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Town of Aurora

General Committee Report

No. PDS20-067

Subject: **Applications for Official Plan Amendment and Zoning By-law Amendment**
 1623 Wellington Street Developments Limited
 1623 Wellington Street East
 Concession 3, Part Lot 20
 File Numbers: OPA-2020-02 and ZBA-2020-02
 Related File Numbers: SP-2018-05 and C-2020-01

Prepared by: Matthew Peverini, Planner

Department: Planning and Development Services

Date: November 3, 2020

Recommendation

- 1. That Report No. PDS20-067 be received;**
- 2. That Official Plan Amendment application OPA-2020-02 be approved to:**
 - a. Amend Schedule ‘AA’ of OPA 30 and revise Schedule ‘H’ of the Town of Aurora Official Plan in accordance with Figures 6 and 7 attached to this report, respectively.**
 - b. Revise the policies of Section 3.5.3 of OPA 30, and Section 16.36 of the Town’s Official Plan in accordance with the proposed changes as listed in Appendix ‘B’ to this report;**
- 3. That Zoning By-law Amendment application ZBA-2020-02 be approved to rezone the subject lands from “Business Park (E-BP) Zone”, “Business Park [E-BP(398)] Exception 398 Zone” and “Holding Provision Business Park [(H)E-BP(398)] Exception 398 Zone”, to “Business Park [E-BP(XX)] Exception XX Zone”; and,**
- 4. That the implementing Official Plan and Zoning By-law Amendments be brought forward to a future Council Meeting for adoption.**

Executive Summary

This report seeks Council's approval for Official Plan and Zoning By-law Amendment applications for 1623 Wellington Street East to add additional commercial and related employment uses for the subject lands.

- The Official Plan Amendment application proposes to re-designate the subject lands, add new uses, and amend site-specific policies;
- The applicant is proposing to amend Section 3.5 of OPA 30 and Section 16.36 of the Town's Official Plan to add "Motor Vehicle Sales Establishment" and "Commercial Self-Storage Facility" as standalone permitted uses on a portion of the subject lands;
- The Zoning By-law Amendment application proposes to rezone the subject lands to provide for additional permitted uses, revised parking rates, phasing provisions, and other site-specific provisions;
- The proposed applications are consistent with the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and OPA 48 and the Oak Ridges Moraine Conservation Plan;
- The proposed applications conform to the Lake Simcoe Protection Plan, and York Region Official Plan;
- A site-specific parking standard is proposed for the Commercial Self-Storage Facility; and,
- The proposed applications were circulated to all internal and external agencies for review and comments. All circulated agencies are satisfied with the revisions and have no objections to the approval of the amendments.

Background

Application History

The planning applications for Official Plan and Zoning By-law Amendment were deemed complete on February 19, 2020. A Statutory Public Planning Meeting was held on June

9, 2020, and at this meeting, Council passed a resolution referring the applications back to Staff to address comments presented at the meeting, and to report back to General Committee. Minutes of the Public Planning Meeting are attached as Appendix 'A'. A detailed history of previous planning applications for the subject lands is presented in Public Planning Report PDS20-040, dated June 9, 2020.

Location / Land Use

The subject lands are municipally known as 1623 Wellington Street East, and are located on the south side of Wellington Street East, west of Highway 404 (Figure 1). The subject lands are irregular in shape with an approximate area of 13.07 hectares (32.30 acres), and front Wellington Street East and Highway 404. Access is provided by a curb-cut located at the signalized intersection of Wellington Street East and First Commerce Drive. The subject lands are currently vacant, with a relatively flat topography, and vegetation along the southern lot line.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Wellington Street East and a Regional Commercial Centre;
South: Business Park;
East: Highway 404; and,
West: a gas bar and undeveloped employment lands.

Policy Context

Provincial Policies

All development applications shall have regard for the Provincial Policy Statement (PPS), which provides policy direction on matters of Provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (The Growth Plan) is a guiding document for growth management within the Greater Golden Horseshoe Area. The Growth Plan provides a framework which guides land-use planning.

The Lake Simcoe Protection Plan (LSPP) provides policies which address aquatic life, water quality and quantity, shorelines and natural heritage, other threats and activities (invasive species, climate change and recreational activities) and implementation. The Oak Ridges Moraine Conservation Plan (ORMCP) provides land use and resource management planning direction on how to protect the Moraine's ecological and hydrological features and functions.

