Live

The Regional Municipality of York consists of nine local cities and towns and provides a variety of programs and services to over 1.25 million residents and 57,000 businesses with more than 629,000 employees. More information about York Region's key service areas is available at york.ca/RegionalServices

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Town of Aurora
Memorandum
Mayor's Office

Re: York Regional Council Highlights of February 26, 2026
To: Members of Council
From: Mayor Mrakas
Date: March 10, 2026

Recommendation

1. That the York Regional Council Highlights of February 26, 2026, be received for information.

Attachments

1. York Regional Council Highlights of February 26, 2026

COUNCIL HIGHLIGHTS

FOR IMMEDIATE RELEASE



Tuesday, March 3, 2026

York Regional Council – Thursday, February 26, 2026

Live streaming of the public session of Council and Committee of the Whole meetings is available on the day of the meeting from 9 a.m. until the close of the meeting. Past sessions are available at york.ca/CouncilAndCommittee

York Region Police Chief Jim MacSween announces retirement

York Regional Council extended appreciation and thanks to York Regional Police Chief Jim MacSween, who will [retire](#) on June 26, 2026, after 37 years of dedicated service, including six as Chief.

Since taking the role in May 2020, Chief MacSween has led York Regional Police through extraordinary challenges, including the COVID-19 pandemic, while modernizing services to meet the needs of a growing York Region. He has strengthened community trust, championed the well-being of members and fostered a people-first culture.

Chairman Jolliffe and Regional Council congratulated Chief MacSween on his remarkable career and extended best wishes for continued health, happiness and success in retirement.

York Region tables proposed 2026 Development Charges Bylaw update to support future growth

Regional Council [received an update](#) on two proposed development charges bylaws, the 2026 Region-wide Development Charges Background Study and Bylaw and the 2026 Nobleton Area-Specific Wastewater Development Charges Background Study and Bylaw.

This update outlined growth supported by the bylaws to 2051, required infrastructure costs and new development charges (DC) rates. The update also met the public meeting requirement under the *Development Charges Act, 1997*, beginning a minimum 60-day public consultation process during which feedback on the proposed bylaws can be submitted for consideration.

The Region's current [DC Bylaw](#) is set to expire in June 2027. Since the current bylaw came into effect in June 2022, the Province of Ontario has introduced several pieces of legislation that have driven the need for additional or accelerated infrastructure. In December 2023, Regional Council directed an advanced update of the Region's Development Charges Bylaw to help support funding challenges associated with municipal housing targets.

Regional Council will consider approval of the proposed Region-Wide and Area-Specific DC bylaws on Thursday, May 21, 2026.

More information is available at york.ca/DevelopmentCharges

Regional Council calls for fair and consistent blue box recycling across Ontario

Regional Council passed a [resolution](#) calling on the Province of Ontario to ensure fair, consistent and equitable recycling collection service levels under the Blue Box Extended Producer Responsibility framework. Under the new system, municipalities in York Region and across Ontario have experienced inconsistencies in collection frequency, accepted materials, missed-collection recovery and customer service standards. The resolution urges the Province to establish and enforce clear, province-wide standards and require prompt action from Circular Materials Ontario to address service inequities impacting York Region residents.

York Region remains committed to work with Province to address poverty and impacts on communities

Regional Council received an update on York Region's [submission](#) to the Ministry of Children, Community and Social Services in support of Ontario's assessment of their current poverty reduction strategy and development of a new strategy.

The submission included information about Regional Council-approved programs, population trends, insights, current pressures and recommendations. The submission calls on the Province to take decisive action in the following areas:

- Strengthen income supports through living wage and basic income policies, increasing Ontario Works rates and making the Canada-Ontario Housing Benefit a permanent program
- Provide increased and sustainable funding for programs and services keeping pace with population growth and inflation
- Increase municipal financial resilience by covering revenue shortfalls from *Development Charges Act, 1997* changes
- Invest in community partners to build capacity and reinforce social infrastructure as essential collaborators in meeting resident needs

York Region will continue working with the Province and community partners to address the root causes of poverty and its impacts on communities.