Official Plan Amendment No. 48 (OPA 48) was adopted by Council in October, 2003 to bring the Town's Official Plan into conformity with the ORMCP. A small portion at the southeast limits of the subject lands are located within the "Settlement Area" of the Oak Ridges Moraine.

York Region Official Plan (YROP)

The YROP designates the subject lands as "Urban Area". The planning vision for the Urban Area is to strategically focus growth while conserving resources; and to create sustainable, lively communities. A primary goal of the YROP is to enhance the Region's urban structure through city building, intensification and compact, complete vibrant communities. The subject lands are not located within a Wellhead Protection Area. The Region has granted the applicant's request for exemption from Regional approval for the proposed Official Plan Amendment application.

Bayview Northeast Area 2B Secondary Plan (OPA 30)

The subject lands are designated "Business Park" and "Business Park – Special Policy Area 1" by OPA 30, as amended by OPA 76 (see Figure 2).

The Business Park designation provides opportunities for a range of high quality employment uses and several supporting commercial and community facilities geared towards satisfying the needs of residents, businesses and employees within the Town and Region.

The "Business Park – Special Policy Area 1" designation allows for an expanded range of commercial retail uses as principal uses, in addition to Business Park uses. Site-specific policies for this designation are implemented through Section 3.5.3 of OPA 30 (and Section 16.36 of the Town's Official Plan).

Town of Aurora Official Plan

Schedule 'A' – Structure Plan of the Town's Official Plan, identifies that the subject lands are part of the Bayview Northeast Area 2B Secondary Plan (OPA 30).

Schedule 'H' – Site Specific Policy Areas, identifies that a portion of the subject lands are subject to "Site Specific Policy Area 36" (SSPA 36) (Figure 3). SSPA 36 details the policies of the "Business Park – Special Policy Area 1" designation of OPA 30.

Schedule 'K' – Trail Network Concept identifies a Future Trail Route along the eastern boundary of the subject lands in accordance with the Town's Trails Master Plan.

Section 10.3.1(f) of the Town's Official Plan prescribes that new development in Employment Areas shall achieve an average minimum density of 40 jobs per hectare in the developable area. Business Park uses within OPA 30 contribute to the "Employment Areas" referenced in this section of the Official Plan.

Zoning By-law 6000-17, as amended

The subject lands are zoned "Business Park (E-BP) Zone", "Business Park [E-BP(398)] Exception 398 Zone" and "Holding Provision Business Park [(H)E-BP(398)] Exception 398 Zone" by Zoning By-law 6000-17, as amended (Figure 4). The in force zoning for the subject lands do not permit the proposed uses and site-specific regulations. Therefore a Zoning By-law Amendment application is required.

Reports and Studies

Reports and Studies submitted as part of a complete application are listed in Planning and Development Services Report No. PDS20-040.

Proposed Applications

The development concept for the subject lands consists of a campus-like setting that includes commercial retail, motor vehicle sales establishment, commercial self-storage, and office uses (see Figure 5).

The Official Plan Amendment application proposes to re-designate the subject lands, add new uses, and amend site-specific policies

The applicant is proposing to re-designate the subject lands from “Business Park” and “Business Park – Special Policy Area 1” to “Business Park – Special Policy Area 1” in its entirety. Amendments to Schedule ‘AA’ of OPA 30 (Figure 6), and Schedule ‘H’ of the Town of Aurora Official Plan (Figure 7) are required, and an overlay to the Schedules will identify four areas (‘A’, ‘B’, ‘C’, and ‘D’) to further regulate land use (Figure 8).

The applicant is also proposing to amend Section 3.5.3 of OPA 30 and Section 16.36 of the Town’s Official Plan to add “Motor Vehicle Sales Establishment” and “Commercial Self-Storage Facility” as standalone uses on a portion of the subject lands. Site-specific policies will permit a maximum of two Motor Vehicle Sales Establishment uses and limit their location within areas ‘A’ and/or ‘B’, while the Commercial Self-Storage Facility will be limited to Area ‘C’ (see Figure 8).

Additionally, the Owner is proposing to delete the site-specific policy that restricts individual commercial retail units to a maximum GFA.

Further to the above noted amendments, technical amendments such as renumbering and rewording of site-specific policies, will be required. A comparison of the existing Official Plan policies to the proposed policies is included as Appendix B to this report.

The Zoning By-law Amendment application proposes to rezone the subject lands. The proposed zoning encompasses additional uses, revised parking rates, phasing provisions, and other site-specific provisions

As shown on Figure 9, the applicant proposes to rezone the subject lands from E-BP(398), (H)E-BP(398) and E-BP to a “Business Park E-BP(XX) Exception Zone”. A table comparing the Existing E-BP and E-BP(398) Zones to the proposed E-BP(XX) zone can be found in Appendix C. In summary, this exception zone will:

- Include a figure overlay which identifies four different “Areas” that align with the proposed Official Plan Amendment;
- Allow “Motor Vehicle Sales Establishment” and “Commercial Self-Storage Facility” as standalone uses on a portion of the subject lands;
 - A maximum of two Motor Vehicle Sales Establishments will be permitted on the subject lands, and only within Areas ‘A’ and ‘B’;

- If located within Area 'A', a maximum of 30% of the GLFA of the dealership shall be counted towards the overall maximum GLFA cap for all retail and commercial uses on the subject lands;
 - If located within Area 'B', the GLFA shall be excluded from the overall maximum GLFA cap for all retail and commercial uses on the subject lands;
 - Require one loading space;
- Permit one Commercial Self Storage Facility only within area 'C';
 - Impose a maximum height restriction of 17.5 m;
 - Require a parking rate of one parking space per 1,000 m² of GFA;
 - Require one loading space;
- Establish that the Parking Standards for the Developed Business Park be calculated on an overall site basis;
- Continue to maintain the phasing provision for any retail and commercial GLFA built beyond 11,100 m²;
- Impose a provision that the minimum separation distance between two buildings on the same lot be 12 m;
- Render Wellington Street East as the front lot line, and Goulding Avenue as the side lot line; and,
- Permit a maximum driveway width of 23.0 m at street line for driveways along Goulding Avenue.

Analysis

The applicant has significantly revised their proposal in response to Town and Agency comments and the input received at the June 9, 2020 Public Planning Meeting. Major revisions are highlighted as follows:

- A retail block consisting of three buildings was added to the southeast corner of Wellington Street East and the future extension of Goulding Avenue;
- Two proposed automobile dealerships have shifted slightly to the east;
- The number of Motor Vehicle Sales Establishments was restricted to two on the subject lands, and only permitted within Areas 'A' and 'B';
- The height of the Commercial Self Storage building was reduced to a maximum of 17.5 m (four storeys);
- The phasing for retail uses beyond 11,100 m² is maintained whereas it was initially proposed to be deleted;

- A parking rate of 0.9 parking spaces per 1,000 m² of gross floor area (GFA) for the Commercial Self-Storage use is proposed;
- Parking for the build out of the subject lands is proposed to be calculated on an overall site basis;
- 30% of the gross leasable floor area (GLFA) of a Motor Vehicle Sales Establishment within Area “A” is proposed to count towards the overall maximum GLFA cap for all retail and commercial uses on the subject lands;
- The GLFA of a Motor Vehicle Sales Establishment permitted within Area “B” is proposed to not count towards the overall maximum GLFA cap for all retail and commercial uses on the subject lands; and,
- A minimum separation distance of 12 m between buildings is proposed for the subject lands.

Planning Considerations

The proposed applications are consistent with the Provincial Policy Statement (‘PPS’)

The subject lands are located within a Settlement Area, which is intended to be the area of focus for growth and development within the Province. The proposed development efficiently uses land, resources and available infrastructure, while preserving the opportunity to accommodate projected targets and densities for employment.

The proposed applications support the overarching goals and well-being of both the Region and the Town, by providing employment uses, and uses ancillary to employment uses which support the existing planned Business Park Area.

The proposed applications contribute to the buildout of a complete community in the Bayview Northeast 2B.

The proposed applications are consistent with the PPS goal of promoting economic development and competitiveness by providing for an appropriate range and mix of employment uses and ancillary uses to meet long-term needs of the Region and the Town.