Transfer of Yonge Street Watermain to Town of Aurora

Regional Council [authorized transferring ownership](#) of the Yonge Street Watermain to the Town of Aurora and paying \$114,000 to the Town for replacement of the existing valve chamber on Industrial Parkway South. Under the [Water and Wastewater Infrastructure, Regional Jurisdiction Policy \(2019\)](#), the watermain meets the criteria for local town infrastructure.

The Region replaced and rehabilitated the watermain in 2024 to bring infrastructure to a good state of repair and ensure reliable water servicing.

York Region's [Asset Management Program](#) reviews legacy ownership arrangements with municipalities and brings those inconsistent with the policy to Regional Council for recommendation.

Constructed in 1983 between Ridge Road and Edward Street to provide bulk water to the Town of Aurora, the watermain now serves local distribution as surrounding lands have developed and private services connect directly to it.

York Region and York University strengthen partnership

On February 5, 2026, York Regional Council and York University signed a five-year [Memorandum of Understanding](#) to formalize the long-standing partnership between the organizations. The agreement supports innovation, entrepreneurship, experiential learning and workforce development, including initiatives tied to York University's new medical school in the City of Vaughan, for which Council previously approved \$25 million in capital funding.

The MOU also fosters collaboration with local municipalities, drives talent development and advances economic growth and community well-being across the Region. Regional Council acknowledged this partnership as a key step in building a stronger, more sustainable and inclusive York Region.

York Region receives EDOC Award of Excellence

Regional Council extended congratulations to the [Agriculture and Agri-Food Advisory Committee](#) and Regional staff for receiving the Economic Developers Council of Ontario's 2025 Award of Excellence. The award recognizes the [2024 - 2027 Agriculture and Agri-Food Sector Strategy](#), led by Township of King Councillor Avie Eek and Town of Georgina Regional Councillor Naomi Davison, e for its innovative, collaborative and forward-thinking approach to economic development.

Regional Council also acknowledged the vital collaboration with all nine local municipalities and key industry and community partners that made this achievement possible.

York Region celebrates local athletes at Milano Cortina 2026

Regional Council extended congratulations to the Canadian athletes who competed at the Milano Cortina 2026 Winter Olympics.

Team Canada brought home 21 medals, with [York Region proudly represented](#) on the podium in five events. Highlights include gold and bronze for freestyle skier Megan Oldham, silver medals in men's and women's hockey from Erin Ambrose, Laura Stacey, Sam Bennett, Jordan Binnington, Mitch Marner and Connor McDavid and a bronze from ice dancer Paul Poirier.

Their dedication, perseverance and sportsmanship inspired communities across York Region and beyond. These athletes demonstrated what is possible when talent meets opportunity, showing the power of hard work and determination on the world stage.

Regional Council also looks forward to cheering on Team Canada at the upcoming Paralympic Games beginning March 6, 2026.

February Observances

Regional Council recognized the following observances in February 2026:

- [Black History Month](#)
 - [White Cane Week](#) – February 2 - 6, 2026
 - [Family Day](#) – February 16, 2026
 - [Lunar New Year](#) – February 17, 2026
 - [Pink Shirt Day](#) – February 25, 2026
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Next meeting of York Regional Council

The next Meeting of York Regional Council will be held on Thursday, March 26, 2026, at 9 a.m. in the York Region Administrative Centre Council Chambers, located at 17250 Yonge Street in the Town of Newmarket. The Council meeting will be streamed on york.ca/Live

The Regional Municipality of York consists of nine local cities and towns and provides a variety of programs and services to over 1.29 million residents and 57,000 businesses with more than 624,000 employees. More information about York Region's key service areas is available at york.ca/RegionalServices

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