The proposed amendments will introduce uses that support and reinforce the in-effect policies and intent for the Business Park designation. The Region of York has advised

the Town staff that the proposed planning applications do not represent an employment land conversion.

The overall conceptual development in concert with the proposed amendments constitute a compact built-form that efficiently uses land and existing infrastructure. It ensures that the subject lands will be developed in a manner that achieves a striking presence of a prestige Business Park at a gateway to the Town, while also ensuring compatibility to existing adjacent uses.

Additionally, the newly proposed uses will offer additional services to residents and businesses in Aurora and the surrounding area.

Through future detailed development applications, Staff will work with the applicant to ensure that development delivers a high degree of urban design, does not cause undue environmental or public health and safety concerns, and contributes to a healthy and vibrant community. All future development will be required to comply with applicable Provincial legislation such as the Ontario Building Code (OBC) and Accessibility for Ontarians with Disabilities Act (AODA), and will incorporate sustainable measures to assist the Province, Region and Municipality in achieving resilience to climate change.

As such, Staff are satisfied that the proposed applications are consistent with the PPS.

The proposed applications are consistent with A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('the Growth Plan')

The Growth Plan sets objectives to accommodate forecasted growth in complete communities. Objectives include creating complete, healthy and safe communities with a focus on intensification in settlement areas and optimizing the use of existing infrastructure. It also sets out population and employment forecasts for all upper- and single-tier municipalities within the Greater Golden Horseshoe area.

The proposed applications support the Growth Plan's infill policies by facilitating an appropriate built-form and contributing to a complete community by providing for a mix of employment uses on the subject lands. The subject lands are within a Settlement Area, where existing or planned transit is located, and are also adjacent to a Major Goods Movement corridor (Highway 404).

The proposed development concept and subject applications promote economic development and competitiveness in the Greater Golden Horseshoe by broadening the scope of permitted employment uses on the subject lands, and supporting and enhancing the employment directives of the Growth Plan in the Municipality. The proposed uses are compatible with the surrounding business park, are within the range of uses contemplated for employment areas, and will assist in meeting the needs of the community. Existing higher-order employment uses such as Offices, Research and Development Facilities, etc., will continue to be permitted on the subject lands.

The proposed applications make efficient use of existing, undeveloped employment lands, and capitalize on the proximity of Highway 404. The applicant's Planning Justification Report prepared by MHBC states that the overall build out of the subject lands are projected to provide a greater employment density (110 to 113 jobs per hectare) than is prescribed in OPA 30, which meets the Employment objectives of the Growth Plan.

As such, Staff are satisfied that the proposed applications are consistent with the Growth Plan for the Greater Golden Horseshoe.

The proposed applications conform to the Lake Simcoe Protection Plan (LSPP)

The subject lands are located outside of an area that is regulated by the Lake Simcoe Region Conservation Authority (LSRCA) under Ontario Regulation 179/06 of the Conservation Authorities Act. Accordingly, a permit from the LSRCA under Ontario Regulation 179/06 will not be required prior to development or site alteration occurring on the subject property. Additionally, there are no Natural Hazards or Natural Heritage Features present on the subject lands.

The subject lands are within an Ecologically Significant Groundwater Recharge Area and future site plan applications will be required to include a study which demonstrates that the quality and quantity of groundwater and the function of the recharge area will be protected, improved or restored.

The LSRCA has reviewed the proposed applications in concert with the LSPP and has provided that consistency with Section 3.1 of the PPS has been demonstrated, and there is no objection from a watershed perspective to permit additional uses on the subject lands.

As such, the proposed applications conforms to the LSPP.

The proposed applications conform to the York Region Official Plan (YROP)

As previously mentioned, the Region reviewed granted the request for Regional exemption of the Official Plan Amendment application in accordance with section 8.3.8 of the Region's Official Plan. The Region has reviewed the proposed applications, and have no objections, provided that the commercial retail space in Area 'A' does not exceed the requirements of the site-specific policies that will form part of the implementing planning amendments.

The proposed applications are consistent with the YROP objective of achieving a sustainable natural environment. Future development will be subject to Site Plan Control, where the applicant will be required to have an integrated and innovative approach to water management, landscape treatment, and may incorporate low impact development measures where appropriate and feasible. Additionally, future development is encouraged to design buildings that achieve LEED status, and incorporate green initiatives.

The proposed applications support the YROP goal of achieving a strong, stable economy, by creating a competitive business environment. The proposed amendments provide broader employment opportunities for residents and will contribute to employment targets. As stated by the applicant's Planning Justification Report, the revised concept plan will yield upwards of 1,449 jobs across the subject lands, assuming a build out as contemplated in Figure 5.

As such, the proposed applications conform to the YROP.

The proposed applications are consistent with OPA 48 and the Oak Ridges Moraine Conservation Plan (ORMCP)

A small portion of the southeast corner of the subject lands are located within the ORMCP area. The portion of the subject lands within the Oak Ridges Moraine are within a "Settlement Area", which is designated for development of an urban type, permitting a range of residential, commercial, industrial and institutional uses. Within the Settlement Area, the existing Region of York and Town of Aurora Official Plan policies and land use designations shall guide development, subject to the applicable provisions of the ORMCP and the applicable policies of Section 3.13 of OPA 48. Uses permitted shall be

in accordance with OPA 30, and all applicable policies of the ORMCP. The LSRCA has reviewed the proposed uses in conformity with the ORMCP, and have no objection to the proposed uses on the subject lands.

In consultation with the LSRCA, it has been determined that there are no Natural Heritage features located within the portion of the lands within the ORMCP boundary, or on the balance of the subject lands. The subject lands are also not located within an area of influence of a Natural Heritage feature.

Staff has reviewed the proposed applications with regards to consistency to OPA 48 and the ORMCP, and have no objections.

A site-specific parking standard is proposed for the Commercial Self-Storage Facility

The applicant has submitted a Parking Study prepared by BA Group, and is proposing a parking rate of 0.9 parking spaces per 1000 m² of GFA for the Commercial Self Storage Facility (for a total of 12 spaces). The current Zoning By-law requirement is 1 space per 100m² of GFA.

BA Group undertook a parking assessment by reviewing the actual parking demand for three comparable multi-storey self-storage sites, and determined that the current Zoning requirement is significantly higher than the actual demand for multi-storey self storage facilities. Based on parking demand information collected at comparable sites, the estimated parking demand of the proposed development is 9 parking spaces, which is significantly less than the 125 spaces required by the Zoning By-law. This indicates that the proposed total parking supply for the self-storage facility of 10 spaces (plus 2 barrier-free parking spaces) exceeds the projected demand for the site, and that the proposed amendments to reduce the total Zoning By-law parking requirement from 125 spaces to 10 spaces is appropriate.

The Town's Traffic/Transportation Analyst has reviewed the Parking Study submitted, and has no objection to the methodologies used to arrive at the conclusion. All other parking rates within the subject lands are to be calculated on an overall site basis.

Department / Agency Comments

The proposed applications were circulated to all internal and external agencies for review and comments. All circulated agencies are satisfied with the revisions and have no objections.

The following are highlighted discussions from the circulations:

Traffic/Parking/Access

A Traffic Brief, and Parking Study have been submitted as part of the proposed applications. The Town's Traffic/Transportation Analyst has provided that the methodologies used and conclusions drawn in both the Traffic Brief and Parking Study are acceptable for the purpose of these applications. There are no objections to the proposed parking rate.

Landscaping/ Trails

Cash-in-lieu of parkland may be required in accordance with Town policy and By-law 4291-01.F. Superior landscaping will be required, with emphasis on pedestrian movement and accessibility at the many entrance and egress points of the site. Additional comments regarding street trees, topsoil requirements and other landscape standards will be provided as this plan evolves to the development stage.

The Trails Master Plan identifies the requirement of a 12 m wide trail corridor along the eastern boundary, culminating in a pedestrian underpass under Wellington Street adjacent to the on-ramp to the 404. This will be secured through a future Site Plan Agreement on the subject lands. This 12 m corridor shall be in addition to Controlled Access Highway Limits (14 m) as provided for in the Ministry of Transportation comments (below).

Urban Design

The subject lands are to be planned, designed and developed in an integrated, campus-like setting to create a striking built presence on Highway 404 and Wellington Street East. Building and landscape design shall facilitate the establishment of distinctive, landmark buildings. To ensure a high quality of development, the Town and the applicant will consider current Urban Design best practices, and the Wellington Street East Corridor

(Area 2B) Urban Design Guidelines. Urban Design matters will be assessed in greater detail upon submission of future Site Plan applications

Cultural Heritage

In September 2011, Council approved the demolition of the Issac Petch Farm House that previously existed on the subject lands, subject to conditions. The Owner is required to fulfil the following conditions as part of a future site plan agreement:

- Commemorate the Lyon/Petch Farm and its occupants, in a form, wording and location acceptable to the Town by installing interpretive plaques, street naming and the provision of a public gathering place on site, for future development on the east side of the future extension of Goulding Avenue; and,
- Salvage the brick of the Isaac Petch Farm House and incorporate it into future development on the east side of the future extension of Goulding Avenue. The Owner acknowledges and agrees that should the above conditions not be satisfied, the Owner will obtain Council's approval, in consultation with the Heritage Advisory Committee.

Lake Simcoe Region Conservation Authority

No natural hazards are identified for this site. The subject lands are located within an area that is subject to the policies contained in the Source Protection Plan. From a watershed perspective, the LSRCA are satisfied and have no objections to the proposed applications to permit additional uses on the subject land.

York Region

This application is considered to be a local matter and is exempted from approval by Regional Planning Committee and Council.

Ministry of Transportation

A minimum setback of 14 m shall be required from the Controlled Access highway Limits (along the eastern boundary and on-ramp limits). No permanent structures are permitted within this 14 m right-of-way limit.

Public Comments

No public comments were received for the subject planning applications.

Advisory Committee Review

No communication is required.

Legal Considerations

Subsections 22(7) and 22(7.0.2) of the *Planning Act* states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT).

Subsection 34(11.0.0.0.1) of the *Planning Act* states that if the passing of a Zoning By-law Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or Minister) may appeal the application to the LPAT.

As the application was received on February 19, 2020, the applicant may appeal to the LPAT at any time.

Financial Implications

There are no financial implications.

Communications Considerations

On February 27, 2020, a Notice of Complete Application respecting the Official Plan Amendment and Zoning By-law Amendment Applications was published in the *Auroran* and *Aurora Banner* newspapers. Additionally a sign giving notice of a complete application was posted on the subject lands.

On May 20, 2020, notices were given by mail to all addressed property Owners within a minimum of 120 m (393 ft) of the subject lands, and signage on the subject lands was updated with information regarding particulars of the Public Meeting. On May 28, 2020,

Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspapers. Notification has been provided in accordance with the *Planning Act*.

Public notification of the General Committee meeting was given in accordance with the requirements of the Planning Act.

Link to Strategic Plan

The applications will be reviewed in accordance with the Strategic Plan and its goal of enabling a Diverse, Creative and Resilient Economy through promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

Planning and Development Services has reviewed the proposed Official Plan Amendment and Zoning By-law Amendment applications against the relevant Provincial plans, Regional and Town Official Plans, Town Zoning By-law and municipal development standards. The development proposal is considered good planning, and conforms to Provincial and Regional policies and is consistent with policies of the Town's Official Plan.

Therefore, Staff recommend the approval of Official Plan Amendment file OPA-2020-02, and Zoning By-law Amendment file ZBA-2020-02

Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation (OPA 30)
- Figure 3 – Town of Aurora Official Plan Schedule 'H'
- Figure 4 – Existing Zoning By-Law
- Figure 5 – Conceptual Master Plan
- Figure 6 – Proposed Official Plan (OPA 30)
- Figure 7 – Proposed Town of Aurora Official Plan Schedule 'H'
- Figure 8 – Proposed Official Plan Amendment Overlay Schedule

Figure 9 – Proposed Zoning By-law

Appendix 'A' – Statutory Public Planning Meeting Minutes

Appendix 'B' – Official Plan Policy Comparison

Appendix 'C' – Proposed E-BP, E-BP(398) and E-BP(XX) Zone Comparison

Previous Reports

Public Planning Report No. PDS20-040, June 9, 2020.

Pre-submission Review

Agenda Management Team review on October 15, 2020

Approvals

Approved by David Waters, MCIP, RPP, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer