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TOWN OF AURORA OFFICIAL PLAN



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1.0 INTRODUCTION

1.1 Purpose of this Plan

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

1.2 How this Plan was Developed

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

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

1.3 How to Read this Plan

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

2.0 THE VISION

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

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

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

2.1 Fundamental Principles

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

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

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

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

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

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

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

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

- e) **Building a Successful Downtown** - ~~It is the intent of this Plan~~ To build

a successful, functioning and vibrant 'Aurora Promenade' as a vital component of the Town's economic health and identity. Successful downtowns function as civic and cultural amenities, tourist destinations, investment attractors and can contribute to the community's overall prosperity. Downtowns that are distinct and beautiful can be a tremendous source of civic pride and can shape the image of a community.

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

It is an objective of the Town to ensure that all new development occurs in a manner that protects people and property and prevents social disruption from natural hazards such as flooding and erosion. The public cost or risk to the municipality and its residents resulting from natural hazards should be avoided and minimized.

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

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

3.0 TOWN STRUCTURE

The Town of Aurora is made up of important elements that form part of the Town's structure. This section of the Town's Official Plan establishes the overarching purpose and function of each of these elements of the Town's structure, setting the foundation for the land use designations found within this Plan. The elements of the Town's structure are delineated on **Schedule 'A'** of this Official Plan, which represent the ~~Schedule 'A' Community Structure~~, establishes a comprehensive framework for guiding growth in Aurora. Specifically, it delineates the principle components of the planned community structure and the key areas that will play a significant role in directing and managing Aurora's growth to the year 2034~~2051~~. These structural elements form the basis of the land use designations and the policies of this Plan. The boundaries of each element of the Town Structure will not change except through a Municipal Comprehensive Review.

Within the Town's municipal boundary, there are lands located both inside and outside of the Urban Boundary.

Lands Within the Urban Boundary:

The lands within the Urban Boundary, as shown on **Schedule 'A'**, are designated for urban land uses. Within the Urban Boundary, lands are either identified as being within the Built-up Area, or within the Designated Greenfield Area. The Built-up Area is delineated by the Built Boundary, which ~~The Built Boundary — this boundary line~~ identifies the primary areas of existing development, or built-up area, as of June 16, 2006. All new rows and apartments residential unit growth within this line the Built-up Area is regarded as intensification, while development outside of this line is considered greenfield development,; and,

Greenfield development refers to the development of lands designated for community uses (residential, commercial and institutional), within the Urban Boundary and outside of the Built-up Area.

Lands Outside the Urban Boundary:

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

3.1 **Strategic Growth Areas**

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

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

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

3.1.2 **Regional Corridor**

- a) The Regional Corridor in Aurora consists of properties fronting onto Yonge Street, outside of the Aurora Promenade. Intensification is directed to the Regional Corridor, generally at more limited densities as compared to the Aurora Promenade and Major Transit Station Area with low and mid-rise buildings.

3.1.3 **Local Corridors**

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

3.2 **Stable Existing Residential Neighbourhoods**

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

Existing Major Institutional Areas—consists of existing institutional uses that, through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated

that these existing uses will be converted to other non-institutional uses during the 2031 planning horizon;

3.3 **Residential Designated Greenfield Residential Area**

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

3.4 **Greenfield Employment Area**

- a) ~~Greenfield Employment Areas —consist of primarily both vacant lands that will be planned to accommodate new employment lands employment growth during to the 2031/2051 planning horizon, as well as Existing Employment Areas —consisting of existing business parks and industrial areas, that are designated ‘Existing Employment — General Industrial’ and ‘Existing Employment — Light Industrial/Service and, through the policies of this Plan, are expected to hold out vacant lands but are not expected to accommodate significant job expansion through intensification. Some of these lands are subject to existing, approved Secondary Plans. Further, it is not anticipated that these lands will be converted to other uses during the 2031 planning horizon; and, . Further, it is not anticipated that these existing areas will be converted to other non-employment generating uses during the 2010 to 2031 planning horizon;~~

3.5 **Natural Heritage Greenlands System**

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

3.6 **Oak Ridges Moraine Countryside Area**

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

boundary must conform to the Oak Ridges Moraine Conservation Act, 2001 and the Oak Ridges Moraine Conservation Plan.

4.0 PROMOTING RESPONSIBLE GROWTH MANAGEMENT

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

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

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

4.1 Objectives

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

Community Structure

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

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- i. ~~Greenlands System — areas consisting of environmental and open space areas that will be protected from the encroachment of urban development. The Greenlands System includes an array of significant natural heritage features and parks and open space systems within three main land use designations including Private Parkland, Public Parkland and Environmental Protection Areas;~~
 - ii. ~~Rural/Oak Ridges Moraine — consists of the existing rural/agricultural area of the Town. These lands are expected to remain as integral components of the existing rural/agricultural community, and it is not anticipated that these existing uses will be converted to other uses during the 2031 planning horizon;~~
 - iii. ~~Stable Neighbourhoods — consists of existing residential neighbourhoods that, through the policies of this Plan, will be largely protected from the impacts of new development. Infill development and other forms of intensification will be restricted within Stable Neighbourhoods;~~
 - iv. ~~Existing Commercial Areas — consists of existing commercial development areas that, through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated that these existing uses will be converted to other non-commercial uses during the 2031 planning horizon;~~
 - v. ~~Existing Employment Areas — consists of existing business parks and industrial areas that are designated 'Existing Employment—General Industrial' and 'Existing Employment—Light Industrial/Service' and, through the policies of this Plan, are expected to hold out vacant lands but are not expected to accommodate significant job expansion through intensification. Further, it is not anticipated that these existing areas will be converted to other non-employment generating uses during the 2010 to 2031 planning horizon;~~
 - vi. ~~Existing Major Institutional Areas — consists of existing institutional uses that, through the policies of this Plan, are not expected to accommodate significant expansion through intensification. Further, it is not anticipated that these existing uses will be converted to other non-institutional uses during the 2031 planning horizon;~~
 - vii. ~~The Aurora Promenade — consists of the Yonge Street and Wellington Street Corridors and the GO Rail Station, all of which have been identified as strategic areas planned to accommodate new growth through intensification;~~
 - viii. ~~Greenfield Residential Areas — consist of primarily vacant lands that will be planned to accommodate new residential growth during the 2031 planning horizon. Some of these lands are~~
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subject to ~~existing~~, approved Secondary Plans;

- ix. ~~Greenfield Employment Areas consist of primarily vacant lands that will be planned to accommodate new employment lands employment growth during the 2031 planning horizon. Some of these lands are subject to existing, approved Secondary Plans. Further, it is not anticipated that these lands will be converted to other uses during the 2031 planning horizon; and,~~
 - x. ~~Suburban and Estate Residential Areas are low density residential areas.~~
- f) Schedule 'A' ~~Community Structure, also identifies several boundary lines that will play significant roles in managing growth within Aurora to the year 2031. They include:~~
- i. ~~The Built Boundary — this boundary line identifies the primary areas of existing development, or built-up area, as of June 16, 2006. All new rows and apartments within this line is regarded as intensification, while development outside of this line is considered greenfield development; and,~~
 - ii. ~~Oak Ridges Moraine Boundary — this boundary line delineates the limits of the Oak Ridges Moraine, a major Provincial landform containing significant ecological and hydrological features and functions. All planning and development decisions for lands within this boundary must conform to the Oak Ridges Moraine Conservation Act, 2001 and the Oak Ridges Moraine Conservation Plan.~~

4.2 Accommodating Growth Projections

- a) Over the next ~~20~~ 30 years, the Town of Aurora is expected to experience a *significant* amount of population and employment growth. By ~~2031~~ 2051, the Town's population is expected to grow to ~~70,200~~ 84,700 people, with the number of jobs projected to reach ~~34,200~~ 41,300. Table 1 illustrates the projected population and employment growth from 2016 to ~~2051~~ in 5-year increments. These growth forecasts serve as the basis for the Town's growth management strategy and corresponding policies in this Plan.

Table 1: Town of Aurora Population and Employment Forecasts

	2006	2011	2016	2021	2026	2031
<i>Population:</i>	49,700	57,300	63,700	68,100	69,600	70,200
<i>Employment:</i>	20,300	24,200	29,000	32,400	33,500	34,200

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

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- b) Proper planning and management of future growth must seek to ensure that ongoing change results in positive physical, social, public health, economic and environmental benefits to the community. In this regard, this Plan will promote a more sustainable development pattern that focuses on *intensification* in Strategic ~~strategic~~ Growth Areas ~~areas~~, protection of *existing* stable neighbourhoods, the revitalization of the Aurora Promenade, the introduction of a Major Transit Station Area surrounding the Aurora GO Station, and the efficient use of the Town's remaining Designated Greenfield Area ~~greenfield~~ lands.
- c) This Plan will also aim to address other needs and challenges facing the Town of Aurora, such as providing a greater range of housing opportunities, strengthening the local economy, support for planned transit facilities and preserving the Town's rich natural and cultural heritage.
- d) It is the intent of this Plan that growth shall occur in an orderly and phased manner. Primary factors to consider in this regard include:
- i. The integration of new *development* in accordance with the planned Town ~~community~~ ~~structure of the Town of Aurora~~ resulting in a more contiguous, connected and *compact urban form*;
 - ii. The provision of adequate municipal services (water, sewer, stormwater), as determined by the authority having jurisdiction, to accommodate the proposed growth in a cost efficient and fiscally responsible manner; ~~and the ability of new growth to facilitate the provision of municipal services where they are required~~;
 - iii. The provision of adequate transportation, transit and active transportation facilities, as determined by the authority having jurisdiction, and the availability of adequate capacity on the *existing* and planned road network;
 - iv. The provision and adequacy of social services, recreational facilities and other community services;
 - v. The provision of adequate utility services (gas, hydro, communications/telecommunications) to accommodate the proposed growth in a cost effective and efficient manner; and,
 - vi. If one or more of these factors cannot be addressed satisfactorily, the processing and/or approval of development *applications* may be held in abeyance or deferred, until an appropriate service level or facilities can be provided.
- e) Based on the Town's ~~2009~~ 2021 population of approximately ~~58,920~~ 64,300 persons ~~which includes existing and planned population (based on designated and draft approved units)~~, there is a need to
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accommodate approximately ~~13,150~~ 20,400 ~~new~~ additional residents to the year ~~2051~~ 2031. This amount recognizes the persons per unit decline in the existing base population from 2006 to 2031 and other factors as outlined within the “Growing Aurora” background report, dated January 2011, and thus is not a straight subtraction of 58,920 from 70,200. This projected ~~new~~ population growth shall be accommodated by a combination of *intensification* and new *development* within the ~~identified~~ Designated Greenfield ~~Residential~~ Residential Areas. It is the intent of this Plan to allocate new population growth, as follows:

- i. Approximately ~~45~~ 34 percent of new residential growth, ~~being approximately 4,470 persons,~~ is to be accommodated through *intensification* within the *Built Boundary*. Residential *Intensification* growth will be directed to the following areas ~~accommodated within the defined Built Boundary as follows:~~
 - The *Aurora Promenade* as identified on **Schedule ‘A’** and **‘B’** with sub-designations set out in **Schedule ‘XXX’** and specifics on permitted heights and densities set out in **Section 9**; ~~shall accommodate approximately 4,120 new residents;~~
 - The *Aurora GO Major Transit Station Area* as identified on **‘Schedule XXX’**:
 - Shall accommodate a minimum density of 150 people and jobs per hectare;
 - Regional Corridors as identified on **Schedule ‘A’**:
 - shall have a maximum height of 5 storeys/ 17 metres
 - Local Corridors as identified on **Schedule ‘A’**:
 - shall have a maximum height 4 storeys / 14 metres; and,
 - Within the Stable Neighbourhoods, ~~new residential development, of approximately 350 persons, is to be accommodated through new Secondary Suite units and minor compatible infill;~~
- ii. Approximately ~~66~~ 55 percent of new residential growth, being approximately ~~8,680~~ 11,220 persons, is to be accommodated within the ~~identified~~ Residential Designated Greenfield Residential Area. All ~~new residential greenfield development, not approved prior to the adoption of this Plan, will be accommodated within Area 2C, west of Leslie Street, as identified on Schedule ‘B’.~~ This area will also be planned to accommodate approximately 250 ~~new population-related jobs.~~ *Development* within the

~~Designated Residential Greenfield Area of the Area 2C Secondary Plan~~ shall achieve a minimum average gross density of ~~50~~ 55 persons and jobs per hectare.

- f) Stable Neighbourhoods within Town are made up of generally low-density residential areas. Only gentle infill is anticipated within Stable Neighbourhoods which should be directed to the fringes of residential neighbourhood. Secondary residential dwelling units shall also be promoted and encouraged within Stable Neighbourhoods. Development will be compatible with and respect the existing character of stable Neighbourhoods in accordance with the policies in Chapter 7 of this Plan.
- g) Based on the Town's current employment base of ~~21,350~~ 29,900 in 2021 ~~2009~~, there is a need to accommodate approximately ~~42,850~~ 11,400 additional new jobs to the year 2051 ~~end 2031~~. This amount factors in growth and declines between 2006 and 2009 as outlined within the "Growing Aurora" background report. Aurora's projected new employment growth shall be accommodated by a combination of new Designated Greenfield Area development, and intensification of existing designated employment areas, and intensification in Strategic Growth Areas. ~~New Employment development within Designated Greenfield Areas must be planned to achieve a minimum gross density of 55 40 jobs per hectare.~~ It is the intent of this Plan to allocate new employment growth, as follows:
- i. ~~approximately 2,640 jobs are to be~~ Direct employment growth accommodated through the intensification of Existing Employment Areas, Strategic Growth Areas, as well as the and development of vacant designated lands. ~~Employment intensification will be accommodated as follows:~~
- The Existing Employment areas adjacent to Industrial Parkway will continue to function as an important employment areas. These areas ~~It~~ will be planned to accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of existing employment uses;
 - Intensification within Strategic Growth Areas including the Aurora Promenade and Aurora GO Major Transit Station Area will introduce additional new employment growth through achieving the minimum density requirements set out in this plan; and
 - The Existing Employment area located at the intersection of St. John's Sideroad and Bayview Avenue will continue to evolve as a retail and employment node. It will be planned to accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of existing employment uses;

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- ~~• The Aurora Promenade may accommodate additional employment growth under this Plan. At a minimum, development within The Aurora Promenade must ensure that the number of jobs are retained at present levels; and,~~
 - During the period of 2006 to 2009 there were many new jobs created however within existing older employment areas there were approximately 1,150 jobs lost. It is anticipated that all of the lost jobs will be re-accommodated within the existing land base by the year 2031.
 - ii. ~~Approximately 9,310 jobs are to be accommodated within the identified Greenfield Employment area to the year 2031. New employment growth within the Greenfield Employment Areas will achieve a minimum density of 55 jobs per hectare for lands adjacent to the Highway 404, accommodated as follows:~~
 - ~~• Area 2C, east of Leslie Street, as shown on Schedule 'B' is to be planned to accommodate approximately 4,950 jobs (The 2C secondary Plan provides for a range of employment jobs and the 4,950 represents medium for such range). All new employment development within this area must be planned to achieve a minimum gross density of 40 jobs per hectare; and,~~
 - ~~• All other Greenfield Employment Areas are to accommodate approximately 4,360 new jobs.~~
 - iii. In addition, it is anticipated that approximately 900 additional home based jobs will be created within the existing residential land base.

5.0 ENSURING DESIGN EXCELLENCE

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

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

5.1 Objectives

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

5.2 General Urban Design and Architectural Policies

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

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

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

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

5.3 Public Realm Design

The public realm comprises of public roads, lanes, open spaces, parks, community services and facilities, natural heritage features and the public activity areas of

public and private development sites. Attractive, safe and well-coordinated public spaces and streetscapes help ensure a strong foundation for a walkable and connected Town, and act as the framework for the orientation of buildings, public or private facilities, open spaces as well as all other elements of the public or private realm. Elements of the public realm should be designed to the highest quality possible and located to provide interest, diversity and focal points within the community.

a) **Development Blocks and Lots**

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

b) **Streetscapes**

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

- iii. Wherever possible and appropriate, the design of new streets and the reconstruction of existing streets should support a complete streets approach for all modes of movement in a balanced manner, with appropriately scaled sidewalks that can accommodate pedestrian amenities and wherever possible, dedicated bike lanes;
- iv. Council may require utility providers to consider innovative methods of containing utility services on or within streetscape features such as entryway features, light standards, transit shelters, etc., ~~when determining appropriate locations for larger utility equipment and/or utility clusters.~~

c) **Pedestrian Environment**

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

d) **Views and Focal Points**

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

- ii. To recognize the importance of public community facilities and institutional buildings in the community and to enhance their status, these uses are encouraged to be sited at the following locations:
 - At the termination of a road or view corridor;
 - At road intersections; and
 - On sites that enjoy prominence due to topographic and natural heritage features.

5.4 **Private Realm Design**

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

a) **Built Form**

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

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- ~~do not feel over-powered by the built~~ feel comfortable within their environment;
 - Open balconies on upper floors overlooking streets especially in mixed use areas and residential projects; and
 - Protection for pedestrians ~~shall be protected~~ from inclement weather and the sun with awnings, canopies, front porches or arcades at building entrances, the sidewalk edge of key pedestrian areas and along store fronts.
- ii. Access from sidewalks and public open space areas to primary pedestrian entrances shall be clearly visible, convenient, direct and accessible with minimum changes in grade.
- iii. New development, whether a renovation to an existing building, or a completely new building, will be reviewed by the Town taking into consideration matters relating to exterior design, including the character, scale, colour, building materials, appearance and design features of buildings.
- iv. The upper storeys of tall buildings may require stepbacks to achieve:
- Human scale buildings;
 - Vistas to heritage sites;
 - Mitigation of potential shadow impacts;
 - Harmony with natural contours; and
 - Diversity of scales without harsh contrast and monotony.
- v. ~~In order to mitigate the visual impact of roof top mechanical equipment (other than solar panels, such equipment shall be:~~
- ~~Placed in locations that eliminate their visibility; and/or,~~
 - ~~Screened by raised parapets that complement the building design, material and colour; and/or,~~
 - ~~Placed in specially designed enclosures that complement the building design, material and colour.~~
- vi. Any visible mechanical equipment, including rooftop equipment, shall be appropriately screened by landscaping and/or enclosures that complement the building design and located in a manner that has a minimal physical and visual impact on the public realm.
-

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

b) **Site Design**

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

c) **Neighbourhood Design**

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

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

d) **Parking Design**

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

the depth of front parking areas;

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

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

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

xv. New development shall incorporate parking management policies and standards that:

- Reduce minimum and maximum parking standards based on proximity to transit;
- Include shared parking requirements where appropriate;
- Include site designs which orient main building entrances towards the street and do not permit surface parking between the main entrance and the street;
- Allow for surface parking to be redeveloped to structured/underground parking; and
- Identify preferential locations for carpooling and car-sharing spaces.

e) **Drive-Thru Facilities**

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

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

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

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

5.5 Accessibility Policies

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

- a) All new development shall be developed with regard to ~~the Province's Accessible Built Environment Standard, as it evolves~~ for the Aurora Accessibility Plan.
- b) The Town shall comply with the Province's Accessibility for Ontarians with Disabilities Act (AODA) and all associated regulations.
- c) Council shall work with other government agencies and the private sector to promote the achievement of accessibility objectives and

standards in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.

- d) All new development will be designed to facilitate accessible and integrated public transit for people with disabilities.
- e) Council shall encourage the inclusion of accessibility features into major renovation and/or redevelopment projects.

5.6 Public Art Policies

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

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

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

- a) Council will promote the creation of public art that reflects the Town's cultural diversity and heritage by:
 - i. Encouraging public art initiatives on properties and within buildings under the jurisdiction of the Town;
 - ii. Encouraging the inclusion of public art in all *significant* public and private sector developments, including areas of high pedestrian traffic and mixed use developments; and,
 - iii. Promoting the concept of and actively soliciting gifts of cash grants and gifts in-kind to the Town to implement public art initiatives;
 - iv. Requiring that 1% of the capital budget for all major Regional and local municipal buildings be dedicated to public art.
- b) The Town will also encourage the implementation of temporary public art, murals and interactive displays, with the potential for these installations to become permanent at key locations within the community.
- c) ~~Council may consider the establishment of a Public Art and Cultural Advisory Committee to promote public art, manage the Town's public art reserve fund and develop a Town-wide public art strategy, including, but not limited to, a Public Art Master Plan and public art acquisition policies and/or guidelines.~~

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

6.0 BUILDING A GREENER COMMUNITY

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

6.1 Objectives

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

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

6.2 Green Development and Design Standards

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

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

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

6.3 Green Development and Climate Sensitive Design

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

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- i. Working to understand the impacts of climate change on the health and well-being of residents; ~~and~~
 - ii. Requiring that ~~communities~~ new development is designed to be more resilient to and minimize and/or mitigate the effects of climate change;
 - iii. Promoting the reduction of energy consumption and the use of renewable and alternative energy systems through the development.
- b) Council will promote and encourage the use of recognized and accredited third-party certification for all new *development*, including LEED and EnergyStar.
 - c) Council shall commit to targeting LEED Silver certification, or equivalent standard, for all new municipal buildings and projects.
 - d) Council shall encourage the following efficiency standards for new buildings:
 - i. 20% greater water efficiency than the Ontario Building Code;
 - ii. Grade related (3 storeys or less) residential buildings achieve performance level that is equal to a rating of 83 or more when evaluated in accordance with Natural Resources Canada's EnerGuide for New Houses: Administrative and Technical Procedures;
 - iii. Mid and high-rise residential (4 storeys and greater) and non-residential buildings be designed to achieve 40% greater efficiency than the Model National Energy Code for Buildings; and,
 - ~~iv.~~ Industrial buildings be designed to achieve 25% greater energy efficiency than the Model National Energy Code for Buildings.
 - e) Council shall encourage the achievement of greater energy and water efficiency in all new buildings, beyond the above minimum requirements.
 - f) ~~Council Development applications shall have regard for York Region's sustainable development programs, which provide servicing allocation incentives to developments that meet specific sustainable development criteria. This policy is not intended to supersede the Servicing Allocation Policy of the Town of Aurora and all of the criteria of said policy shall remain applicable. In the case of a conflict, the Servicing Allocation Policy of the Town of Aurora shall apply~~ Climate Change Action Plan, which provides actions for community resiliency, infrastructure, low
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carbon living and supporting an equitable approach to addressing climate change risks and opportunities, as well as the sustainable and resilient community standards set out within the York Region Official Plan

- g) Council will work with York Region and Conservation Authorities on advancing knowledge and research on climate change and the programs, tools and measures to support increased community resiliency.
- h) ~~Council shall require, where feasible the installation of rainwater harvesting and re-circulation/reuse systems on all new residential lots and buildings for outdoor irrigation and outdoor water use:~~
 - i. Rainwater harvesting for outdoor irrigation;
 - ii. Water re-circulation/reuse systems; and/or
 - iii. Low impact development techniques.
- i) Council shall encourage plans and building designs that maximize solar gains and that buildings be constructed in a manner that facilitates future solar installations (i.e. solar ready).
- j) ~~Council shall encourage the retrofitting of existing buildings to the standards noted in 5.2.j.~~
- k) Multi-unit residential and commercial developments are encouraged to provide opportunities for electric vehicle charging infrastructure.
- l) Council shall review the green building policies in this Plan as building standards and green building technologies, design approaches, and regulatory standards evolve.
- m) ~~Development applications shall conform with the sustainable building policies contained in the York Region Official Plan, including working to achieve the following energy efficiency and water conservation standards:~~
 - i. ~~Grade-related (3 storeys or less) residential buildings achieve a minimum performance level that is equal to an ENERGY STAR® standard;~~
 - ii. ~~Mid- and high-rise (4 storeys and greater) residential and non-residential buildings, with the exception of industrial buildings, shall be designed to achieve 25% greater energy efficiency than~~

~~the Model National Energy Code for Buildings;~~

~~iii. Designed to maximize solar gains and be constructed in a manner that facilitates future solar installations (ie solar ready);~~

~~iv. To work with the development community to achieve 10% greater water conservation than the Ontario Building Code for all new buildings.~~

~~v. To work with the development community to achieve 10% greater water conservation than the Ontario Building Code for all new buildings.~~

- n) Council shall encourage building designs that contribute to improved indoor air quality.

6.4 **Urban Forestry Management**

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

6.5 **Alternative and Renewable Energy Policies**

- a) Council shall promote best practices and innovation in energy conservation and *renewable energy systems*.
- b) Council shall work with the Region, local utilities and other stakeholders to advance energy conservation, demand management and local generation efforts, as well as the development of *renewable energy systems*.
- c) Council, in coordination with the Province, York Region and other stakeholders, shall investigate suitable criteria for the construction and use of *renewable energy systems* in Aurora.
- d) Council will encourage the use of district energy systems in order to minimize net energy consumption.
- e) Council may permit on-site alternative energy systems for residential,

commercial, institutional and industrial buildings and work with the Region to develop associated design requirements.

- f) Council shall review the alternative and renewable energy policies in this Plan as energy standards and technologies for alternative energy systems and *renewable energy systems* evolve.
- g) ~~Council shall prepare a Town-wide Community Energy Plan to detail energy use requirements and establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems, and will ensure that communities are designed to optimize passive solar gains.~~
- h) Council shall implement the strategies within the Town-wide Community Energy Plan and consider the direction for homes, businesses and the Town's transportation network when planning for new development and redevelopment.

6.6 Waste Management Policies

- a) ~~Waste management policies for within the Town of Aurora shall be consistent with the policies of the York Regional Official Plan including: in order to meet or exceed the Region's reduction and diversion targets of construction and demolition waste from landfills.~~
 - ~~i. encouraging the reduction and diversion of construction and demolition waste from landfill to meet or exceed the Region's diversion targets; and,~~
 - ~~ii. coordinate waste collection and diversion responsibilities with York Region;~~
- b) Council shall coordinate waste collection and diversion responsibilities with York Region.
- c) Council shall co-operate with York Region to manage solid waste disposal to minimize detrimental impact on the environment and adjacent land uses.
- d) Council shall encourage and promote alternative waste management such as source separation and resource recovery at the processing stage, whenever economically and technically feasible.
- e) Council shall require the implementation of three stream waste facilities and collection in all new multi-unit residential buildings. In partnership with the Region, Council shall plan for additional specialized programs such as the collection of batteries and electronic waste, where opportunities exist.

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

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

6.7 Soil Pollution and Erosion Mitigation Policies

- a) Council shall strive to prevent soil pollution through:
 - i. Prohibition of dumping or outside storage of *hazardous wastes*;
 - ii. High quality public and private sanitary sewer systems and their maintenance in accordance with requirements of the Ministry of the Environment, Ministry of Natural Resources, the relevant Conservation Authority and, where applicable, York Region Medical Officer of Health;
 - ~~iii. Introduction of improved technology in this field;~~
 - iv. Increasing public awareness of the effects and reduction in use of pesticides, insecticides, fertilizers, de-icing agents in private and public open spaces, such as along roadsides, on farms, golf courses and in gardens;
 - v. Regulating or prohibiting the placing or dumping of fill and alternations to the grade of the land in accordance with the Town's ~~Fill~~ Site Alteration By-law; and
 - vi. That where a site requires a fill permit by the Town, the landowner may be required to provide financial guarantees to ensure that groundwater or adjacent Regional or private well supplies will not be contaminated. Further, the landowner shall be required to retain an on-site environmental inspector to ensure that all fill materials are appropriate.
- b) Where contamination has occurred, Council shall, in consultation with the appropriate Ministries, Conservation Authorities and the York Region Medical Officer Health:
 - i. Determine the exact nature and extent of contamination;
 - ii. Request the use of municipally piped water in and adjacent to contaminated areas; and,

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

6.8 **Excess Fill and Soil Management**

- a) Council shall identify best practices to guide the management of excess fill and soil through the development and site alteration process in order to mitigate potential negative environmental and community impacts.
- b) Council shall support on-site and local reuse of excess soil through the development process to the maximum extent possible.
- c) Sites for excess soil storage and processing shall be permitted close to areas where development is concentrated and areas of potential soil reuse.
- d) Fill quality and placement on site shall not cause any negative environmental effects or impacts to the current or proposed use of the lands.

6.9 **Noise And Air Pollution Mitigation Policies**

- e) Proposed developments, redevelopment and subdivision approval adjacent to or near any sources of noxious noise, will require a Noise Attenuation Study. ~~A Noise Attenuation Study may be required at the time of application for development, redevelopment or subdivision approval.~~
- f) Where required, methods of noise abatement measures, according to standards of the Ministry of the Environment and/or the Town of Aurora, shall be part of site plan agreements and subdivision plans. Noise abatement measures shall include:
 - i. Road or building lay-out which increases the distance between noise sources and residential or other proposed uses; and/or,
 - ii. Community design measures that help attenuate noise; and/or,
 - iii. Location and landscaping of open spaces; and/or,
 - iv. Sound attenuating walls, berms, double or triple glazed windows and/or central air conditioning.

- g) A noise and vibration study shall be required for all *development* where they are located within 300 metres of a rail right-of-way. The noise and vibration study shall ensure appropriate noise and vibration mitigation measures are enforced to ensure Provincial and/or Council regulations are possible and achieved.
- h) Any development application within 300 metres of a rail line shall provide evidence that the requirements of the appropriate rail company have been met.
- i) Council may establish higher standards for the abatement of noise, vibration, odour, dust and/or other noxious impacts associated with certain land uses, than exist in Provincial regulations. These higher standards shall be appropriately mitigated, and enforced through the provisions of the Zoning By-law and/or through subdivision and/or through Site Plan Agreements.
- j) Council shall require health, environmental and cumulative air quality impact studies that assess the impact on human health for development with significant known or potential air emission levels near sensitive uses such as schools, daycares and seniors' facilities.
- k) Sensitive uses such as schools, daycares and seniors' facilities shall not be located near significant known air emissions sources such as controlled access provincial 400-series highways.

7.0 PROVIDING A RANGE AND MIX OF HOUSING

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

7.1 Objectives

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

7.2 General Housing Policies

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

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

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

7.3 Affordable Housing

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

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- iv. Affordable housing units within subdivisions and large scale developments; and
 - v. ~~applying government grants and/or subsidies, including land dedication, that will reduce overall development costs; and,~~
 - vi. ~~encouraging~~ The *development of secondary residential dwelling units*, subject to **Section 3.2 7.4.3** of this Plan.
- c) ~~Council will encourage the development of housing that is affordable for low and moderate income households or individuals.~~ In order to facilitate and provide opportunities for affordable housing units, Council may consider:
- i. relief from municipal permits or development fees for projects that provide affordable housing;
 - ii. streamlining and prioritizing development approvals that meet the Town's objectives for *affordable housing*;
 - iii. maintaining an ongoing inventory of potential and appropriate municipal owned sites for the purposes of developing *affordable housing*;
 - iv. giving priority to the *development of affordable housing on when disposing of* municipally-owned surplus lands;
 - v. partnering with the Region and other levels of government to make surplus land available to affordable housing providers at little to no cost;
 - vi. working with and supporting community groups in their efforts to obtain funding allocations for community-based *affordable housing* initiatives.
 - vii. reducing parking requirements and/or parkland dedication requirements for projects that provide affordable housing; and
 - viii. applying and informing the development community of government grants and/or subsidies, including land dedication, that will reduce overall development costs.
- d) Working with the Region, the private sector and other stakeholders, Council may consider innovative financial arrangements and/or other tools or mechanisms to encourage and support the *development* and maintenance of non-profit and *affordable housing*, such as:
- i. ~~Height and/or density bonusing, under Section 37 of the Planning Act;~~
 - ii. Community Improvement Plans; and,
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- iii. waiving or reducing the local component of development charges.
- e) Council will ~~partner work~~ with other government agencies and the private sector, to promote innovative housing forms and development techniques and incentives that will facilitate the provision of *affordable housing*, as a means of increasing housing diversity and supply in the Town.
- f) Council shall ensure the provisions of the Zoning By-law shall be sufficiently flexible to permit a range of innovative housing types and sizes.
- g) *Affordable housing* will be encouraged to locate in proximity to local community facilities, existing or potential public transit routes and active transportation routes, and within the Town's Strategic Growth Areas.
- h) New *affordable housing* units shall conform with the Town's accessibility policies, as per Section 4.3 ~~5.5~~.
- ~~i) Council will develop an affordable housing strategy that provides details of the implementation mechanisms necessary to achieve the targets in this plan. The strategy will include policies to achieve a mix and range of housing types within each level of affordability, policies to ensure larger sized, family units within each housing type and level of affordability, and consideration of locations for affordable, and special needs housing.~~
- j) Council shall maintain an up-to-date report and current indicator of the Town's residential market and progress towards the achievement of affordable housing objectives and targets. Council shall keep track of an inventory of vacant residential designated lands, residential construction activity, and the average cost of housing by tenure and type.
- k) The Town shall strive to achieve the construction of a minimum of 1,000 purpose-built rental housing units, including family-sized units, within the planning horizon of this Plan, in line with the following targets:
 - i. A minimum of 500 units between 2021 and 2031;
 - ii. A minimum of 250 units between 2031 and 2041; and
 - iii. A minimum of 250 units between 2041 and 2051.
- ~~l) Notwithstanding Policy 6.3 a), a minimum 35% of new housing units in the Aurora Promenade Downtown and Upper Downtown designations shall be affordable, offering a range of affordability for low and moderate income households.~~

7.4 General Built Form, Residential Use and Density Policies

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

7.4.1 Ground-Related Residential Uses

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

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

7.4.2 Apartment Buildings

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

7.4.3 ~~Secondary Suites~~ Residential Dwelling Units

- a) ~~For the purposes of this Plan, a One secondary suite residential dwelling unit will be defined as a separate dwelling unit, which is contained is permitted within a single-detached, semi-detached or linked townhouse dwelling, and one additional secondary residential dwelling units is permitted within an accessory building on the same lot, provided that:~~
 - i. ~~Not more than one secondary suite be permitted in association with each principal dwelling on the same lot unless otherwise permitted in the Zoning By-law;~~
 - ii. All the requirements of the Zoning By-law, including the provision of adequate parking, the Ontario Building Code and other relevant municipal and Provincial regulations are satisfied; and,

- iii. It has been determined that municipal services and community facilities meet the anticipated demand for *secondary suites* to the satisfaction of Council.
- b) The development of ground-related housing shall include design options that provide the ability for two secondary dwelling units per property.

7.4.4 Communal Housing

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

7.4.5 Live-Work Units

- a) Live-work units are a townhouse built form that includes the potential to integrate small-scale commercial or retail uses at-grade.
- b) Live-work units may be located ~~in the 'Greenfield Residential Area' designation identified on Schedule 'A'~~ on Arterial or Collector Roads, subject to the policies of the applicable land use designation and the

policies of this Secondary Plan.

- c) Live-work units shall be subject to Site Plan Control if located in an area within the Town subject to Site Plan Control and may be subject to a Zoning By-law Amendment or Community Planning Permit application.
- d) Live-work units shall provide private amenity areas and appropriate buffering with planting and/or fencing from adjacent residential dwellings.
- e) Adequate parking and drop-off/pick-up facilities shall be provided, and may include on-street parking, where appropriate
- f) Parking should not be located in the front yard of any building.

7.4.6 Housing for Seniors

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

7.4.7 Special Needs Housing

- a) *Special Needs Housing* includes Group Homes, Lodging Houses, Halfway Houses, Homes for Special Care and all other types of residences licensed or funded under a federal or provincial statute for the accommodation of persons living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition, require a group living arrangement for their well being.
- b) *Special Needs Housing* that is not a Halfway House and accommodates 8 or less occupants (not including staff) shall be permitted in all designations that permit residential uses, subject to the provisions of the Zoning By-law or Community Planning Permit By-law and the satisfaction of the following criteria:
 - i. ~~no *Special Needs Housing* of this scale shall be permitted within 100 metres of another property containing any other *Special Needs Housing*;~~
 - ii. The Ontario Building Code, as well as all applicable health and safety requirements, can be satisfied;
 - iii. Any changes to a building resulting from the conversion to *Special Needs Housing* shall be *compatible* with the physical form and character of the surrounding neighbourhood;

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

7.4.8 Home Occupations

- a) Home Occupations may be permitted in single detached and semi-detached residences in accordance with the following provisions:

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

7.5 **Residential Land Use Designations**

7.5.1 **Stable Neighbourhoods Designation**

7.5.1.1 **Intent**

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

7.5.1.2 **Permitted Uses**

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

7.5.1.3 Development Policies

- a) New *development* and *site alteration* abutting *existing* residential *development* shall be sympathetic to the form and character of the *existing development* and shall be *compatible* with regard to building scale and urban design, having regard to the Infill Design Guidelines for Stable Neighbourhoods.
- b) Through the implementing Zoning By-law or Community Planning Permit By-law, the range and density of permitted uses may be refined or restricted on a particular *site* or location to ensure that new *development* or *site alteration* is appropriate and *compatible* with adjacent uses and buildings.
- c) Through the implementing Zoning By-law, Community Planning Permit By-law and/or through site plan control, specific measures including, but

not limited to, building setbacks, landscaping and fencing, may be required in order to ensure that new *development* is appropriate in the context of the adjacent uses and the surrounding neighbourhood.

- d) All *development* within the 'Stable Neighbourhoods' designation may be subject to Site Plan Control. Council may utilize all of the provisions of Site Plan Control permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- e) No new apartment buildings shall be permitted within the 'Stable Neighbourhoods' designation. All *existing* apartment building *development* and development *applications* for apartment buildings approved prior to the adoption of this Plan shall be deemed to be in conformity with this Plan.
- f) All new *development* within the 'Stable Neighbourhoods' designation shall have a maximum height of 3 storeys, unless located on the edges of Stable Neighbourhoods along Collector and Arterial Roads, where a maximum height of 4 storeys is permitted ~~or 9 metres, whichever is less.~~

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

- g) Where new denser housing forms, including multi-unit buildings, are proposed on the edges of Stable Neighbourhoods along Collector and Arterial Roads, such development shall provide a transition in heights and densities to lots in the interior of stable neighbourhoods, through appropriate measures such as setbacks, stepbacks, angular planes and visual buffers.
- h) ~~All new townhouses, multiple-unit buildings, communal housing and special needs housing may only be permitted within the 'Stable Neighbourhood' designation subject to achieving the following criteria to the satisfaction of Council:~~
 - i. ~~The *development* shall respect the *existing* character of the surrounding neighbourhood through *compatible* and complementary building siting, massing, height and scale; and,~~
 - ii. ~~The exterior design of the proposed building or buildings, including materials, colours, architectural detail, landscaping, and streetscape elements shall be *compatible* with the proposal's immediate neighbours.~~
- i) Home occupations may be permitted within the 'Stable Neighbourhoods' designation subject to the policies of Sections 6.13 and 8.1.4 of this Plan and provided that the use is of an accessory and subordinate nature and does not substantially alter the residential nature of the property.
- j) *Bed and Breakfast establishments* may be permitted within the 'Stable

Neighbourhoods' designation subject to achieving the following criteria to the satisfaction of Council:

- i. The use shall not have a negative impact on the privacy of neighbouring properties;
 - ii. Adequate parking facilities are available on the *lot* for the proposed use and parking should not be located in the front yard of any buildings; and,
 - iii. The building shall be *compatible* with the character of the surrounding community.
- k) Elementary Schools may be permitted within the 'Stable Neighbourhoods' designation provided that the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law.
- l) Places of Worship may be permitted within the 'Stable Neighbourhoods' designation provided that:
- i. The impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law; and,
 - ii. Traffic and parking studies which demonstrate that the use will not have an adverse impact on the *existing* or proposed traffic network to the satisfaction of Council.
- m) Child care facilities may be permitted within the 'Stable Neighbourhood' designation provided that the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law; and,
- n) Local convenience/service retail and office uses may be permitted ~~in close proximity to existing commercial areas~~ within the 'Stable Neighbourhoods' designation provided that:
- i. The impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law or Community Planning Permit By-law; and,
 - ii. Traffic and parking studies which demonstrate that the use will not have an adverse impact on the *existing* or proposed traffic network to the satisfaction of Council.

7.5.1.4 Design Policies

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

7.5.2 Suburban and ~~Estate~~ Residential Designation Policies

7.5.2.1 Intent

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

7.5.2.2 Permitted Uses

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

7.5.2.3 Development Policies

- a) To ensure highest standards of *development* for these extremely low density residential uses, the ~~same~~ following policies shall apply to both

~~s~~Suburban and ~~estate~~ ~~r~~Residential densities with the exception that ~~the area~~:

i. ~~s~~Suburban ~~r~~Residential density requires:

- A minimum *lot* area of 0.2 net residential hectare (or 0.5 acres) per unit; or,
- Clusters of at least 10 units may be permitted provided that a minimum of 25% of the overall *lot* area is designated as common or public open space;
- Full municipal water and sanitary services;

b) Suburban and Estate Residential *development* will be encouraged in clusters of at least 10 units, which allow for:

- i. More efficient utilization of road, water and waste disposal systems,
- ii. Potential municipal maintenance or ownership of such systems,
- iii. More substantial and meaningful open spaces,
- iv. Reduced environmental impact or maintenance of environmentally important features, and
- v. Compliance with the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan.

c) Private water and sewer services on individual *lots* shall only be permitted where evidence is provided to the satisfaction of the relevant authority that such development will not have any adverse effect on the environment.

d) Notwithstanding Section ~~d~~ c) (above), all Suburban and Estate Residential *development* shall conform with the policies of Section 12 of this Plan, the Oak Ridges Moraine Conservation Act, and the Oak Ridges Moraine Conservation Plan and the Rural Area policies of the York Region Official Plan where applicable.

e) Proposed Suburban and Estate Residential *Density-development* shall only occur ~~by amendment to this~~ on lands already designated as Suburban Residential within this Plan; shall require a registered Plan of Subdivision under Section 49 of the Planning Act and in compliance with the Oak Ridges Moraine Conservation Act, the Oak Ridges Moraine Conservation Plan; and shall conform to associated policies in this Plan. In considering such ~~amendments~~ applications for development, Council shall require the submission of:

- i. Mapping at a minimum scale of 1:1000 showing *existing* grades, vegetation cover, watercourses, soil characteristics and ground

water levels;

- ii. Indication of measures mitigating any negative environmental impacts, including the methods of *tree* preservation, sediment and erosion control, slope stabilization and a storm water management plan which addresses water quality and quantity affected;
 - iii. An engineering report indicating the locations of sewage disposal or septic tank, tile fields, storm drainage, wells, water quality and quantity facilities, and methods of ensuring their proper functioning;
 - iv. Exact locations of buildings and driveways;
 - v. Detailed landscape analysis of the *site* and adjacent property, including a topographic survey at minimum 1.0 metre intervals, undertaken by a professionally qualified person;
 - vi. Detailed proposed alterations to grades and vegetation cover; and,
 - vii. A heritage resource assessment of the *site*.
- f) Council shall consult the Ministry of Natural Resources and Forestry, Ministry of the Environment, Conservation and Parks, the appropriate Conservation Authorities and the Regional Medical Officer of Health when evaluating development proposals.
- g) ~~Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine, as shown on Schedule 'A' shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act and the applicable policies of this Plan.~~

7.5.2.4 Design Policies

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

town or regional road, or provincial highway to ensure access for school buses, ambulances, fire or other essential service vehicles.

7.5.3 **Estate Residential Designation**

7.5.3.1 **Intent**

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

7.5.3.2 **Permitted Uses**

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

7.5.3.3 **Development Policies**

- a) To ensure highest standards of *development* for these very low density residential uses, the following policies shall apply to the Estate Residential area:
 - i. ~~o~~Estate Residential density requires:
 - A minimum *lot* area of 0.8 net residential hectare (or 2 acres) per unit; or,
 - Clusters of at least 10 units may be permitted, provided a minimum 40% of the overall *lot* area is designated as common or public open space;
 - The ultimate density of *development* proposed on subsurface sewage disposal systems shall be determined through a hydrogeological study;
 - A minimum 75% of the lot area shall be preserve in an open, landscaped or natural condition;
 - b) Estate Residential *development* will be encouraged in clusters of at least 10 units, which allow for:

-
- i. More efficient utilization of road, water and waste disposal systems,
 - ii. Potential municipal maintenance or ownership of such systems,
 - iii. More substantial and meaningful open spaces, and
 - iv. Reduced environmental impact or maintenance of environmentally important features.
- c) Private water and sewer services on individual lots shall only be permitted where evidence is provided to the satisfaction of the relevant authority that such development will not have any adverse effect on the environment.
- d) All Estate Residential *development* shall conform with the policies of **Section 12** of this Plan, the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan where applicable.
- e) Proposed Estate Residential *development* shall only occur on lands already designated as Estate Residential within this Plan; shall require a registered Plan of Subdivision under Section 49 of the Planning Act; and shall conform to associated policies in this Plan. In considering such applications for development, Council shall require the submission of:
- viii. Mapping at a minimum scale of 1:1000 showing *existing* grades, vegetation cover, watercourses, soil characteristics and ground water levels;
 - ix. Indication of measures mitigating any negative environmental impacts, including the methods of *tree* preservation, sediment and erosion control, slope stabilization and a storm water management plan which addresses water quality and quantity affected;
 - x. An engineering report indicating the locations of sewage disposal or septic tank, tile fields, storm drainage, wells, water quality and quantity facilities, and methods of ensuring their proper functioning;
 - xi. Exact locations of buildings and driveways;
 - xii. Detailed landscape analysis of the *site* and adjacent property, including a topographic survey at minimum 1.0 metre intervals, undertaken by a professionally qualified person;
 - xiii. Detailed proposed alterations to grades and vegetation cover; and,
 - xiv. A heritage resource assessment of the *site*.
-

- f) Council shall consult the Ministry of Natural Resources and Forestry, Ministry of the Environment, Conservation and Parks, the appropriate Conservation Authorities and the Regional Medical Officer of Health when evaluating development proposals.
- g) Notwithstanding any policies of this Plan to the contrary, this Plan does not envision and will not permit further estate residential *development* on individual private water and wastewater systems within the Town, but shall continue to recognize all *existing* and approved designations.

7.5.3.4 **Design Policies**

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

7.5.4 **Low-Medium Urban Residential**

7.5.4.1 **Intent**

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

7.5.4.2 Permitted Uses

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

7.5.4.3 Development Policies

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

7.5.4.4 Design Policies

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

7.5.5 Medium-High Urban Residential**7.5.5.1 Intent**

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

Plan shall prevail.

7.5.5.2 Permitted Uses

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

7.5.5.3 Development Policies

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

7.5.5.4 Design Policies

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

8. VIBRANT MIXED USE PLACES

8.1 Intent

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

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

8.2 Permitted Uses

- a) The following uses shall be permitted within the Mixed Use designation:
- i. Mixed use residential buildings;
 - ii. Live/work units;
 - iii. Retail uses;
 - iv. Personal service uses;
 - v. Business and professional offices;
 - vi. Institutions, community services, civic and cultural uses;
 - vii. Hotels
 - viii. Sports, health, fitness and recreation facilities;
 - ix. Banks and financial institutions;
 - x. Restaurants;
 - xi. Special needs housing; and
 - xii. Buildings, structures and uses that are accessory to any permitted uses.
- b) The following retail and service commercial uses are specifically prohibited:
- i. Any use that requires the outdoor display or storage of goods; and

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

8.3

Policies

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

9.0 THE AURORA PROMENADE AND MTSA

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

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

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

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

9.1 Objectives

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

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

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

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

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

9.2 General Policies

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

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

- i. ~~New residential growth shall be capped at 4,120 new residents to the year 2031; and,~~
 - ii. ~~It is a policy of this Plan to ensure that existing employment levels are at a minimum maintained through the redevelopment process to the year 2031.~~
- c) ~~The Town shall monitor new development within The Aurora Promenade and MTSA to ensure that this policy remains valid in the long term. This policy may be adjusted from time to time, either through an Official Plan Review, or Official Plan Amendment process.~~
 - d) All development within The Aurora Promenade shall be compatible with development on adjacent properties and shall be consistent with The Aurora Promenade - Concept Plan - Urban Design Strategy, and the other applicable policies of this Plan. (11.3.2.i, 11.4.2.g, 11.4.2.h, 11.5.2.g, 11.6.2.g, 11.7.1.g)

9.3 Downtown Designation

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

9.3.1 Land Use Policies

- a) Buildings and *sites* should accommodate an array of *compatible development*. A mixture of uses is encouraged not just within the designation in general, but also on individual development *sites*, and within individual buildings. High activity uses that animate the streetscape, like such as retail stores and restaurants, are encouraged at-grade, with ~~uses such as~~ offices and residential uses on ~~second~~ the floors and above.

- b) ~~It is important to be flexible in permitting all of the land uses that are typical of a vibrant downtown, while, at the same time, being equally restrictive on those uses considered to be inappropriate in an evolving urban setting.~~ Permitted uses in the Downtown designation on lands identified as 'Downtown' on Schedule 'B1' include:
- i. *Dwelling units* located on the second storey, and/or above, of all building types;
 - ii. Commercial uses including financial institutions, offices, retail stores, restaurants, personal services and funeral parlours;
 - iii. Tourist accommodations (e.g., Hotels, Bed and Breakfasts);
 - iv. ~~Small-scale~~ *Institutional uses*;
 - v. Cultural, *recreational* and entertainment uses;
 - vi. ~~A variety of~~ Parks and Urban Squares; and,
 - vii. Public uses and public and private utilities.
- c) The following land uses are prohibited within the 'Downtown' designation:
- i. Stand-alone retail facilities and/or individual stand-alone retail stores;
 - ii. ~~Any retail store with a Gross Floor Area in excess of 2,400 square metres;~~
 - iii. Any retail store with a frontage abutting the public realm ~~width~~ that exceeds 15.0 metres;
 - iv. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations; and,
 - v. Residential uses at-grade and/or below grade.
- d) Notwithstanding the prohibition of residential uses at-grade and/or below grade, a limited number of ancillary at-grade and/or below grade residential units may be permitted at the rear of a site, provided the intent of the applicable policies of this Plan and ~~the~~ The Aurora Promenade Concept Plan – Urban Design Strategy are achieved.

- e) The provision of community services, restaurants, cafes, stores and display windows at-grade provides visual interest, encourages active transportation, promotes retail continuity and viability and contributes to a safer, more vibrant pedestrian environment:
 - i. Buildings shall be designed in a manner that contributes to street level vibrancy and shall provide an active use at-grade in order to promote pedestrian activity; and,
 - ii. At-grade uses will change over time to adapt to a variety of community needs. As a result, the floor-to-ceiling height of ground floors for all buildings should be between 3.5 and 4.5 metres in height to allow a range of typically permitted uses.
- ~~f) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the Downtown Area designation.~~

9.3.2 Development Policies

- a) The following policies apply to height within the 'Downtown' designation:
 - i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'D2'; and,
 - ~~ii. Where the maximum building height is 5 storeys or 18.5 metres, whichever is less, these lands are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.~~
 - i. Buildings taller than three storeys or 10.5 metres, are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan. (**Upper Downtown 11.4.2.ii**)
- ~~b) The maximum lot coverage by a building or buildings on a lot shall be 90 percent. The minimum lot coverage by a building or buildings on a lot shall be 50 percent.~~
- ~~c) The maximum lot coverage by a non-municipal surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.~~
- d) Parking lots/facilities shall only be permitted within the rear yard and/or below grade.
- e) When locating a building on a lot, the following policies shall apply:

-
- i. On *lots* with less than 40.0 metres of frontage, the building envelope is located between 0.0 and 1.0 metres from the front and/or exterior side *lot* line (Build-Within Zone). A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the ~~building envelope~~ Build-Within Zone as defined above;
 - i. On *lots* with 40.0 metres or greater frontage, the building envelope is located between 1.0 and 3.0 metres from the front and/or exterior side *lot* line (Build-Within Zone). A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the ~~building envelope~~ Build-Within Zone as defined above;
 - ~~ii. Interior side yard setbacks shall not be permitted, except on *lots* with over 40.0 metres or greater frontage, where a minimum side setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~
 - ~~iii. The minimum required rear yard setback shall be 7.5 metres to facilitate a potential rear lane emergency access and/or an appropriate interface with abutting development.~~
 - b) ~~In the design of development that includes a cultural heritage resource,~~ The Town shall encourage the *compatible* use of the *significant* cultural heritage buildings, while not *adversely affecting* the character of the building or surrounding area. *Significant cultural heritage resources*, including buildings and associated landscapes shall be developed in conformity with the Heritage Policies of this Plan.
 - c) Within the ‘Downtown’ designation, specifically south of Wellington Street, the original, distinctive qualities and character of a historic building stock, such as bulkhead details, piers, windows, transoms, entrances, cornices and various façade accessories shall be preserved. The removal or alteration of any historical materials or distinctive features shall be avoided. In instances where removal is required due to damage or deterioration, the materials shall be replaced with the same material or with materials that are *compatible* and/or complementary to the original design.
 - d) All new *development* within the ‘Downtown’ designation, specifically south of Wellington Street, ~~are~~ is subject to consistency with Design Guidelines contained within The Aurora Promenade - Concept Plan - Urban Design Strategy, including the following design policies:
-

- i. Treat distinctive stylistic features or examples of skilled craftsmanship with sensitivity;
 - ii. Repair or replace missing architectural features with an accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural design or the availability of different architectural elements for other buildings or structures; and,
 - iii. Respect changes to a historic building or resource which may have taken place over the course of time and may have acquired significance in their own right. The valid contributions of all periods to a historic building or resource should be respected;
 - iv. Respect and enhance horizontal alignments of neighbouring buildings;
 - v. Have decorative details and façade articulation that respects or is consistent with horizontal architectural elements of neighbouring buildings with historic features;
 - vi. Have sign bands, storefront windows, canopies and awnings that respect building scale and complement *existing* signage examples on neighbouring buildings; and
 - vii. Where feasible, require *significant* vertical elements to maintain the traditional vertical pattern of building façade design for *development* and/or *redevelopment sites* that exceed 15.0 metre frontages.
- e) ~~All *development* within the 'Downtown' designation shall be *compatible* with *development* on adjacent properties.~~

11.4 ~~Upper Downtown Designation~~

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

11.4.1 Land Use Policies

- a) ~~Buildings and sites should accommodate an array of compatible development. A mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. High activity uses that animate the streetscape, like retail and restaurants, are encouraged at grade, with uses such as offices and residential uses on second floors and above.~~
- b) ~~It is important to be flexible in permitting all of the land uses that are typical of a vibrant downtown, while, at the same time, being equally restrictive on those uses considered to be inappropriate in an evolving urban setting. Permitted uses on lands identified as 'Upper Downtown' on Schedule 'B1' include:~~
 - i. ~~Dwelling units located on the second storey, and/or above, of all building types;~~
 - ii. ~~Commercial uses including financial institutions, offices, retail stores, restaurants, personal services and funeral parlours;~~
 - iii. ~~Tourist accommodations (e.g., Hotels, Tourist Information Centre);~~
 - iv. ~~Small-scale institutional uses;~~
 - v. ~~Cultural, recreational and entertainment uses;~~
 - vi. ~~A variety of parks and Urban Squares; and,~~
 - vii. ~~Public uses and public and private utilities.~~
- c) ~~The following land uses are prohibited within the 'Upper Downtown' designation:~~
 - i. ~~Stand-alone retail facilities and/or individual stand-alone retail stores;~~
 - ii. ~~Any retail store with a Gross Floor Area in excess of 2,400 square metres, unless located above grade;~~
 - iii. ~~Any retail store with a frontage width that exceeds 15.0 metres, unless located above grade;~~

- ~~iv. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations; and,~~
- ~~v. Residential uses at grade and/or below grade.~~
- ~~d) Notwithstanding the prohibition of residential uses at grade and/or below grade, a limited number of ancillary at grade and/or below grade residential units may be permitted at the rear of a site, provided the intent of the applicable policies of this Plan and the Aurora Promenade Concept Plan Urban Design Strategy are achieved.~~
- ~~e) The provision of community services, restaurants, cafes, stores and display windows at grade provides visual interest, encourages active transportation, promotes retail continuity and viability and contributes to a safer, more vibrant pedestrian environment:~~
 - ~~i. Buildings shall be designed in a manner that contributes to street level vibrancy and shall provide an active use at grade in order to promote pedestrian activity; and,~~
 - ~~ii. At grade uses will change over time to adapt to a variety of community needs. As a result, the floor to ceiling height of ground floors for all buildings should generally be sufficient to adapt to all typically permitted uses.~~
- ~~f) The implementing Zoning By law may further refine the list of permitted and/or prohibited land uses within the 'Upper Downtown' designation.~~

11.4.2 Development Policies

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

requirements must be met:

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

- iv. ~~The minimum required rear yard setback shall be 7.5 metres to facilitate a potential rear lane emergency access and/or an appropriate interface with abutting development.~~
- f) ~~In the design of development that includes a cultural heritage resource, the Town shall encourage the compatible use of the significant cultural heritage buildings, while not adversely affecting the character of the building or surrounding area. Significant cultural heritage resources, including buildings and associated landscapes shall be developed in conformity with the Heritage Policies of this Plan.~~
- g) ~~All development within the 'Upper Downtown' designation shall be compatible with development on adjacent properties~~
- h) ~~All development within the 'Upper Downtown' designation shall be consistent with The Aurora Promenade Concept Plan Urban Design Strategy, and the other applicable policies of this Plan.~~

9.4 Downtown Shoulder Designation

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

9.4.1 Land Use Policies

- a) A mixture of uses is encouraged ~~not just~~ within the 'Downtown Shoulder' in general, but as well as on individual development *sites*, and within individual buildings. Permitted uses in the on lands identified as 'Downtown Shoulder' designation on Schedule 'B1' include:
 - i. Single-detached and semi-detached dwellings;
 - ii. Multiple-unit buildings, townhouses and apartment buildings;

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- iii. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - iv. Communal housing;
 - v. Secondary *dwelling units*;
 - vi. Live-work units;
 - vii. Home occupations;
 - viii. Converted dwellings;
 - ix. Child care facilities;
 - x. ~~Commercial and government Offices uses~~;
 - xi. Small-scale retail and service commercial uses and restaurants;
 - xii. Small-scale *institutional uses*;
 - xiii. Places of worship;
 - xiv. Funeral parlours;
 - xv. Cultural uses;
 - xvi. Parking facilities at-grade and/or in structure;
 - xvii. A variety of parks and Urban Squares; and,
 - xviii. Public uses and public and private utilities.
- b) The following land uses are prohibited within the 'Downtown Shoulder' designation:
- i. Service commercial uses, retail stores and restaurants with a Gross Floor Area in excess of 2,400 square metres per premise; and,
 - ii. Automobile-oriented uses of any kind including, but not limited to sales, service, gas stations.
- c) Retail uses are encouraged at grade on lands with frontage along Yonge

Street and Wellington Streets within the 'Downtown Shoulder' designation.

- d) ~~The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Downtown Shoulder' designation.~~

9.4.2 Development Policies

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

~~the maximum shall be 3.0 metres; and~~

~~iv. The minimum required rear yard setback for development within the Downtown Shoulder Area designation shall be 7.5 metres.~~

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

9.5 Promenade General Designation

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

9.5.1 Land Use Policies

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

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

- f) ~~The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Promenade General' designation.~~

9.5.2 Development Policies

- a) The following policies apply to height within the 'Promenade General' designation:

i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'D2'; and,

ii. Buildings taller than four storeys or 15 metres, are subject to a front yard step-back at the fourth storey and the angular plane provisions of this Plan.

iii. In accordance with the built form policies of this Plan, new development and redevelopment shall provide a transition in heights and densities adjacent to Stable Neighbourhood areas through increased setbacks, intervening low-rise build form and/or the use of a 45-degree angular plane.

iv. ~~Within the 'Promenade General' designation, there are lands where the maximum height of new development may be increased by up to 1 storey, to a maximum of 6 storeys or 22 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:~~

- ~~• the property in question must have a minimum frontage of 40.0 metres;~~
- ~~• the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;~~
- ~~• the development must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, affordable housing, affordable artist space, and streetscape improvements; and,~~
- ~~• the development proposal must be consistent with The Aurora Promenade Concept Plan Urban Design Strategy.~~

- b) The minimum *lot* frontage for any new *development* of any type within the Promenade General Area designation shall be 18 metres.
- ~~c) The maximum *lot* coverage by a building or buildings on a *lot* shall be 90 percent. The minimum *lot* coverage by a building or buildings on a *lot* shall be 50 percent.~~
- d) The maximum *lot* coverage by a surface parking *lot* shall be 25 percent. There is no minimum *lot* coverage for surface parking *lots*.
- e) The parking *lot*/facility shall only be permitted within the rear yard and/or below grade.
- f) When locating a building on a *lot*, the following policies shall apply:
 - i. The Build-Within Zone is located between 2.0 and 4.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone;
 - ~~ii. Interior side yard setbacks shall not be permitted, with the exception that *lots* with 40 metres or greater of frontage, a minimum interior side yard setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~
 - ~~iii. The minimum required rear yard setback for *development* within the Promenade General designation shall be 7.5 metres.~~
- ~~g) All *development* within the 'Promenade General' designation shall be consistent with The Aurora Promenade Concept Plan Urban Design Strategy, and the other applicable policies of this Plan. **(Moved to General Policies)**~~
- h) No development application should proceed within the "Special Design Areas" Promenade General designation as identified on Schedule 'B1' without a Comprehensive Plan undertaken to coordinate the street and block patterns, open spaces, land uses, built form and other supporting studies that may be deemed necessary, ~~transportation, parking or heritage impacts.~~
- i) No site-specific zoning by-law amendments shall be considered until the Comprehensive Plan has been completed. The Comprehensive Planning process shall be used to form the basis of site-specific

rezonings and subsequent site plan agreements.

- j) ~~Where developments are proposed in the absence of a Town-initiated Comprehensive Plan, Applicants in these areas should~~ shall be required to prepare a ~~segment of the Comprehensive Plan~~ that includes surrounding properties to demonstrate how the proposed *development* will complement and contribute to the orderly transformation of the area. Specifically, the Plan should:
- i. Be prepared in consultation with affected adjacent landowners, the public and the Town;
 - ii. Define a logical study area that is adequately comprehensive to the satisfaction of the Town;
 - iii. Demonstrate a street and block, open space and built form plan consistent with ~~these design guidelines~~ the Aurora Promenade - Concept Plan - Urban Design Strategy;
 - iv. Provide an implementation plan that considers the phasing of *development* and identifies the necessary interventions or investment to enable the transformation; and,
 - v. Be supported by other applicable studies that may be deemed necessary.

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

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

~~The purpose of the 'Promenade General Site Specific Policy Area' designation is to promote transformation into a vibrant, pedestrian-oriented mixed-use area. Change will primarily occur through the introduction of higher densities in high-quality mid-rise forms placed close to the street, while providing appropriate transitions to adjacent neighbourhoods. While new development or redevelopment will be mostly residential in use, convenience retail as well as restaurants, entertainment and cultural venues may be provided. It is also the purpose of the Aurora Promenade - Concept Plan - Urban Design Strategy to ensure that new~~

~~development or redevelopment will be appropriately designed and will not create adverse impacts on adjacent areas.~~

~~11.6A.1 Land Use Policies~~

- ~~a) The Land Use Policies for the buildings and sites within the 'Promenade General Site Specific Policy Area' designation shall be the same as in Section 11.6.1.~~

~~11.6A.2 Development Policies~~

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

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

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

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

redevelopment must ensure that it is appropriately designed and provides an appropriate transition to adjacent neighbourhoods.

9.6.1 Land Use Policies

- a) Buildings and *sites* within the ~~'Promenade Focus Area'~~ 'Aurora GO Station MTSA' designation are encouraged to accommodate an array of higher density mixed uses. This mixture of uses is encouraged ~~not just within the designation in general, but also~~ on individual development *sites*, and within individual buildings. High activity uses that animate the streetscape and encourage foot traffic, like retail uses, are encouraged at-grade, with uses such as offices and residential uses on ~~second~~ the floors and above.
- b) The following uses/~~mixture of uses~~ are permitted:
- i. ~~Multiple unit buildings, townhouses and apartment buildings;~~
 - ii. ~~Communal housing;~~
 - iii. Dwelling units located on the second storey, and/or above, of all building types;
 - iv. Live-work units;
 - v. Commercial uses including financial institutions, offices, retail stores, restaurants and personal services;
 - vi. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - vii. ~~Commercial and/or government offices, research and data processing facilities;~~
 - viii. Child care facilities;
 - ix. *Institutional uses;*
 - x. Cultural, *recreational* and entertainment uses;
 - xi. Conference centres;
 - xii. Parking facilities at-grade and/or in structure;

- xiii. ~~A variety of Parks and Urban Squares; and,~~
 - xiv. Public uses and public and private utilities.
- c) The following land uses are specifically prohibited within the ~~'Promenade Focus Area'~~ 'Aurora GO Station MTSA' designation:
 - 9.5.1.1.1 ~~Single detached and semi-detached dwelling units; and,~~
Residential uses at-grade and/or below grade.
 - i. New automotive-oriented uses of any kind including, but not limited to sales, service, gas stations.
- d) As the MTSA develops, existing industrial uses will be encouraged to relocate in order to redevelop these lands for higher density mixed uses. Mitigation measures may need to be incorporated in new development while existing industries remain.
- e) Development within the 'Aurora GO Station MTSA' designation shall provide for a balance of residential, commercial and employment uses to ensure a vibrant and lively community at all times during the day. Throughout the designation, development shall aim to provide for both employment and residential opportunities.
- f) Within the Aurora GO Station MTSA designation, compact housing forms are encouraged, with dwellings that are intrinsically affordable for low and moderate income households. A minimum of 35% of new housing within the [designation](#) shall be affordable. (**York Region OP 4.4.23**)
- ~~g) Retail uses are encouraged at grade on lands with frontage along Yonge and Wellington Streets within the 'Promenade Focus Area' designation.~~
- ~~h) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Promenade Focus Area' 'Aurora GO Station MTSA' designation.~~

9.6.2 Development Policies

- a) The following policies apply to height within the ~~'Promenade Focus Area'~~ 'Aurora GO Station MTSA' designation:
 - i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'D2'; and,
 - ii. Buildings taller than four storeys or 15 metres, are subject to a

front yard step-back at the fourth storey and the angular plane provisions of this Plan.

- iii. In accordance with the built form policies of this Plan, new development and redevelopment shall provide a transition in heights and densities adjacent to Stable Neighbourhood areas through increased setbacks, intervening low-rise build form and /or the use of a 45-degree angular plane.
- iv. ~~Within the 'Promenade Focus Area' designation, the maximum height of new development may be increased by up to 2 storeys, to a maximum of 7 storeys or 25.5 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:~~
 - ~~• the property in question must have a minimum frontage and depth of 40.0 metres;~~
 - ~~• the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;~~
 - ~~• the development must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, affordable housing, affordable artist space, and streetscape improvements; and,~~
 - ~~• the development proposal must be consistent with The Aurora Promenade Concept Plan Urban Design Strategy.~~
- b) ~~The minimum lot frontage for any new development of any type within the 'Promenade Focus Area' designation shall be 18 metres.~~
- e) ~~The maximum lot coverage by a building or buildings on a lot shall be 90 percent. The minimum lot coverage by a building or buildings on a lot shall be 50 percent.~~
- d) The maximum lot coverage by a surface parking lot shall be 25 percent. There is no minimum lot coverage for surface parking lots.
- e) The parking lot/facility shall only be permitted within the rear yard and/or below grade.

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- f) When locating a building on a *lot*, the following policies shall apply:
- i. The building envelope is located between 2.0 and 4.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior side wall of the proposed building shall be located within the building envelope, as defined above;
 - ii. ~~Interior side yard setbacks shall not be permitted, with the exception that lots with 40 metres or greater of frontage, a minimum interior side yard setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,~~
 - iii. ~~The minimum required rear yard setback for development within the “Promenade Focus Area’ Aurora GO Station MTSA designation shall be 7.5 metres.~~
- g) ~~All development within the ‘Promenade Focus Area’ designation shall be compatible with development on adjacent properties and shall be consistent with The Aurora Promenade Concept Plan – Urban Design Strategy, and the other applicable policies of this Plan.~~
- h) ~~No development’ application should proceed within the ‘Promenade Focus Area’ designation and/or their surrounding “Special Design Areas” as identified on Schedule ‘B1’ without a Comprehensive Plan undertaken to coordinate the street and block patterns, open spaces, land uses, built form and other supporting studies that may be deemed necessary, such as transportation, parking or heritage impacts.~~
- i) ~~No site specific zoning by-law amendments shall be considered until the Comprehensive Plan has been completed. The Comprehensive Planning process shall be used to form the basis of site specific rezonings and subsequent site plan agreements.~~
- j) ~~Where developments are proposed in the absence of a Town initiated Comprehensive Plan, applicants in these areas should be required to prepare a segment of the Comprehensive Plan that includes surrounding properties to demonstrate how the proposed development will complement and contribute to the orderly transformation of the area. Specifically, the Plan should:~~
- i. ~~Be prepared in consultation with affected adjacent landowners, the public and the Town;~~
 - ii. ~~Define a logical study area that is adequately comprehensive to~~
-

~~the satisfaction of the Town;~~

- ~~iii. Demonstrate a street and block, open space and built form plan consistent with these design guidelines;~~
- ~~iv. Provide an implementation plan that considers the phasing of *development* and identifies the necessary interventions or investment to enable the transformation; and,~~
- ~~v. Be supported by other applicable studies that may be deemed necessary.~~

9.7 Public and Private Realm Design

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

9.7.1 Policies for the Street Grid/Development Blocks

- a) A number of new street linkages are recommended in association with *redevelopment* of larger auto-oriented ~~automotive-oriented~~ commercial areas and sites, as shown on Schedule 'D3'. The linkages should serve to extend and complete the *existing* street grid.
- b) The older part of The Aurora Promenade is organized along a fine-grained and highly interconnected street and block patterns that is ideal for promoting a dissemination of traffic and for walking. As much as possible, this pattern should serve as a template for newly developing areas. Where new development blocks are created, or where *significant redevelopment* is proposed, development blocks should not exceed 100 metres by 200 metres in size. Smaller development blocks are preferred.
- c) Where possible, *existing* streets should be extended and linked to provide optional routes for movement. Although measures can be introduced to limit through-traffic into neighbourhoods where streets are extended or connected, pedestrian and cycling movement should continue freely.
- d) Development within and surrounding the MTSA shall prioritize multi-modal access and active transportation connections to the Aurora GO Station, as well as other transit routes (York Region OP 4.4.2.9.c, g)

- e) ~~As much as possible the design of these new links and the reconstruction of existing streets should be subject to the following principles for creating 'complete' streets: **(Moved to Parent OP)**~~
 - i. ~~All modes of movement shall be supported in a balanced manner with appropriately scaled sidewalks that can accommodate pedestrian amenities and wherever possible dedicated bike lanes; **(Moved to Parent OP)**~~
- f) ii. Alternative standards shall be considered for road design to further calm traffic and support a safe and inviting pedestrian environment, including flex streets, narrower travel lanes and smaller turning radii at intersections;
- g) iii. Block lengths shall not be greater than 150 metres to maximize porosity for pedestrians. Where blocks are greater than 150 metres, a mid-block pedestrian connection should be provided;
 - iv. ~~Streetscapes inviting to pedestrians, transit users and cyclists are vital, including providing trees and landscaping, seating, pedestrian level lighting and well defined and frequent crosswalks; and, **(Moved to Parent OP)**~~
- h) v. Road capacity increases are not an objective of this Plan within The Aurora Promenade. The roadway network is to serve *connectivity* and accessibility needs of all critical modes of transportation in support of the planned uses.

9.7.2 Policies for Streets Streetscapes

- a) The hierarchy of streets streetscapes is identified on Schedule 'D3' of this Plan. The design of streetscapes shall be consistent with The Aurora Promenade Concept Plan – Urban Design Strategy, as well as The Aurora Promenade Streetscape Design and Implementation Plan.
- b) Main Streets - Main Street corresponds to the portion of Yonge Street within the 'Downtown' designation. This segment contains a dense mix of uses, including at-grade retail and buildings with minimal to no setback from the street. These characteristics result in a very traditional cross-section. Streetscape characteristics shall include:
 - i. Distinctly paved sidewalks and crosswalks;
 - ii. Unique lighting, banners, signage and furnishings to be *compatible* with the historic downtown;

- iii. Continuous street *trees* where possible, otherwise planters in place of street *trees* for seasonal interest;
 - iv. On-street parking;
 - v. Mixed-uses with at-grade retail and office or residential uses above grade; and,
 - vi. Spill-out activity on the sidewalks such as sidewalk patios can be enabled by modest setbacks.
- c) Village Streets - Village Streets are the segments of streets that have a small-town, village-like atmosphere and character. Village Streets generally correspond to Yonge Street north and south of the 'Downtown' and Wellington Street east of Yonge Street. These areas are characterized by older house form buildings with a mix of residential, office and/ or retail businesses. The buildings are generously setback from the street, resulting in a more residential cross-section. Streetscape characteristics shall include:
- i. Broad sidewalks with distinctively paved crosswalks;
 - ii. Unique lighting and signage *compatible* with the heritage character of the area;
 - iii. Continuous street *trees*;
 - iv. Flower beds and other landscaping features often planted in a sodded boulevard; and,
 - v. On-street parking where possible.
- d) Boulevards - Boulevards correspond to Yonge and Wellington Streets outside of the 'Downtown'. These streets serve a town-wide function as important vehicular, cycling and pedestrian connections into The Aurora Promenade and MTSA. The wider right-of-way enables wider sidewalks and on certain segments, the eventual accommodation of rapid transit in dedicated lanes. Streetscape characteristics shall include:
- i. Broad, distinctively paved sidewalks and crosswalks;
 - ii. Widened sidewalks, where possible;
 - iii. *Tree-lined* centre boulevard or dedicated rapid transit lanes

- where possible;
 - iv. Continuous street *trees*;
 - v. Flower beds and landscaping features often planted in a sodded boulevard;
 - vi. Unique lighting, signage and furnishings; and,
 - vii. Buildings with a mix of uses, placed consistently at or close to the street edge.
- e) Civic/Special Streets - Civic/Special Streetscapes ~~as~~ are identified in Schedule 'D3'. Special attention to the design and quality of the streetscape and street walls is required to identify and reinforce the civic importance of these streets. Streetscape characteristics shall include:
- i. Distinctive paving along sidewalks, at crosswalks and across the roadway or at strategic civic locations such as the Town Park on Wells Street;
 - ii. Where paving extends across the roadway, it should seamlessly integrate with adjacent public space treatments;
 - iii. Sidewalk bump-outs at intersections;
 - iv. Unique lighting, signage, banners and furnishings;
 - v. Continuous street *trees*, flower beds and landscaping features; and,
 - vi. On-street parking where possible.
- f) Focus Area Street - Focus Area Streets are identified on Schedule 'B3'. Streetscape characteristics include:
- i. 2 travel lanes;
 - ii. On-street parking;
 - iii. Continuous street *trees* with broad sidewalks;
 - iv. Buildings placed close to the street with consistent setbacks for mixed-uses; and,

- v. More generous setbacks with privacy measures such as grade shifts and landscaping for residential uses.
- g) Lanes - While relatively common in many historic towns throughout Ontario ~~and the eastern provinces~~, there is an absence of lanes within The Aurora Promenade and MTSA. Where possible a network of lanes shall be introduced behind properties fronting onto Yonge Street. Lanes can provide *significant* benefits for mixed-use areas, including:
 - i. Accommodating utilities, storage, loading and parking access away from the primary street;
 - ii. Minimizing curb cuts for driveways off the primary street, enabling continuous *tree* planting, on-street parking and safer pedestrian environments; and,
 - iii. Providing access for potential accessory units.

Streetscape characteristics of lanes shall include:

- i. Minimum 6.0 metre roadway;
- ii. Designated areas for snow storage;
- iii. Adequate lighting; and,
- iv. Traffic calming measures such as speed bumps.
- h) Parkside Streets - Parkside Streets are potential linkages framing *significant* parks. The objective is to enhance visual and physical connections to these open spaces and to ensure eyes on the space with fronting uses. For Memorial Peace Park, Machell Park and Fleury Park, these linkages can serve to provide an appealing address on the parks. In addition to residential uses, Parkside ~~links~~ Streets can also be appealing locations for restaurants, cafés and patios that provide views onto the open spaces. While Parkside ~~Links~~ Streets shall provide for continuous pedestrian connections, they can also allow for limited vehicular access. Streetscape characteristics shall include:
 - i. Distinctive paving along sidewalks, at crosswalks and, if possible, across the roadway to the edge of the open space;
 - ii. Continuous *recreational* trail on the park side of the street;
 - iii. Sidewalk bump-outs at intersections;

- iv. Continuous street *trees*;
 - v. On-street parking; and,
 - vi. Other landscaping treatments such as flower beds where possible.
- i) Residential Streets - Residential streetscapes primarily serve the residential neighbourhoods within the Aurora Promenade. These streets serve as important vehicular and pedestrian connections for local residents. Defining characteristics of these streets are the green amenity provided through the landscaped front yards resulting from building setbacks and the continuous street *trees*. Vehicles move at slower speeds and these streets generally experience lighter vehicular traffic. There are two types of residential streetscapes – Heritage and Local Streets, each with their own defining characteristics that will be retained. Streetscape characteristics of Heritage Streets shall include:
- i. Residential in character, typically with 2 travel lanes;
 - ii. Continuous street *trees* with landscaped front yards;
 - iii. Varying building setbacks from the street;
 - iv. On-street parking; and,
 - v. Primarily house forms with prominent porches and where garages exist, they are located to the side or rear.

Streetscape characteristics of Local Streets shall include:

- i. Residential in character with typically 2 travel lanes;
 - ii. Continuous street *trees* with landscaped front yards and consistent building setbacks from the street;
 - iii. On-street parking; and,
 - iv. Primarily house forms with front accessed garages.
- j) Mid Block Pedestrian Connections - Mid-block pedestrian connections offer the unique opportunity for a finer-grained pedestrian network than the typical block pattern. Portions of The Aurora Promenade provide pedestrian-scaled blocks, primarily in the 'Downtown', while others have

larger blocks where opportunities exist to improve connections. The Aurora Promenade Concept Plan - Urban Design Strategy identifies *existing* and potential mid-block connections. These mid-block connections should adhere to the same design quality and design standards as other public spaces. Design characteristics for mid-block connections include:

- i. Ensure mid-block connections are well-lit; and,
 - ii. Where possible, landscaping should be introduced that is consistent with CPTED principles of design.
- k) Schedule 'D3' identifies both *existing* and potential mid-block pedestrian links. It is an objective of Council to secure these pedestrian links for public use through acquisition, easements and/or other appropriate mechanisms.

9.7.3 Policies for Entryways

- a) Entryways highlight the entrances to The Aurora Promenade, and Aurora GO Station MTSA, and are important markers that distinguish the culture and heritage of the area. Primary and Secondary Entryways are identified on Schedule 'D3'. Entryways shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy, and ~~the following policies apply:~~ i ~~Entryways~~ shall be either architectural features, stand-alone marker/features, wayfinding signage, public art or landscape treatments that define the main entrances to the Downtown and/or MTSA; and **(York Region OP 4.4.2.9.e)**
- b) There shall be a hierarchy of Entryways, both Primary and Secondary.
- Primary Entryways:
- i. Shall be lit to enhance their legibility at night;
 - ii. Shall be large enough to be visible from a car at a distance of at least 100 metres; and,
 - iii. Shall enhance and not compete with surrounding *existing* historic and/or architectural features.

Secondary Entryways:

- i. Shall not be lit;

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

9.7.4 Built Form Policies

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

- b) Development and redevelopment shall be compatible with its surroundings and provide a transition in heights and densities adjacent to Stable Neighbourhoods and heritage properties, through increased setbacks, intervening low-rise built form and the use of ~~Where any development site within The Aurora Promenade abuts lands designated 'Stable Neighbourhood', or 'Environmental Protection Area' and/or lands within a Heritage Conservation District, a 45 degree angular plane originating from these lands shall be applied over the interior side and/or rear property line.~~ Further, when considering new building forms, *development* which results in extensive loss of sunlight to *adjacent land* uses shall be prohibited.
- c) Architectural variety is crucial in creating a visually stimulating urban environment. Streetscapes composed of buildings of similar style and form can succeed through subtle variations in the façade treatment and building mass in order to improve the overall architectural richness, variety, and building articulation in the community.
- d) ~~New building design shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy. In addition, new building design shall:~~
 - i. ~~Be barrier free;~~
 - ii. New building design shall have a textured architectural quality that can be achieved by introducing variation in certain elements of the façade treatment. Continuous roads of monotonous and repetitive façades shall be avoided. As such, the siting, massing, and façade design of all new *development* shall be coordinated on a block-by-block basis and building

elevations shall be articulated in a manner that provides variation between units, and reinforces common characteristics that visually unites the block;

- f) ~~iii.~~ New buildings shall employ a setback at the upper storeys. Stepbacks shall be established as follows:
- i. Within the 'Downtown', ~~'Upper Downtown'~~ and 'Downtown Shoulder' designations, the main front wall and exterior side wall of all new buildings shall be stepped back a minimum of 3.0 metres above the third storey. Stepbacks are not permitted below the top of the second storey; and,
 - ii. Within the 'Promenade General' and ~~'Aurora GO Station MTSA'~~ ~~'Promenade Focus Area'~~ designations, the main front wall and exterior side wall of all new buildings shall be stepped back a minimum of 1.5 metres above the fourth storey. Stepbacks are not permitted below the top of the second storey;
 - ~~iii. Create a street space that is scaled to the pedestrian and is organized to present an appropriate façade to all adjacent public roads to provide interest and comfort at ground level for pedestrians. As such, primary pedestrian entrances shall provide direct and universal access to the public sidewalk and buildings shall be oriented to front on to the road, with a minimum setback, or build within zone; (Moved to Parent OP)~~
 - ~~iv. Include pedestrian weather and sun protection systems including awnings, canopies, colonnades, or front porches along the sidewalk edge of key pedestrian areas and adjacent to Urban Squares and at entrances to buildings;~~
 - ~~v. Have any visible mechanical equipment, including rooftop equipment, appropriately screened and located in a manner that has a minimal physical and visual impact on public sidewalks and accessible open spaces;~~
 - ~~vi. Where feasible, have all transformers and other above ground utilities located within the building, or on private property located away, and/or screened, from public view;~~
 - ~~vii. Energy efficient building design including passive solar energy gain, increased insulation, Energy Star appliances, alternative and/ or renewable energy systems, and conformity with LEED certification shall be encouraged in all new buildings, in~~

~~conformity with the policies of this Plan; and,~~

~~viii. Be encouraged to incorporate a 'green-roof' into the design of all new buildings.~~

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

- i. Define the intersection at which the building is located by architecturally articulating its presence at each corner;
- ii. Include prominent visual and vertical architectural features such as a wrap-around porch, bay window, turret feature or a clock tower, and/or an additional storey, greater than abutting buildings on non-corner *sites*;
- iii. Include primary, articulated façades towards both roads; and,
- iv. Have the highest level of architectural detailing and a distinct architectural appearance.

9.8 ~~Height and Density Bonusing~~

~~a) Council may, at its discretion, use density and height incentives under the provisions of the Planning Act, to achieve facilities, services or matters which reflect the principles and objectives of this Plan, but cannot be achieved under any other provisions of the current Planning Act or Development Charges Act. Such objectives include contributions towards:~~

~~i. Socially assisted housing and supportive housing for persons with special needs which meet Aurora's housing goals and objectives. Such contributions to the municipality may be in the form of:~~

- ~~• land for socially assisted housing on the development site or on another site which is satisfactory to Council;~~
- ~~• a cash contribution towards the provision of socially assisted housing; or,~~

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

- a) The design and development of parks and public open spaces within the Secondary Plan Area shall be developed in accordance with the parkland policies of Section 13 of this Plan, except as modified by the following additional policies.
- b) Downtowns typically require smaller park spaces, distributed strategically throughout the entire area to enhance adjacent *development*. It is the intention of the Town to promote public open space features as key aesthetic and functional components that complement the anticipated *redevelopment* activity.
- c) The open space system of The Aurora Promenade and MTSA should be focused on the interconnected system of roads, parks and Urban Squares that are safe, inviting and interactive spaces. A high standard of hard and soft landscaping shall be required and shall be maintained in a healthy condition.
- ~~d) Environmental Protection Areas – A number of *significant* natural areas abut lands within The Aurora Promenade. These lands are designated Environmental Protection Area by this Plan and correspond to open space systems which encompass *significant* natural features. Key policies for new *development* adjacent to Environmental Protection Area designation include:~~
 - ~~i. *Significant* natural features shall be *conserved* and enhanced, and the physical and visual connections from The Aurora Promenade should be appropriately strengthened; and,~~
 - ~~ii. New *development* within The Aurora Promenade shall be respectful of adjacencies to *significant* natural features, ensuring that any negative impacts are appropriately mitigated.~~
- ~~e) Public Parks – Public parks typically serve the community's passive and active *recreational* interests and come in a variety of scales and configurations. Adjacent to The Aurora Promenade, the bulk of these spaces correspond to parkland along the East Holland River Valley, Fleury Park and Machell Park. This Plan aims to encourage retention, enhancement, and full utilization of the *existing* public parks, including enhancements to improve the visual and physical linkages with the parks and associated trails with, for example, wayfinding signage, improved streetscape links and crosswalks.~~
- f) Squares and Greens – Squares and greens are more formal public

spaces that may also include hard surfaces, gardens, pavilions, memorials, fountains and modest concession stands. Squares and greens are more multi-purpose than the public parks surrounding The Aurora Promenade, providing potential spaces for both active and passive activities including farmer's markets and community fairs. Within The Aurora Promenade and MTSA, the most prominent squares and greens are War Memorial Peace Park and the potential for a new green and a new square in association with new *development* in proximity to the Aurora GO Train Station. Policies applicable to these areas are:

- i. The War Memorial Peace Park should be enhanced by improving the visual and physical linkages to the park by potentially introducing a new street that abuts the park with buildings that frame it, rather than turn their backs to it. War Memorial Peace Park should serve as an important, large scale, passive green space for The Aurora Promenade, although it can also accommodate occasional events;
 - ii. A potential linear green should be created along the east side of Berczy Street buffering the rail from the residential neighbourhoods to the west, which can be created through the relocation of parking in new facilities; and,
 - iii. A potential new square associated with new *development* around the Aurora GO Train Station and Industrial Parkway South should be created.
- g) Urban Squares – An Urban Square is generally a paved open space associated with a civic or commercial function. They vary in shape and size depending on their purpose but are generally smaller and more intimate in scale than parks. The new Aurora Town Square provides for a vibrant outdoor square with a variety of multi-purpose programming spaces that bring life and energy to the Downtown core. Urban Squares generally serve high pedestrian traffic areas and/or where major events need to be planned or accommodated that generate large crowds. Year-round Urban Squares function best when they are framed by highly animated uses such as shops, restaurants and cafés.
- i. All development *applications* within the 'Downtown Shoulder', ~~and~~ 'Promenade General' and 'Aurora GO Station MTSA' designations, on ~~sites~~ greater than 0.2 ~~of a~~ hectares in size shall include a location for an Urban Square. Land set aside for an Urban Square, developed in conformity with the policies of this Plan, shall constitute all or part of the parkland dedication requirements of the Planning Act. Urban Squares are intended

as formal pedestrian spaces, in support of the adjacent higher density, mixed-use *development*. Lands shall be set aside for an Urban Square as follows:

- For all non-residential *development*, the land requirement for an Urban Square shall constitute a minimum of 2 percent of the net developable *site* area;
- For all primarily residential *development* (where more than 80 percent of the gross floor area is residential), the land requirement for an Urban Square shall constitute a minimum of 3 percent of the net developable *site* area; and,
- For *development* that includes a mix of land uses, where the secondary use comprises at least 25 percent of the gross floor area, the land requirement for an Urban Square shall constitute a minimum of 2 percent of the net developable *site* area.

iii. The following development criteria shall apply to the *development* of an Urban Square:

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

9.9 Policies for Signage and Lighting (*Moved Up*)

- a) Signage is a critical component of building design and can demean the quality of the street if not designed to be complementary to the character of The Aurora Promenade and MTSA. In addition, lighting is an essential consideration to ensure safe pedestrian places. Signage shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy and the following policies shall apply:
- i. Internally lit signage and/or internally lit canopies are not allowed;
 - ii. Mobile box signage is not allowed;
 - iii. Third party signage is not allowed;
 - iv. Signage will address the amount and type of illumination, size, materials, typography and design;
 - v. Signage shall be an integral part of the architecture of a building;
 - vi. Signs should be designed to complement the building and enhance the visual appeal of the street;
 - vii. Signs shall be designed in consideration of nearby residential uses, in terms of size, materials, and location;
 - viii. The ratio of sign band to building mass shall be restricted through a site plan agreement such that the signage does not dominate the façade;
 - ix. Exterior lighting shall be designed to promote pedestrian comfort, safety and provide a high quality ambiance. In addition, accent lighting is required to emphasize built form and landscape elements. Pedestrian scale lighting shall be provided adjacent to streets, walkways, squares, pedestrian routes and in parks, squares and courtyards; and,
 - x. Pedestrian realm signage and lighting should be coordinated. Pole mounted pedestrian light fixtures with a light source at 3.5 to 4.5 metres high and a spacing of 3.5 to 15 metres is recommended.

9.9.1 ~~Parkland Dedication~~

~~9.9.1.1 Parkland dedication requirements shall be applied as follows in all designations within the Aurora Promenade:~~

~~9.9.1.1.1 — The alternative parkland dedication requirement provided in the Planning Act of 1.0 hectare per 300 dwelling units shall not be applied; and,~~

~~9.9.1.1.2 — The typical Planning Act requirement of 5 percent of the land area for residential and 2 percent of the land area for all non-residential uses shall be applied. The parkland dedication requirement for mixed use developments shall be calculated on the percentage of Gross Floor Area of each use.~~

9.9.2 — Cash-in-lieu of Parkland

~~9.9.2.1 Within the ‘Downtown Shoulder’ and ‘Promenade General’ designations, the Town may accept cash-in-lieu in place of the parkland dedication required under the Planning Act, and in locations where an Urban Square is provided. Cash-in-lieu may also be accepted for the land area difference between the size of the Urban Square and the park land requirement. The funds raised through this provision shall be utilized by the Town solely for the purchase of property for public park space and/or for the enhancement of existing public parks within the boundaries of The Aurora Promenade, as identified on Schedule ‘B1’ to this Plan.~~

9.10 Policies for Parking

- a) Parking design and development within the Secondary Plan Area shall be in accordance with the parking design policies of Section 5.4 of this Plan, except as modified by the following additional policies.
- b) New public parking structures and the provision of on-street parking are both important components of a comprehensive Town parking strategy for The Aurora Promenade and MTSA. ~~The Town needs to become actively involved in the redevelopment process to identify their opportunities to influence and direct redevelopment.~~ As such the Town shall:
 - i. Provide public parking *lots*, both surface *lots* and/or structured parking facilities, within The Aurora Promenade and MTSA to augment the supply of parking; and
 - ii. Promote new on-street parking throughout The Aurora Promenade and MTSA. and
 - iii. ~~Parking requirements which are more specific than those identified in the Plan may be provided through a comprehensive~~

~~zoning by-law review or application for zoning by-law amendment, without requiring an amendment this plan. An example of such a standard is new parking standards for child care centres and private schools.~~

9.10.1 Parking Requirements

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

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

- ~~a) The lands are located within the 'Downtown' designation and are north of Mosley Street and east of Temperance Street.~~
- ~~b) New non-residential uses developed within existing buildings that do not meet the criteria of Subsection 11.12.1a)ia shall be subject to policy 11.12.1a)ii.~~
- ~~c) New residential units developed within existing buildings that do not meet the criteria of Subsection 11.12.1a)ia shall be subject to policy 11.12.1a)iii.~~

~~9.10.1.1.2 New non-residential development shall be required to provide a minimum of 1.0 and a maximum of 2.0 parking spaces per 100 square metres of Gross Floor Area; and,~~

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

~~b) The following parking requirement standards shall apply within the 'Downtown Shoulder' designation:~~

- ~~i. New non-residential development shall provide parking on the basis of a minimum of 2.0 spaces and a maximum of 3.0 spaces per 100 square metres of Gross Floor Area; and,~~
- ~~ii. New residential development shall provide parking on the basis of a minimum of 1.0 and maximum of 1.25 spaces per unit, inclusive of visitor parking.~~

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

9.10.2 Cash-in-lieu of Parking

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

9.10.3 Design Policies for Parking Lots/Facilities

- ~~9.10.3.1 In order to reinforce streets as primary public spaces, the locations of parking, driveways and service entrances and loading areas need to be carefully considered and coordinated with the locations for pedestrian entrances. As such, parking facilities, service access points, loading areas and any visible garbage containers and/or mechanical equipment are to be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan—Urban Design Strategy, and:~~

~~9.10.3.1.1 Located in a manner that has a minimal physical impact on sidewalks and accessible open spaces. Shared driveways, service courts at the side and rear of buildings are encouraged to provide for these functions;~~

- 9.10.3.1 ~~ii.~~ Parking shall be prohibited in the front yard of any buildings within The Aurora Promenade and MTSA. Surface parking and/or servicing facilities may be permitted within the rear yard or, in the case of house form buildings within certain designations, within the interior side yard.

~~9.10.3.1.2 Appropriately screened from view from the street; surface parking lots shall respect the building envelopes as defined in Section 11 of this Plan. Where surface parking must be provided, the visual impact of large surface lots shall be mitigated by a combination of setbacks, and significant landscaping including, pavement treatments, low walls or decorative fencing;~~

landscape, ~~trees~~ and lighting throughout parking lots and along its edges;

9.10.3.2 ~~Encouraged to be provided in structures, either above, or where possible, below grade. Where a parking structure is above grade, it shall include a façade with active uses at grade and appropriate architectural articulation. Entrances to below grade or structured parking and service areas should occur within the building.;~~ and,

9.10.3.3 Parking should be accessed off side streets or through shared driveways and, preferably, shared rear lanes.

9.10.4 — Drive-Thru Facilities

9.10.4.1 ~~Drive-through facilities are normally associated with restaurants, financial institutions, convenience stores, automobile service stations, and a limited range of retail uses. Proposed drive through facilities in the The Aurora Promenade and MTSA Secondary Plan area shall be subject to the following: (*Policies moved to Section 5: Design Excellence*)~~

9.10.4.1.1 ~~The application of urban design guidelines, which will address such issues as built form and streetscape, pedestrian circulation, vehicular traffic/access and parking, landscaping, and signage, with particular attention given to sites which abut permitted residential uses;~~

9.10.4.1.2 ~~Such planning applications as required in the normal course of development for the Aurora Promenade planning area, including site plan approval;~~

9.10.4.1.3 ~~As part of any required planning application, proposals for drive-through facilities shall address the location, design, and function of the drive-through facility to demonstrate that the proposed drive-through facility:~~

9.10.4.1.3.1 ~~Conforms with the intent of the Official Plan;~~

9.10.4.1.3.2 ~~Conforms with the function and form of the land-use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located;~~

9.10.4.1.3.3 ~~Maintains the continuity and character of the streetscape as exists at the time of the application in the land-use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located;~~

~~9.10.4.1.3.4 Conforms with the extent of the pedestrian orientation set out in the policy framework for the land-use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located; and~~

~~9.10.4.1.3.5 Addresses pedestrian movement into and through the property containing the drive-through facility, the nature of surrounding uses, and the proximity to heritage resources.~~

9.11 Policies for Encroachments

~~a) Permanent structural components of any building (colonnades and balconies) are not permitted to encroach into the defined pedestrian realm. The following encroachments into the public realm and onto or over the public sidewalk may be permitted subject to approval of an appropriate permit by the Town and/or The Regional Municipality of York:~~

~~i. Awnings;~~

~~ii. Outdoor cafes and seating for restaurants; and,~~

~~iii. Semi-permanent structures, including entry features, arcades and perpendicular signage attached to the building.~~

~~b) The amount of any permitted encroachment, whether temporary or permanent, shall be established by the Town on a site-by-site basis.~~

9.11 Polices for Implementation

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

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

~~The Town shall utilize the Site Plan Approval process to the maximum extent permissible by the Planning Act. Specifically, the Town may consider matters related to exterior design, including, and without limitation to the character, scale, materials, colour, appearance and~~

~~design features of buildings for all development and/or redevelopment in The Aurora Promenade.~~

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

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

- d) **Community Improvement Plan** – ~~All development shall be consistent with The Aurora Promenade Community Improvement Plan. All lands within The Aurora Promenade are to be identified as within a Community Improvement Project Area. The Town shall consider the preparation of a Community Improvement Plan or a series of Community Improvement Plans, in order to identify public realm improvement priorities and establish incentive programs to assist the private sector in improving their properties. In addition, the Town may use incentives established through a Community Improvement Plan to influence the location and timing of development throughout the Aurora Promenade. The qualification criteria for any proposed incentive program shall include the requirement that all non-residential properties within The Aurora Promenade be included within an Aurora Promenade Business Improvement Area.~~
- e) The Aurora Promenade Business Improvement Area – All lands within The Aurora Promenade, shall, over time, be considered for inclusion within the boundaries of a Business Improvement Area. ~~Until such time that a BIA is established, the Town shall consider an officer and/or committee specifically assigned to guide and oversee improvements in The Aurora Promenade and to monitor the implementation of The Aurora Promenade Concept Plan – Urban Design Strategy.~~
- f) Heritage Conservation District – The Town shall consider the designation

of all properties within the Downtown Area and Downtown Shoulder Area designations as a Heritage Conservation District under the Ontario Heritage Act. Part of the designation process shall include the preparation of detailed urban design and architectural control policies that will further protect the heritage character of the area and will promote new *development* and/or *redevelopment* that is *compatible* with the identified heritage objectives of this Plan.

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

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

10.1 Objectives

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

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

10.2.1 Intent

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

may not all be identified on Schedule 'A' 'B' as they are permitted within all Residential land use designations.

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

10.2.2 Permitted Uses

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

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

10.2.3

Development Policies

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

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

10.2.4 Design

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

10.3

Community Hubs

- a) The co-location of community services in community hubs shall be prioritized in order to facilitate multiple community uses within one building or site, with the intent to provide improved access to a range of services, integrate services and promote cost effectiveness.

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

10.4 Elementary and Secondary Schools

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

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

10.5 Post-Secondary Institutions

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

10.6 Places of Worship

- a) ~~New places of worship may be subject to Site Plan Control and may be subject to a Zoning By-law Amendment.~~
- b) ~~New places of worship within the Stable Neighbourhood Area Designation shall conform with the policies in Section 8 of this Plan.~~

- c) Places of worship shall provide parking for both vehicles and bicycles, amenity areas and buffering with planting and/or fencing from adjacent residential dwellings. Parking should not be permitted in the front yard of any building.
- d) Places of worship shall be high quality landmark buildings and shall be *compatible* with the character of the surrounding community.

10.7**Child Care Facilities**

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

11.0 ADVANCING THE ECONOMY

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

11.1 Economic Development Objectives

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

11.2 Economic Development Policies

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

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

11.3 Employment Areas

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

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

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

11.3.1 Objectives

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

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

11.4 General Employment Area Policies

a) Conversion Policies

- i. *Applications* to convert lands designated *Employment Area* to a residential use, retail use or any other non- employment use that is not permitted by this Plan within any *Employment Area* designation or that is not ancillary or accessory to a permitted *Employment Area* use shall be assessed on the basis of a *Regional Municipal Comprehensive Review*. ~~In addition to the Regional Comprehensive Review, the Town shall ensure that:~~
- ~~• there is a demonstrated need for the conversion, including a detailed review of any significant shortfall in the inventory of land designated for the proposed land use;~~
 - ~~• the lands are not required over the long term for the employment purposes for which they are designated and that the municipality will meet the employment forecasts allocated to the municipality pursuant to this Plan;~~
 - ~~• the conversion will not jeopardize the ability of the Town to achieve the Town wide activity rate of 1 job for every 2 residents;~~
 - ~~• the conversion will not adversely affect the overall viability of the area designated *Employment Area*;~~
 - ~~• there is existing or planned infrastructure to accommodate the proposed conversion;~~
 - ~~• cross-jurisdictional issues have been considered;~~
 - ~~• the proposed use is compatible with adjacent land uses; and,~~
 - ~~• there is no past on-site contamination that would negatively impact the proposed use or future users of the site.~~
- ii. Notwithstanding 10.4 a) i), until the next *Municipal Comprehensive Review*, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided:
- There is a need for the conversion;
 - The proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets set out in A Place to Grow: Growth plan for the Greater Golden Horseshoe, nor its policies;
 - There are existing or planned infrastructure and public service facilities to accommodate the proposed uses;

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

b) Brownfield Site Re-Use

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

c) Urban Design

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

generally be located at the side or the rear of the building;

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

11.5 ~~Greenfield Employment Area Designation~~

~~11.5.1 Intent~~

- a) ~~The Greenfield Employment Area designation shall apply on lands where new greenfield employment-generating development is planned to take place. It is the intention of this Plan that areas designated Greenfield Employment Area will be used primarily for prestige employment uses, offices, research and development and/or manufacturing facilities. The Greenfield Employment Area designation is also intended to provide growth areas for future employment-generating development.~~
- b) ~~For lands designated Greenfield Employment Area, that are subject to an existing, approved Secondary Plan, the policies of this Plan and the relevant approved Secondary Plan shall apply. Where policies of this Plan conflict with the approved Secondary Plan, the policies of the approved Secondary Plan shall prevail~~
- c) ~~The following existing, approved Secondary Plans are recognized by this Plan, and are identified on Schedule 'B':~~
- i. ~~OPA 30.~~

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- d) ~~Where lands are designated Greenfield *Employment* area on Schedule 'A' and where no Secondary Plan has been approved, it shall be a requirement of this Plan that no new *development* shall be permitted until such time as a Secondary Plan has been approved.~~
- e) ~~Where a Secondary Plans is required, it shall include:~~
- i. ~~minimum density requirements and targets established by the Region and the Province;~~
 - ii. ~~the establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;~~
 - iii. ~~policies that *sequence development* in an orderly way, coordinated with the provision of human services, transit and other *infrastructure*;~~
 - iv. ~~policies to ensure excellence in urban design and sustainable construction methods;~~
 - v. ~~requirements to reduce and/or mitigate urban heat island effects, by considering the use of green and white roofs, shade *trees* and light coloured surface materials;~~
 - vi. ~~policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for landscaping;~~
 - vii. ~~policies to ensure natural and *recreational* connections and enhancements to and within local and Regional Greenlands Systems;~~
 - viii. ~~other policies to require innovative approaches to urban stormwater management, including low impact *development*, green roofs, water capture and reuse and alternatives to conventional retention ponds;~~
 - ix. ~~a mobility plan that addresses criteria established by the York Region Official Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities; and,~~
 - x. ~~flexible and adaptable lands through the provision of a diverse mix of lot sizes, street patterns and siting criteria that allow for redevelopment and intensification.~~
- f) ~~The following general requirements should be met:~~
- i. ~~business Park areas shall be highly visible and accessible;~~
 - ii. ~~offices shall be developed in low to mid-rise buildings;~~
-

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

11.6 ~~Existing Employment~~ – General Industrial Designation

11.6.1 Intent

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

11.6.2 Permitted Uses

- a) Permitted uses on lands identified as General Industrial on **Schedule 'A'** **'B'** include:
 - i. Manufacturing, assembly, fabrication, processing, warehousing, storage of goods and materials, transportation, transit and railway related uses, automotive repair facilities and public garages, utilities and wholesaling, printing establishments, and limited accessory office and retail uses which shall not detract from the character of the industrial area;
 - ii. Business and professional offices and *accessory uses* shall also be permitted, with the exception of medical offices;
 - iii. Industrial uses which require outdoor storage and processing shall be permitted provided the outdoor storage and display areas are not visible from roadways, park or residential areas. ~~All outdoor storage of goods, materials and equipment will be permitted in accordance with zoning provisions relating to storage, location, buffering, screening and landscaping~~

requirements;

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

11.6.3 Development Policies

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

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

~~accessory retail uses.~~

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

11.7 ~~Existing Employment— Light Industrial/Service~~ Business Park Designation

11.7.1 Intent

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

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

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

11.7.2 Permitted Uses

- a) The Business Park designation permits an integrated mix of employment activities and businesses that occur within highly visible buildings and on sites, that are designed and landscaped to present a high quality, prestige image. Permitted uses on lands identified as 'Existing Employment— Light Industrial/Service on **Schedule 'A' 'B'** include:
 - i. Business and professional office/research uses of all types;

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- ii. Industrial and manufacturing uses;
 - iii. Warehouse facilities, limited distribution centers and enclosed storage including self-storage units;
 - iv. Industrial supply and service and contractor sales;
 - v. Micro-industries that support non-noxious uses such as beverage brewing, wine-making and commercial baking;
 - vi. Automotive and *recreational* vehicle related uses including: service and rental, parts sales, gas bars, car washes, service stations and auto body repair;
 - vii. Service commercial uses;
 - viii. Commercial *recreational* facilities;
 - ix. Hotel and conference uses;
 - x. Public and/or private educational facilities;
 - xi. Ancillary/accessory retail functions directly related to the industrial, manufacturing and/or office uses;
 - xii. Parks and *recreation* uses;
 - xiii. Public uses and public and private utilities;
 - ~~xiv.~~ Child care facilities; ~~and~~,
 - xv. Wholesale facilities; and
 - xvi. Accessory uses clearly subordinate to and directly related to the functioning of a permitted use.
- b) Lands designated Business Park east of Leslie Street may be approved to also permit the following uses, subject to the review of a specific development proposal and rezoning, pursuant to the provisions of this Plan:
- i. Private and commercial schools;
 - ii. Community facilities;
 - iii. Banks or other financial institutions;
 - iv. Places of worship;
 - v. Sports, health and fitness recreational uses;
 - vi. Banquet halls; and
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- vii. Entertainment uses and night clubs, where internally integrated as a component of an office building or hotel or other compatible and complementary use.
- c) Industrial uses and other employment activities including such business activities as manufacturing, assembly, fabrication, processing, warehousing and storage of goods and materials are permitted within the Business Park designation provided they occur within buildings and on sites that have a high quality, prestige design standard. Accessory office uses will be permitted provided they are on the same lot and related to the main industrial use. Ancillary retail uses are permitted within this designation, provided that such retail uses are clearly accessory to the main permitted use and that the area from which the retail sale occurs is clearly separate from the area where the industrial use is carried out. Uses likely to cause air pollution, odour, or excessive noise shall be prohibited.
- d) The following uses shall be prohibited in the Business Park designation:
 - i. Outdoor storage;
 - ii. Auto commercial uses;
 - iii. Automobile service stations;
 - iv. Car washes;
 - v. Automobile repair uses;
 - vi. Autobody paint and repair; and
 - vii. Retail uses involving accessory outdoor storage and/or display of merchandise.

11.7.3 Development Policies

- a) Council shall ensure that appropriate *sites* are provided for a range of light industrial uses and their accessory and support functions and encourage the *intensification* and *redevelopment* of *existing sites* where appropriate.
- b) ~~All new development shall be subject to Site Plan Control.~~
- c) *Development* of a *site*, including enlargements or replacements of *existing* facilities, with an *existing* executed Site Plan Agreement shall be subject to Site Plan Control.
- d) Enlargements of *existing* facilities of a *site* without an executed Site Plan Agreement that would involve an expansion of the floor area by more than 15 percent of the *existing* Gross Floor Area, shall be subject to Site Plan Control in accordance with the Town of Aurora Site Plan Control By-law.

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- e) Permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact *adjacent land* uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and limited accessory outdoor storage. These uses may be situated in proximity to commercial and residential uses or other designations provided that suitable buffering measures are undertaken to minimize any *negative impacts*.
 - f) ~~All new development within the 'Existing Employment – Light Industrial/Service' designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.~~
 - g) ~~Accessory uses should be clearly subordinate to and directly related to the functioning of a permitted use. Some limited Accessory retail and accessory automobile sales permitted by Policy 10.7.2 xi. shall be~~ may be considered in association with permitted uses with subject to restrictions on the location and size of such uses implemented in the zoning by-law and provided ~~Generally~~ no more than 20% of the total floor area ~~shall be~~ is used for accessory retail uses.
 - h) The *redevelopment* of contaminated lands within the ~~'Existing Employment – Light Industrial/Service'~~ Business Park area shall be undertaken in accordance with the necessary environmental audit requirements of the Ministry of the Environment.
 - i) To ensure a high quality of development, the Town shall have regard for the following planning considerations, and the Urban Design guidelines to be developed in accordance with Section X 3.1.2 and Section X 3.9 of this Plan:
 - i. Site planning of buildings, parking areas, access driveways, loading areas, landscaped areas and walkways, in a manner that enhances the campus-like setting of the Business Park;
 - ii. Building and site design aimed to achieve a harmonious relationship with the surrounding natural environment and topography;
 - iii. On-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading spaces, building entrances, adjacent streets, and possible future transit routes;
 - iv. The establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;
 - v. Lot grading and drainage; and
 - vi. Design and location of signs and external lighting.
 - j) Development in the Business Park designation shall display high design standards and shall include uses such as corporate head office, research
-

and development facilities. The visual attractiveness and consistent image of such areas are of prime importance.

- k) Restaurants, retail and service commercial activities will be strictly controlled by the implementing Zoning By-law. Other industrial uses and employment activities are also permitted within the Business Park designation subject to the more specific policies in Section X 3.5.2.

11.8 Business Parks Uses

11.8.2 Permitted Uses

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

- a) Permitted uses include:
- i. Business and professional offices;
 - ii. Hotels and conference facilities;
 - iii. Limited retail and service commercial uses;
 - iv. Research, development, training facilities and laboratory uses;
 - v. Scientific, technological or communications establishments;
 - vi. Institutional uses including government services compatible with and complementary to the planned function and policies of the designation;
 - vii. Daycare centres;
 - viii. Conference centres;
 - ix. Manufacturing facilities;
 - x. Accessory uses, which are subordinate to and directly related to the functioning of a permitted use, and less than 20% of the gross floor area;
 - xi. Prestige industrial uses, including enclosed warehouses, and limited distribution services; and
 - xii. Industrial and other employment uses.
- b) Lands designated Business Park may be approved to also permit the following uses, subject to the review of a specific development proposal and rezoning, pursuant to the provisions of this Plan:

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- i. ~~Private and commercial schools;~~
 - ii. ~~Community facilities;~~
 - iii. ~~Banks or other financial institutions;~~
 - iv. ~~Places of worship;~~
 - v. ~~Sports, health and fitness recreational uses;~~
 - vi. ~~Banquet halls; and~~
 - vii. ~~Entertainment uses and night clubs, where internally integrated as a component of an office building or hotel or other compatible and complementary use.~~
- c) ~~Limited retail sales and service commercial uses may be permitted as part of a hotel, a motel or an office building subject to satisfying the following criteria:~~
- i. ~~The retail sales or service commercial use shall be designed as an integral part of and located internal to the hotel, motel or office building;~~
 - ii. ~~Primary access shall be provided from the interior lobby of the building~~
 - iii. ~~Retail sales in an office building shall be limited to convenience goods necessary to serve the occupants;~~
 - iv. ~~Retail sales in a hotel or motel shall be those normally and customarily provided to cater to the exclusive needs of hotel or motel patrons; and~~
 - v. ~~Personal services shall be limited to those generally servicing businesses and employees within the business park designation such as barbershops, beauty salons and dry cleaning pick-up establishments.~~
- d) ~~Industrial uses and other employment activities including such business activities as manufacturing, assembly, fabrication, processing, warehousing and storage of goods and materials are permitted within the Business Park designation provided they occur within buildings and on sites that have a high quality, prestige design standard. Accessory office uses will be permitted provided they are on the same lot and related to the main industrial use. Ancillary retail uses are permitted within this designation, provided that such retail uses are clearly accessory to the main permitted use and that the area from which the retail sale occurs is clearly separate from the area where the industrial use is carried out. Uses likely to cause air pollution, odour, or excessive noise shall be prohibited.~~
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- e) ~~The following uses shall be prohibited in the Business Park designation:~~
 - i. ~~Commercial "self-storage" warehouses;~~
 - ii. ~~Outdoor storage;~~
 - iii. ~~Auto-commercial uses;~~
 - iv. ~~Automobile service stations;~~
 - v. ~~Car washes;~~
 - vi. ~~Automobile repair uses;~~
 - vii. ~~Autobody paint and repair; and~~
 - viii. ~~Retail uses involving accessory outdoor storage and/or display of merchandise.~~
- f) ~~Permitted uses shall not emit noticeable or noxious noise, dust, or air emissions which negatively impact adjacent land uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and, potentially, and limited outdoor storage provided that it is appropriately screened from any roads or properties within other land use designations;~~
- g) ~~Development of lands in the Highway 404 Business Park designation which fall within the Oak Ridges Moraine Planning Area are recognized by this Secondary Plan as occurring within a significant and sensitive area. Planning and development considered in this area shall comply with the Oak Ridges Moraine Legislation and the Oak Ridges Moraine Conservation Plan~~

11.8.3 Development Policies

- a) ~~To ensure a high quality of development, the Town shall have regard for the following planning considerations, and the Urban Design guidelines to be developed in accordance with Section X 3.1.2 and Section X 3.9 of this Plan:~~
 - i. ~~Site planning of buildings, parking areas, access driveways, loading areas, landscaped areas and walkways, in a manner that enhances the campus-like setting of the Business Park;~~
 - ii. ~~Building and site design aimed to achieve a harmonious relationship with the surrounding natural environment and topography;~~
 - iii. ~~On-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading spaces, building entrances, adjacent streets, and possible future transit routes.;~~

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- iv. ~~The establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;~~
 - v. ~~Lot grading and drainage; and~~
 - vi. ~~Design and location of signs and external lighting.~~
 - b) ~~It is intended that restaurants be developed within hotel, motel or office buildings. Where free standing restaurants are proposed, Council shall consider those applications based on the following:~~
 - i. ~~The proposal will not result in an undesirable concentration of such uses;~~
 - ii. ~~The proposal will not create problems regarding traffic congestion, site access or on-site traffic circulation; and~~
 - iii. ~~The proposed building and site design of the restaurant is consistent with the character and quality of development in the Business Park.~~
 - g) ~~Development in the Business Park designation shall display high design standards and shall include uses such as corporate head office, research and development facilities. The visual attractiveness and consistent image of such areas are of prime importance. Restaurants, retail and service commercial activities will be strictly controlled by the implementing Zoning By-law. Other industrial uses and employment activities are also permitted within the Business Park designation subject to the more specific policies in Section X 3.5.2.~~
 - h) ~~Business Park lands shall be planned, designed and built in an integrated campus-like setting to create a striking built presence on Highway 404 and Wellington Street East. Building and landscape design shall facilitate the establishment of distinctive, landmark buildings.~~
 - i) ~~All permitted uses shall be carried out entirely within wholly enclosed buildings.~~
 - j) ~~The number of access points from individual lots to public roads shall be minimized. Shared access and internal connections between multiple lots is encouraged.~~
 - k) ~~Parking requirements shall be accommodated within parking structures, wherever possible. Outdoor, at grade parking lots shall be adequately landscaped to ensure the high quality and prestigious character of development within this Designation is maintained or enhanced.~~
 - l) ~~Where a rear or exterior lot line abuts a public road or Provincial Highway, public open space, special landscaping/building treatments shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view.~~
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- ~~m) Where any development abuts lands designated Environmental Protection Area, landscaping/building treatments shall be required to ensure that the use is appropriately screened and any undue adverse impacts are appropriately mitigated. In these locations, a landscaped buffer strip shall be included.~~
- ~~n) Where possible and feasible, buildings and/or innovative grading/landscaping rather than retaining walls, shall be utilized to accommodate site slope conditions.~~

11.9 Existing Employment – Brownfield Industrial

11.9.1 Intent

- ~~a) The ‘Existing Employment – Brownfield Industrial’ designation shall apply to a portion of the land known municipally as 45 Tyler Street (Plan 9, Lot 26 and Part of Lots 24, 25 and 27, RS65R11961 of Part 1). The ‘Existing Employment – Brownfield Industrial’ designation is intended to allow for the appropriate redevelopment of a portion of these lands for residential uses, in accordance with “The Aurora Promenade Concept Plan – Urban Design Strategy” without having the Employment Area Conversion Policies of this Plan applying to them.~~

11.9.2 Permitted Uses

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

11.9.3 Development Policies

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

11.9.4 Special Policies

- ~~a) The Lands designated ‘Existing Employment – Brownfield Industrial’ on Schedule ‘A’ may be redeveloped by way of an application for an Official Plan Amendment without the Employment Area Conversion Policies of Subsection 10.4a applying to them.~~
- ~~b) These Lands are identified as a “Special Design Area” in “The Aurora Promenade Concept Plan – Urban Design Strategy” and the redevelopment of these Lands for non-employment uses shall be in accordance with Section 4.2.5 of these Guidelines.~~

11.10 Commercial Areas

11.10.1 General Policies for Commercial Areas

- a) Locate commercial centres at strategic intersections appropriate to the function of the centre and where there is adequate transportation *infrastructure* to service the centre.

- b) Locate commercial developments along Local Corridors to serve the shopping and service needs of residents, businesses and employees.
- c) ~~Take advantage of unique geographic, social and development conjunctures to meet the goals and objectives of this Plan through site specific policies.~~
- d) *Existing* motor vehicle service commercial uses including gas bars and service stations, car washes and establishments for repairs shall be permitted to continue in all commercially designated areas. New uses shall be directed to Service Commercial Areas.
- e) Where any commercial use is permitted adjacent to residential uses or as part of a mixed-use *development*, consideration shall be given to the nature of the commercial use to ensure minimal impacts. Appropriate uses and provisions shall be provided in the implementing zoning by-law in such instances to ensure compatibility and minimize impacts.
- f) Encourage intensification and revitalization of existing commercial areas in appropriate locations.
- g) ~~Retail facilities in excess of 30,000 gross leasable square metres will require a Regional Impact Analysis that addresses criteria established by the York Region Official Plan."~~
- h) Ensure that Commercial Centres provide evidence of adequate sanitary and storm sewer, water and transportation capacity ~~and comply with all relevant policies of this Plan.~~
- i) Council may require proponents of commercial *development* to undertake supporting studies such as transportation, market, social, environmental or design studies.

11.10.2 Objectives

- a) Ensure the economic and functional viability and appropriate design of commercial centres in accordance with Section 3.0.
- b) Enhance the accessibility, diversity, uniqueness and the sense of vitality, safety and community of commercial centres.
- c) Ensure that expansions to Commercial designations do not create an undue, adverse impact on the vitality, viability and planned function of the Aurora Promenade.
- d) Ensure that the location and design of a regional commercial facility strengthens Aurora's economy and sense of community.
- e) Ensure that all commercial developments:
 - i. Are designed to function as effective pedestrian-oriented centres

through the coordinated design of pedestrian, transit, cycling and vehicular access and parking components;

- ii. Meet the highest standards of conceptual building design, siting, massing and public access and off street loading;
- iii. Do not encroach or negatively impact adjacent neighbourhoods and are adequately separated from residential areas;
- iv. Are subject to site plan approval; and,
- v. are developed in accordance with the Urban Design policies of this Plan.

11.11 Major Retail Centre Designation

11.11.1 Intent

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

11.11.2 Permitted Uses

- a) Permitted Uses within the Major Retail Centre designation shall include:
 - i. A department store as an anchor along with a full range of complementary retail and service commercial uses;
 - ii. *Recreational* uses;
 - iii. Cultural and entertainment uses;
 - iv. Office uses;
 - v. *Institutional* uses; and,
 - vi. Hospitality service uses.
- b) Commercial uses are anticipated to include a mix of large- floorplate, mid-size and smaller operators.

11.11.3 Development Policies

- a) The Major Retail Centre designation policies should be read in conjunction with the general policies for all Commercial Areas.
- b) There shall be a minimum of two (2) primary (large-floorplate) retail operators having a minimum commercial floor area of 9,300 sq. m. and

7,000 sq. m. respectively; and,

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

11.12 Community Commercial Centre Designation

11.12.1 Intent

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

residential community.

11.12.2 Permitted Uses

- a) Permitted use in the Community Commercial Centre designation shall include full range of retail and service commercial uses including:
 - iv. Food stores;
 - v. Convenience stores
 - vi. Retail stores;
 - vii. Personal service shops;
 - viii. Drug stores and pharmacies;
 - ix. Offices;
 - x. Hotels;
 - xi. Places of entertainment;
 - xii. Studios;
 - xiii. Recreational and health establishments;
 - xiv. Restaurants
 - xv. Personal services
 - xvi. Places of religious assembly;
 - xi. Public or institutional uses;
 - xii. Specialty stores and,
 - xiii. Service stations.
- c) Residential uses above or to the rear of commercial uses shall be permitted in accordance with Section X 10.12.3 of this Plan.
- d) Uses prohibited in a Community Commercial Centre designation generally include automobile service stations, car washes, automobile repair uses, and large scale retail warehouses catering to a regional market. However, in the northeast and southeast corners of the Wellington-Leslie intersection automobile service stations and accessory car washes are permitted, subject to the following:
 - i. Development shall be of a very high quality and shall have

regard for Section X 3-9 Urban Design;

- ii. Building and site design of service stations shall be designed to acknowledge the broader context of the Community Commercial and Business Park designations;
- iii. A limited amount of retail goods and services and fast-food restaurant uses are permitted provided such uses are located within and accessory to the kiosk associated with the automobile service station.

11.12.3 **Development Policies**

- a) The Community Commercial Centre designation policies should be read in accordance with the general policies for all Commercial Areas.
- b) Where there is conflict between the policies of the Community Commercial Centre designation and the Aurora Promenade policies in Chapter X 44 of this Plan, the Aurora Promenade policies in Chapter X 44 shall prevail.
- c) Community Commercial Centres shall provide for a full range of retail and service commercial uses, containing large single users or clusters of smaller users or a combination of both for up to 150,000 square ~~metres~~ feet.
- d) The Community Commercial centres should include a food store component as part of the centre.
- e) The location of community commercial centres shall be at major transportation and transit routes. They shall be focused at nodes and centres which provide a broad range of goods and services and include specialized areas ~~such as the Historic Core, and sub-regional centres such as Bayview and Wellington.~~
- f) Community Commercial Centres should be easily accessible to the population in the community to be served and provide convenient pedestrian, cycling and transit access.
- g) The Community Commercial Centres should be ~~at central locations accessible by~~ located along arterial roads or at or near major intersections.
- h) Community Commercial Centres should consist of a grouping of retail and service commercial functions occupying a single site or consist of the integration of a number of smaller sites which share common features including access, landscaping, parking and signage.
- i) To strengthen the economic viability of Community Commercial Centres:
 - i. Where a major expansion to an existing community commercial

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- centre or the creation of a new centre is proposed, a market feasibility and impact study shall be required to ensure that there are no negative significant impacts to the planned function of other commercial centres; and,
- ii. Planning, transportation, design or other impact studies shall be required where the scale or context of the development warrants supporting studies.
- j) In considering the development and redevelopment of Community Commercial Centres, Council shall:
- i. encourage infill and intensification including the potential for mixed use with residential above the first storey of retail or to the rear, as well as the consolidation of existing centres;
- ii. encourage the co-ordination of pedestrian and vehicular access, parking, setbacks, landscaping, lighting and signage with redevelopment of centres;
- iii. ensure high urban design, building and maintenance standards;
- iv. ensure high standards of construction and maintenance of public components such as sidewalks, roadways, landscaped median strips, public street furniture and signage; and,
- v. Consider reduced parking requirements for residential units above or at the rear of commercial uses and/or a cash-in-lieu contribution for parking where conditions such as alternative parking and transit service warrant.
- k) Development Agreements for sites within Community Commercial Centres shall establish comprehensive design schemes that implement:
- i. A height limitation of 5 storeys, including bonusing;
- ii. Co-ordinated design of the development within the context of the centre including:
- Setbacks from the street
 - Facade treatment;
 - Signage;
 - Street furniture;
 - Lighting;
 - Landscaping; and,
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- Off-street parking and loading, and
 - Pedestrian, cycling, transit and vehicular access.
- iii. Minimum display window space along front facades;
 - iv. Burying overhead wiring, where feasible;
 - v. Continuous and convenient pedestrian access throughout the centre, including protection from inclement weather with canopies or arcades at entrances and along storefront facades;
 - vi. Special importance of high urban design standards at arterial intersections from which automotive service stations shall be excluded;
 - vii. Residential and office uses above or at the rear of the first floor which are compatibly designed and subject to site specific zoning;
 - viii. Outside storage or display of goods shall not be permitted;
 - ix. Screening from roads and from residential uses, of unsightly site elements such as loading, parking, refuse storage areas, transformers and roof mechanical equipment or gaps in development; and
 - x. Provision of a landscaped buffer such as grass strips, trees or shrubs and or decorative screens, walls or fences, along arterial and collector road frontages and between adjacent residential uses.
- I) Mixed use developments which permit a substantial residential component shall be implemented through specific zoning by-laws and site plan agreements. Such by-laws and agreements shall prevent conflict between the different uses within and adjacent to the site by requiring:
- i. Compliance with maximum heights and densities of the designated use;
 - ii. Appropriate location of the uses within buildings;
 - iii. Appropriate location of mixed use projects within the community, to ensure that such projects enhance the amenity, visual and functional aspects of the area they serve;
 - iv. Safe pedestrian, cycling, vehicular and public transit access and parking;
 - v. screening of noise, visual, odour or other nuisances in
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accordance with Sections ~~X 4.2.f.xi~~ and ~~X 5.7~~ of this Plan;

- vi. Appropriate setbacks;
 - vii. Interior and exterior amenity spaces;
 - viii. Adequate transportation, water, sewer and other utility capacity;
 - ix. Adequate park, community and neighbourhood facilities; and,
 - x. Compliance with Housing policies of this Plan.
- m) Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, ~~and the applicable policies of Official Plan Amendment No. 48.~~
- n) Drive-through commercial uses, such as restaurants and financial institutions, are allowed provided they are designed as an integral part of the overall development and are situated close to the street in a manner which assists in screening and buffering surface parking and contributing to an enhanced urban design.

11.13 Service Commercial Centre Designation

11.13.1 Intent

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

11.13.2 Permitted Uses

- a) Permitted uses on lands identified as 'Service Commercial Centre' as shown on **Schedule 'C' 'B'** shall include:
 - i. Service commercial uses;
 - ii. Hotels;
 - iii. Restaurants, including drive-thrus;

- iv. Automotive sales, repair shops and service stations;
- v. Offices;
- vi. Garden supply centres;
- vii. Public and *institutional uses*;
- viii. *Recreational uses*; and,
- ix. Commercial schools.

11.13.3 Policies

- a) The 'Service Commercial Centre' designation policies should be read in conjunction with the general policies for all Commercial Areas.
- b) Where there is conflict between the policies of the 'Service Commercial Centre' designation and the Aurora Promenade policies in Chapter 11 of this Official Plan, the Aurora Promenade policies in Chapter 11 shall prevail.
- c) Service Commercial Centres shall be located along arterial roads.
- d) Any *redevelopment* of the Service Commercial Centre shall be carefully considered with respect to design and compatibility with surrounding residential areas.
- e) *Redevelopment* of the Service Commercial Centre shall ensure adequate separation and buffering to adjacent residential areas.
- f) Restrictions shall be placed on outdoor storage with the *redevelopment* of the Service Commercial Centre.
- g) Council will require site plan approval for service commercial areas which shall:
 - i. Display a high standard of design of buildings, their massing, siting, exterior access and public areas;
 - ii. Display a high standard of design and incorporate an appropriate separation from residential areas;
 - iii. Have strictly controlled the number of vehicular access points onto Regional and Municipal collector streets;
 - iv. Have uniform setbacks to the street;
 - v. Demonstrate coordinated design of signage, street furniture, lighting and landscaping;
 - vi. Provide appropriate lighting adjacent to residential areas;

- vii. Provide convenient, attractive and safe pedestrian and transit access;
- viii. Provide display areas where such centres orient to pedestrian routes;
- ix. Provide appropriate locations for loading facilities to ensure minimal impact to surrounding residential uses; and,
- x. Strictly control the nature and extent of outdoor storage, and, where permitted, require appropriate screening from all streets and residential uses.

11.14 Convenience Commercial Centre Designation

11.14.1 Intent

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

11.14.2 Permitted Uses

- a) Permitted uses in the Convenience Commercial Centres shall include retail and service commercial uses including:
 - i. Convenience stores;
 - ii. Drug stores and retail stores;
 - iii. Food stores;
 - iv. Variety stores;
 - v. Financial institutions;
 - vi. Restaurants;
 - vii. Personal service shops;
 - viii. Places of entertainment;
 - ix. Offices and,
 - x. Child care centres.

11.14.3 Policies

- a) ~~The Convenience Commercial Centre designation policies should be read in accordance with the general policies for all Commercial Areas.~~
- b) The planned size and function of such centres should be designed to

serve the trade area of the surrounding residential neighbourhood.

- c) Convenience Commercial Centres shall generally be defined as small commercial plazas located in or near residential neighbourhoods, ranging in size from 450 to ~~1,900~~ 2,000 square metres.
- d) To ensure that Convenience Commercial Centres are appropriately located and blend harmoniously into surrounding neighbourhoods, they shall:
 - i. Locate:
 - Within walking distance of the neighbourhood they serve,
 - At a corner location,
 - At or near collector or arterial intersections, or at gateways to neighbourhoods,
 - Near other proposed or *existing* neighbourhood services;
 - ii. Be designed as centres or nodes with coordinated design and safe, pedestrian, cycling and vehicle access and parking;
 - iii. Link, where possible, to the Aurora Trail Network;
 - iv. Serve a radius within reasonable walking distance of approximately 1 kilometre and avoid overlapping the service areas of other Convenience Commercial Centres; and,
 - v. Not exceed ~~2,000~~ 1,800 square metres of floor area. This is to ~~minimize any adverse impact on the adjacent neighbourhood and~~ to protect the economic viability of community and major retail centres. *Existing* centres of more than 2,000 ~~1,800~~ square metres of floor area shall be permitted.
- e) Convenience Commercial Centres shall be incorporated in secondary plans and plans of subdivision and shall be subject to site plan agreements. Such agreements shall ensure:
 - i. Screening of loading, parking and waste containers from adjacent residential uses, as specified by municipal regulations;
 - ii. Conceptual design of buildings, layout, massing, public vehicular, pedestrian and cycling access which consider the safety of employees, residents and customers; and,
 - iii. High standards of maintenance of buildings, landscaping, parking and access areas.

- f) In determining the maximum height of buildings to be permitted in Convenience Commercial Centres Council shall have regard for:
 - i. The height of adjoining buildings either *existing* or proposed;
 - ii. The degree to which the *site* lends itself to physical separation from adjoining buildings or properties; and,
 - iii. Secondary plans which may further determine the building height of Convenience Commercial Centres based on overall analysis of the *site* and its surroundings.
- g) Council shall encourage residential units over Convenience Commercial Centres, while complying with the provisions listed in policy XXX 3.14.3.f (above) of this Plan.
- h) Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, and the applicable policies of this Plan.

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

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

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

12.1 Objectives

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

12.2 The Greenlands System

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

(OMNR);

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

12.3 Environmental Protection Designation

12.3.1 Intent

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

12.3.2 Permitted Uses

- a) The permitted uses on lands designated Environmental Protection shall be:
- i. Forest, *fish* and wildlife management;
 - ii. Stewardship, conservation, restoration and remediation undertakings;
 - iii. Flood or erosion control projects, but only if the projects have

been demonstrated to be necessary and in the public interest after all other alternatives have been considered;

- iv. Infrastructure and roads, but only if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental approval or planning approval and there is no reasonable alternative;
- v. Low intensity recreational uses that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to:
 - Non-motorized trail use;
 - Natural heritage education and appreciation; and,
 - Passive park use on public and institutional land.
- vi. Stormwater water pond outlets, retrofits of existing stormwater management works, and low impact development works. Stormwater water management works may be permitted in the buffers to natural heritage features at the discretion of the Town; (i.e. improving the provision of stormwater services to existing development in the watershed where no feasible alternative exists) but not new stormwater management works;
- vii. An *existing* dwelling and *accessory uses*, buildings and structures thereto; and,
- viii. *Existing* non-conforming uses, buildings and structures.

12.3.3 Policies

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

~~exceed their its definition of~~ minor, such adjustment or refinement shall require an amendment to this Plan. Such an amendment shall be supported by an Environmental Impact ~~Study Statement~~ or Natural Heritage Evaluation that demonstrates the appropriateness of the change to the satisfaction of Council, in consultation with relevant agencies.

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

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- i) *Infrastructure* and road design and construction shall be sensitive to the features and functions within the Environmental Protection Area designation and include content sensitive design and innovative technologies to minimize impacts and enhance the Greenlands System.
 - j) Where lands within the Environmental Protection designation are held in private ownership, nothing in this Plan requires that these lands be free and available for public use. Similarly, Town Council is not obligated to purchase and/or obtain lands identified as part of the Environmental Protection Area designation.
 - k) ~~Where lands designated Environmental Protection are considered for permitted recreation activities, appropriate buffers from such elements as streams, wetlands or forests shall be maintained.~~ Where such key natural heritage or *key hydrologic features* ~~hydrologically sensitive features~~ are located on the Oak Ridges Moraine, appropriate minimum *vegetation protection zones* shall be established in accordance with the Table of Minimum Areas of Influence and Minimum *Vegetation Protection Zones* as set out in the Oak Ridges Moraine Conservation Plan, and the relevant policies of this Plan.
 - l) That outside of the Oak Ridges Moraine, in the *Lake Simcoe watershed*, no new mineral aggregate operations, wayside pits, quarries, ancillary or accessory uses are permitted in *key natural heritage features* or *key hydrologic features* or related *vegetation protection zones*, except as provided in the Lake Simcoe Protection Plan
 - m) Where *Environmental Protection Areas* and their associated *buffers* are dedicated to the Town, these lands shall be subtracted from the gross development area for purposes of calculating park land dedication.
 - n) Where possible, the boundaries of *Environmental Protection Areas* shall be staked in the field and surveyed to the satisfaction of the appropriate authorities during the preparation of a Block Plan.
 - o) When the policies in this section are in conflict with any other policy of the Official Plan, the more restrictive policy shall apply.
 - p) Where in conflict with the policies of the Oak Ridges Moraine Conservation Plan and/or Official Plan Amendment No. 48, the more restrictive policy shall apply.
 - q) Council shall make efforts, where possible, to bring Environmental Protection designated areas into public ownership. Where lands are retained in private ownership, they shall not be construed as being open or available to the public unless specific easements or other legal arrangements have been granted to provide public access.
 - r) Council shall encourage the protection and conservation of the unique aesthetic and environmental assets such as the Holland River Valley including the watercourse and its fisheries resource potential, the valley
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and the valley slopes.

12.4 Other Environmental Features

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

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

12.4.1 Policies

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

- and, where possible, improved or restored before, during and after construction to allow for the effective dispersal and movement of plants and animals;
- iv. Determine a sufficient minimum *vegetation protection zone* is sufficient to protect the *ecological functions* of the feature and the area being evaluated, in particular where this feature or area is adjacent to a coldwater stream, headwaters, freshwater estuaries, steep slope or is acting as or has been identified as a wildlife corridor to ensure that the area will continue to effectively act and function as a wildlife corridor;
 - v. Determine a sufficient minimum *vegetation protection zone* is sufficient to protect areas adjacent to *existing* features including areas that would be appropriate for restoration or renaturalization to enhance the ecological functioning of that feature, such as lands that provide for rounding out or filling of gaps in *woodlands*; and
 - vi. To protect the function of the feature or protect opportunities for feature enhancement, specify the dimensions of the required *vegetation protection zone*. ~~and~~
- d) An application for development shall also be required to develop an Edge Management Strategy. Further, the developer may be required to register on title any notices/maintenance requirements that result from the required Edge Management Strategy during development approval process.
 - e) Where an *application for development or site alteration* is of a minor nature, Council in consultation with any relevant agency, may waive the requirement to conduct an Environmental Impact Study Statement or scope ~~down~~ the study requirements.
 - f) Where, through an *application for development or site alteration*, a buffer or *vegetation protection zone* is required to be established as a result of the *application* of the policies in this Plan, the buffer or *vegetation protection zone* shall be composed of native, non- cultivar, non-invasive species, and maintained as natural *self- sustaining vegetation*.
 - g) In the review of *development or site alteration applications* on *adjacent lands* to tributaries of Lake Simcoe, Council shall consider, in consultation with the appropriate agencies, the restoration of watercourses and shorelines to their natural state. In this regard, an *application for development or site alteration* shall, where applicable:
 - i. Increase or improve *fish habitat* in streams, lakes and *wetlands*, and any adjacent *riparian areas*;
 - ii. Include landscaping and habitat restoration that increase the ability of native plants and animals to use *valley lands* or *riparian*

areas as wildlife habitat and movement corridors;

- iii. Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and *wetlands*; and,
- iv. Establish or increase the extent and width of a *vegetation protection zone* adjacent to Lake Simcoe to a minimum of 30 metres where feasible.
- h) *Development and site alteration* is not permitted within *fish habitat* except in accordance with federal and provincial requirements and approvals.
- i) Where *development and site alteration* is proposed within an area regulated by the a Conservation Authority, the owner or proponent is required to obtain all necessary approvals and/or permits from the Conservation Authority.
- j) Any development proposal on land which contains *trees* may be required to undertake a Tree Preservation Plan prepared by a qualified professional, which shall inventory and assess the present conditions of the *trees* on the *site* and shall make recommendations on *tree* preservation with the objective of maximizing the number of *trees* that can be *conserved on site*.
- k) In the case of development *applications* that result in a net loss of *trees*, the developer shall compensate this loss on the development *site* or in another suitable location as determined by Council. In determining appropriate compensation, consideration should be given to the significance and value of the ecological function the *trees* provided, in accordance with the International Society of Arboriculture Vegetation Evaluation criteria or other nationally recognized standard.
- l) Council will recognize *significant groundwater recharge areas as a vital component of the natural system and uses that negatively impact the quality and quantity of water will be prohibited.*
 - ~~i. as a *significant groundwater recharge* area by any public body for the purposes of implementing the Provincial Policy Statement (PPS);~~
 - ~~ii. as a *significant groundwater recharge* area in the assessment report required under the Clean Water Act, 2006; or~~
 - ~~iii. by the appropriate Conservation Authority in partnership with the Ministry of the Environment and Ministry of Natural Resources as an *ecologically significant groundwater recharge* area in accordance with the guidelines developed under policies of the Lake Simcoe Protection Plan.~~

~~Furthermore, Council will incorporate *significant groundwater recharge*~~

~~areas into the Official Plan together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas in accordance with guidance from the Ministry of Environment, Ministry of Natural Resources, and appropriate Conservation Authority.~~

- m) An *application* to establish or expand a permitted *recreational use* shall be accompanied by a Water Use Plan that demonstrates:
- i. Water use for maintenance or snow-making or both are kept to a minimum;
 - ii. Grassed, watered and manicured areas will utilize grass mixtures that require minimal watering and upkeep, where possible;
 - iii. Crossings of intermittent and *permanent streams* are kept to a minimum;
 - iv. Water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;
 - v. Water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;
 - vi. Other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; ~~and~~
 - vii. Stormwater treatment facilities are used to capture and treat runoff from areas with *impervious surfaces*; and
 - viii. to Golf courses shall be required to implement innovative approaches to urban storm water management, including alternatives to conventional retention ponds, low-impact development, green roofs, and water capture and reuse.; and,
- n) Significant alteration of the shore of a freshwater estuary or a stream connected to Lake Simcoe is not permitted unless the significant alteration is for the purposes provided in the Lake Simcoe Protection Plan.
- o) Council will review and amend this official plan to ensure consistency with the recommendations of the *subwatershed* evaluations to be completed in accordance with the Lake Simcoe Protection Plan.
- p) That prior to *development* or *site alteration* approval, non-evaluated

wetlands that may be impacted shall be assessed for their significance.

- q) ~~To encourage local municipalities, public agencies and private landowners to protect wetlands, to create new wetlands and to restore existing wetlands where appropriate.~~
- r) Where a policy in this Official Plan permits *development* or *site alteration* in relation to existing uses, within the *Lake Simcoe Watershed*, the following policies apply:
- i. All existing uses lawfully used for such purposes on the day before the Lake Simcoe Protection Plan comes into force are permitted;
 - ii. The construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date the Plan comes into effect, or where an *application* for an amendment to a zoning by-law is required as a condition of a severance granted prior the date this Plan comes into effect;
 - iii. The *development* permitted in ii., expansion to existing buildings or structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, are permitted subject to a demonstration that the use does not expand into a *key natural heritage feature*, a *key hydrologic feature* and any *minimum vegetation protection zone* associated with a feature or the Lake Simcoe shoreline, unless there is no alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;
 - iv. The expansion to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the Lake Simcoe shoreline, if it is demonstrated that:
 - There is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and *vegetation protection zone* to the maximum extent possible, and,
 - The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.
 - v. Expansion, maintenance or replacement of existing *infrastructure* is permitted.
- s) Buffers are to be determined through an Environmental Impact Study and / or hydrologic evaluation and may include 15 metres from warm

watercourse or non-provincially significant wetlands, and 30 metres from Provincially Significant Wetlands or cold watercourses.

- t) *Ecological Buffers* shall be left in a natural state and, where possible and appropriate, augmented with native species.
- u) ~~In accordance with the Lake Simcoe Protection Plan, once completed, Council shall incorporate the recommendations of the subwatershed evaluations.~~
- v) ~~Where in conflict with the policies of the Oak Ridges Moraine Conservation Plan and/or Official Plan Amendment No. 48, the more restrictive policy shall apply.~~

12.4.2 Hazard Lands

Natural Hazard areas (such as floodplains, areas subject to erosion, unstable soils and *wetlands*) that have been delineated by the appropriate Conservation Authority are included within the regulations limits identified under Ontario Regulation 179/06 and 166/06. These areas are generally included in the Environmental Protection Designation on **Schedule 'E' 'F'**.

a) Flooding and Erosion Hazards - River and Stream Systems

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

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

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- That the building *site* have safe access to lands located above the regulatory flood elevation; and
 - That *development* occur in accordance with the *Watershed Development Policies* of the appropriate Conservation Authority, as amended from time to time.
- v. Erosion areas may be determined by technical evaluation and study through the planning and the development *applications*, the cost of which will be borne by the developer.
- vi. The determination of the erosion hazard limit will be based on the combined influence of the:
- Toe erosion allowance;
 - Stable slope allowance;
 - Erosion access allowance; and
 - Flooding hazard limit or meanderbelt allowance and will be guided by the Natural Hazards Technical Guides prepared by the Ministry of Natural Resources.
- vii. A topographic survey prepared by an Ontario Land Surveyor (OLS) and a floodplain impact analysis prepared by a Licensed Professional Engineer may be required for any *development* proposed within the floodplain.
- viii. Within the Humber and Rouge *Watersheds*, *development* shall be in accordance with the Toronto Region Conservation Authority (TRCA) Regulation 166/06, the TRCA's Valley and Stream Corridor Management Program and other TRCA policy and procedural requirements, to the satisfaction of TRCA.
- ix. To prohibit new *lot* creation in hazardous lands and hazardous sites.
- b) Hazardous Sites
- i. *Development* shall be generally directed away from hazardous *sites* such as areas of unstable slopes and unstable soils.
- ii. A geotechnical/soils report shall be required prior to any *development* within or adjacent to hazardous *sites*. This report shall be prepared to the satisfaction of Council and Conservation Authority.
- iii. A 6-metre erosion access allowance shall be provided beyond the delineated hazard area.
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- iv. Incompatible development and site alteration shall be directed away from hazardous lands that are impacted by flooding and erosion hazards.

12.4.3 Forest Management Policies

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

- iv. Develop an implementation strategy; and
- v. be in accordance with the relevant watershed plan.

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

Habitats of endangered, and threatened and special concern species contain species that have been listed by the Province as occurring in significantly low population numbers, restricted geographic areas, or are threatened by human activities that their continued presence in Ontario is a matter of conservation concern. These habitat areas are generally included in the Environmental Protection Designation on **Schedule 'E' 'F'**.

- a) ~~Development and site alteration is not permitted within the habitat of endangered and or threatened species, as identified on the Species at Risk in Ontario List.~~
- b) ~~Development and site alteration is not permitted within the habitat of endangered and , threatened, or special concern species as identified on the Species at Risk in Ontario List and Provincially rare species on the Oak Ridges Moraine.~~
- c) ~~Council shall encourage private land stewardship which protects and enhances the habitat of endangered and threatened, endangered and special concern species.~~
- d) Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

13.0 ESTABLISHING A DIVERSE PARKLAND SYSTEM

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

13.1 Objectives

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

13.2 **Public Parkland Designation**

13.2.1 **Intent**

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

~~key component of the overall trails network. In the future~~ It is anticipated that this system will be continuously expanded and improved.

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

13.2.2 Public Parkland Components

a) Community Parks

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

Master Plan shall identify the park's role and conceptual design components, including a priority list for improvements over time.

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

b) **Neighbourhood Parks**

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

c) **Urban Wildlife Park**

- i. An Urban Wildlife Park is identified on **Schedule 'A' 'B'**, with a Wildlife Park Symbol (WP), having a specific focus on ecological management and conservation. (12.3.4.g in part) The Wildlife Park is a significant natural base which is provided in the general vicinity of the East Aurora Wetland Complex and other environmental protection areas within the Greenlands System.
- ii. The Urban Wildlife Park shall provide interpretative information for park users as well as boardwalks and viewing platforms.

- iii. The Town shall continue to engage with its partners (e.g. Ducks Unlimited, the Ministry of Natural Resources, the Conservation Authority and York Region) to maximize the ecological benefits associated with the area.
- iv. There are two primary objectives for the Urban Wildlife Park, these are to provide:
 - As a main priority, a natural environment capable of sustaining populations of existing native wetland/grassland/woodland plant and animal species that are attracted to the diverse landscapes in the adjacent area; and
 - Facilities which allow for passive, natural, resource-based educational and recreational opportunities that are in harmony with the requirements of the local environment.

d) **Parkettes**

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

13.2.3 Permitted Uses

- a) Permitted uses on lands identified as 'Public Parkland' on **Schedule 'A' 'B'** include:
- i. Passive and active *recreation* uses;
 - ii. Parks;
 - iii. Trails;
 - iv. Nature and wildlife conservation uses;
 - v. Golf courses;
 - vi. Cemeteries;
 - vii. Commercial and/or office uses accessory to uses i. to iii. above; that specifically serve the primary park use; and
 - viii. Public uses and public and private *infrastructure*;

13.2.4 Policies

- a) Council shall retain, where appropriate, Town-owned lands in public ownership and use these lands for public *recreation* purposes. ~~It is expected that privately owned lands will also continue to contribute to the visual open space of the Town.~~
- b) It is Council's objective to achieve public parkland on a Town-wide basis in accordance with the following servicing ratios, having regard to the Town's Parks and *Recreation* Master Plan:
- i. Community Parks at ~~2.5~~ 1.0 to 1.5 hectares per ~~thousand~~ 1,000 thousand residents;
 - ii. Neighbourhood Parks and Parkettes at ~~5~~ 1.0 to 1.5 hectares per ~~thousand~~ 1,000 residents; and,
 - iii. ~~Linear Parks/Trails at 1.0 hectares per thousand residents.~~
- c) Council shall continue to acquire parkland through the parkland dedication policies of the Planning Act, and by other means at their disposal, including purchase. Council may accept cash-in-lieu of parkland and may use the funds generated to augment the supply of parkland across the Town.
- d) In order to further expand the Town's publicly-accessible parkland system, Council shall encourage the development of conveniently located and highly-accessible Privately Owned Publicly-Accessible Spaces (POPS).
- e) Changes to the size and configuration of the lands identified as 'Public

Parkland' on **Schedule 'A' 'B'** may require an Official Plan Amendment.

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

13.2.5 Design Policies for Public Parkland

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

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

through landscape treatment and/or built form elements.

- n) Plant material and development materials should contribute to the distinctive character of ~~Parkettes~~ parks.
- o) Council may, at its discretion consider, a public strata park located on top of a privately owned building or structure which may include parking or utilities below the parkland. The appropriateness of a strata park will be assessed through the development process based on its individual merits.
- p) Community mailboxes and information boards should be considered in Parkettes.
- q) Where buildings and structures are permitted, they shall be designed so that the size, scale, construction materials and signage are *compatible* with adjacent uses and that rooftop equipment, waste management and loading areas are screened from view from abutting roads and adjacent residential uses.

13.3 Private Parkland Designation

13.3.1 Intent

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

13.3.2 Permitted Uses

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

- vi. Public uses and public and private *infrastructure*.

13.3.3 Policies

- a) Owners shall be responsible for controlling access, activities and maintenance of private open spaces, including *cemeteries*.
- b) Owners are encouraged to care for and enhance lands within the Private Parkland designation for the benefit of the environment and future generations.
- c) All relevant Environmental Protection Area and Oak Ridges Moraine policies of this Plan shall apply.
- d) Structures accessory to the ~~open space~~ Private Parkland use, as defined in the Zoning By-Law, shall require Site Plan ~~Agreements~~ approval. The design of such structures or developments shall be sensitive to their environment. The environmental impact shall be evaluated and approved by the applicable agencies, where such lands lie in Environmental Protection Areas as required by this Plan.
- e) Where ~~private open space~~ Private Parkland is publicly accessible, attracts large numbers of people or may cause nuisance, signs, buffers, fences or landscaping shall protect the privacy of adjacent private uses.
- f) In order to facilitate the continuation of Aurora's Trail Network, Council may endeavor to achieve easements or rights of way indicated along the boundaries or through areas of Private Parkland.
- g) When ~~private open space~~ Private Parkland is proposed to be developed for another use, Council may require:
 - i. An evaluation of the environmental impact;
 - ii. Evidence that the proposed use is *compatible* with the surrounding uses;
 - iii. An Official Plan, Secondary Plan and/or Zoning By-Law amendment; and,
 - iv. A Plan of Subdivision and development agreement, including the approval of the applicable agencies.
- h) Where the appropriate Conservation Authority, the Ministry of the Environment and the Ministry of Natural Resources have approved minor infill and *development*, limited extension of uses permitted on the property shall be allowed without requiring an Official Plan Amendment.
- i) Council may restrict or prohibit *cemeteries* and active outdoor *recreation*

activities such as golf courses which could harm the natural environment in Environmental Protection Areas and on the Oak Ridges Moraine. Such uses shall only be permitted with the consent of the applicable agencies. All appropriate environmental management policies contained in this Plan shall apply to the Private Parkland designation.

- j) The provision of private parks or recreation areas which are not intended to be available to the general public shall not constitute park dedication within the meaning of the Planning Act.

14.0 CONSERVING CULTURAL HERITAGE RESOURCES

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

14.1 Objectives

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

14.2 General Cultural Heritage Policies

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

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- iii. Using zoning by-law provisions to protect heritage resources by regulating such matters as use, massing, form, design, location and setbacks;
 - iv. Using the site plan control by-law to ensure that new *development* is *compatible* with heritage resources;
 - v. Using parkland dedication requirements to *conserve significant* heritage resources
 - vi. Identifying, documenting and designating *cultural heritage resources* as appropriate in the secondary and block plans and including measures to protect and enhance any *significant* heritage resources identified as part of the approval conditions; and,
 - vii. Using fiscal tools and incentives to facilitate heritage conservation including but not limited to the Community Improvement Plan and Façade Improvement Program pursuant to the Planning Act, based on financial assessment of available grants and loans pursuant to the Ontario Heritage Act, and heritage property tax reduction/rebate program pursuant to the Municipal Act, and the municipal budget.
 - viii. Prepare a Term of Reference for both Cultural Heritage Evaluation Report and Heritage Impact Assessment in accordance with Provincial policies.
- c) The Town's by-laws, regulations and standards shall be sensitive to the Town's heritage resources and may permit non-standard solutions in order to support the Town's objectives for heritage preservation. Specific measures may include, but are not limited to reduced *lot* sizes, reduced setbacks and alternative parking requirements.
 - d) The Town shall implement strategies for the preservation of heritage resources and cultural heritage landscapes including but not limited to ~~acquire~~ heritage easements, community improvement plans, financial incentives, holding provisions within the Zoning By-law, and enter into development agreements, as appropriate, for the preservation of heritage resources and cultural heritage landscapes.
 - e) Landowner cost share agreements should be used wherever possible to spread the cost of heritage preservation over a block plan or a secondary plan area on the basis that such preservation constitutes a community benefit that contributes significantly to the sense of place and *recreational* and cultural amenities that will be enjoyed by area residents.
 - f) Financial securities from the owner may be required as part of the conditions of site plan or other development approvals to ensure the retention and protection of heritage properties during and after the development process.
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- g) The Town may participate, as feasible, in the *development* of significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that shall result in the sensitive conservation, restoration or rehabilitation of those resources.
 - h) Council shall consider, in accordance with the Expropriations Act, expropriating a heritage resource for the purpose of preserving it where other protection options are not adequate or available.
 - i) Council shall coordinate and implement its various heritage conservation objectives and initiatives in accordance with its Heritage Program.
 - j) Council shall cooperate with neighbouring municipalities, other levels of government, conservation authorities, local boards, non- profit organizations, corporations and individuals in the conservation of heritage resources in the municipality.
 - k) The relevant public agencies shall be advised of the *existing* and potential heritage and *archaeological resources*, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.
 - l) Council shall engage with Indigenous communities regarding the identification, conservation, wise use and management of cultural heritage resources and archaeological resources.
 - m) The Council of Aurora, as well as Regional and Provincial authorities shall, where adjacent to significant cultural heritage resources possible, carry out public capital and maintenance works and development activities only involving or adjacent to designated where it has been evaluated and demonstrated that the *heritage attributes of the protected heritage property will be conserved* and other heritage resources and Heritage Conservation Districts in accordance with the policies of this Plan.
 - n) Lost historical *sites* and resources shall be commemorated with the appropriate form of interpretation and may be a requirement of Site Plan approval.
 - o) Council shall maintain its signage and plaquing program for *cultural heritage resources* in the Town.
 - p) Impact on the significant heritage elements of designated and other heritage resources shall be avoided through the requirements of the Town's sign permit *application* system and the heritage permit under the Ontario Heritage Act.
 - q) Sufficient funding and resources shall be committed to implement a communication and education program to foster awareness, appreciation and enjoyment of cultural heritage conservation.
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- r) The Town may develop implementation strategies to participate in certain cultural heritage initiatives offered by other levels of government, including the Federal government's Historic Places Initiative.
- s) Alterations made to a designated heritage property shall comply with the *Ontario Heritage Act* and the Town of Aurora Accessibility Technical Standards except where such alterations are deemed to alter the essential nature or substantially affect the viability of the enterprise, as allowed for under the Ontario Human Rights Code, or affect the defining heritage attributes.
- t) The Heritage Resource Area as identified on **Schedule 'D' 'E'** is considered to be of primary significance to the Town's heritage. Appropriate planning tools shall be applied to the review and approval of any proposed development within the area including site plan control. Redefining or amending the Heritage Resource Area's boundary shall require Council approval.
- u) The Town shall implement the heritage objectives of the Town's Cultural Master Plan in protecting art, cultural and heritage resources.

14.3

Policies for Built Cultural Heritage Resources

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

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

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

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

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

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- past grants);
- v. Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
 - vi. Planning and other land use considerations.
- m) A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such *applications*.
- n) All options for on-site retention and integration of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:
- i. On-site retention in the original use and integration with the surrounding or new *development*;
 - ii. On site retention in an adaptive re-use;
 - iii. Relocation to another *site* within the same *development*; and,
 - iv. Relocation to a sympathetic *site* within the Town.
- o) In the event that demolition, salvage, dismantling or relocation of a *built heritage resource* or cultural heritage landscape is found to be necessary as determined by Council, thorough archival documentation of the heritage resources is required to be undertaken by the proponent, at no cost to the Town. The information shall be made available to the Town for archival purposes.
- p) In the event that demolition, salvage, dismantling or relocation of a *built heritage resource* or cultural heritage landscape is found to be necessary as determined by Council, salvageable heritage material shall be preserved, acquired or donated to the Town in accordance with the Town's Architectural Salvage Program Guide.
- q) The above-noted archival documentation must be prepared by a qualified person and include at least the following as appropriate, or additional matters as specified by the Town:
- i. Architectural measured drawings;
 - ii. Land use history; and
 - iii. Photographs, maps and other available material about the cultural heritage resource in its surrounding context.
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- r) Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.
- s) Every endeavor shall be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the Ontario Heritage Act, the Heritage Property Tax Relief Program under the Municipal Act and municipal sources.
- t) The Town may modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.
- u) Guidelines for Securing Vacant and Neglected Heritage Buildings shall be developed by the Town to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.
- v) Council may delegate to staff the power to approve certain classes of alterations of designated properties to facilitate timely processing of such *applications*.
- w) There shall be no alteration or demolition of designated Part IV properties except in accordance to the Ontario Heritage Act, unless Council has approved the alteration or demolition.

14.4 Policies for Cultural Heritage Landscapes

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

14.5 Policies for Heritage Conservation Districts

- e) Existing Designated Heritage Conservation Districts are shown on **Schedule 'D' 'E'**. Within these Districts, all *applications* and all permits shall be reviewed in accordance with the approved District Plan and in

accordance with Section 13.5m of this Plan. In addition, new District Plans shall be shown on **Schedule ~~D~~ 'E'**; such additions to **Schedule ~~D~~ 'E'** will not require an amendment to the Official Plan.

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

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

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

14.6 Policies for Archaeological Resources

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

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

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

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

14.7

Policies for Town-owned Cultural Heritage Resources

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

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

14.8 Policies for Heritage Cemeteries

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

15.0 CONNECTING THE TRANSPORTATION NETWORK PROVIDING SUSTAINABLE INFRASTRUCTURE

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

15.1 Objectives

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

15.2 General Transportation Policies

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

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

- c) Transportation facilities will be planned, designed and constructed to minimize the effects of noise, fumes and vibration on *existing* and future residential *development*.
- d) Notwithstanding any other provisions of this Plan, transportation uses on lands located within the Oak Ridges Moraine Area shall be subject to the policies of the Oak Ridges Moraine Conservation Plan and this Plan.
- e) The Town shall ~~To plan and implement, including land takings necessary for,~~ continuous collector streets in both east-west and north-south directions in each concession block, in all new ~~urban developments, including new~~ community areas.
- f) The Towns shall support transportation infrastructure designs that facilitate the creation of healthy, walkable complete communities by promoting the use of active transportation, transit, and carpooling.
- g) *Travel Demand Management (TDM)* measures shall be identified and developed as part of any *major development* or *redevelopment* in order to reduce the single-occupant vehicle usage and to promote other modes of transportation such as walking, cycling, and public transit.

15.3

Policies for Roads

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

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

- f) The functional road classification and associated guidelines of this Plan pertain to Highway 404, Arterial Roads, Collector Roads, Local Roads and Lanes. Highways and the Arterial and Collector Road network are as shown on Schedule 'I'. This Plan reflects the Town's proposed road improvements for the next 20 years. Roads are intended to function in accordance with the following policies:
- i. Highway 404 is a controlled access freeway with little access to *adjacent land*. Its function is to carry traffic at higher speeds and provide for longer trips in and outside the community of Aurora. ~~Highway 404 is controlled and managed by the Province of Ontario. The design and location of access will be strictly controlled so that any service to adjacent land does not detract from the primary function of moving traffic. It is anticipated that improvements to Highway 404 will be implemented over time, including a potential interchange at St. John's Sideroad.~~
 - ii. Regional Roads accommodate a wide range of transportation modes including walking, cycling, transit, automobile use and goods movement. ~~Regional Roads are controlled and managed by the Region of York, and relevant policies are found in the York Region Official Plan. Where streets travel through existing communities, streetscapes shall be designed to encourage walking, cycling and transit use. Vehicular access to properties adjacent to Regional Roads can be permitted although the number, design and location of access points will be controlled so that the service to adjacent land does not detract from the primary function of moving the various modes of transportation.~~
 - iii. ~~Regional Roads will generally limit private land access to existing lots, and commercial and industrial uses, with new residential access permitted only where traffic movement, volume, speed and safety are not compromised, no alternative local or collector road access is available and the entrance criteria of the Region are met.~~
 - iv. ~~Regional Roads will generally have a basic right-of-way width of between 20.0 and 45.0 metres, as identified on Schedule 'J' and as articulated in the York Regional Official Plan. Additional width for turn lanes and transit stations will be required subject to future Transportation and Class Environmental Assessment studies.~~
 - v. Sidewalks, with shade *trees* are required, where possible, on both sides of all Regional Roads. Bicycle lanes are to be considered on Arterial Roads where they are generally identified as bicycle routes on Schedule 'K' and in accordance with the

Region's Pedestrian and Cycling Master Plan.

- vi. Yonge Street, between Vandorf Sideroad and just south of St. John's Sideroad, as shown Schedule 'I' is a municipal arterial road, and shall be subject to the detailed policies of ~~the~~ **Section 44.0.9** of this Plan, as they relate to the Aurora Promenade.
- vii. Municipal Collector Roads are identified on Schedule 'I'. They are intended to carry traffic between Regional Roads and the Municipal Local Roads. Through traffic will be discouraged from using these roadways. Limited access to properties abutting these roadways will be permitted. Municipal Collector Roads will generally have a right-of-way width of between 20.0 and 24.0 metres.

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

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

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

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

safe transfers on and off of transit vehicles.

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

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

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

15.4 Design Policies for Roads

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

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

15.5 Policies for Commercial Traffic

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

15.6 Sustainable ~~Active~~ Transportation Policies

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

15.6.1 Active Transportation and Aurora Trail Network Objectives

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

Active Transportation are:

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

15.6.2 **Aurora Trail Network Policies**

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

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

- b) Implementation of the proposed Auroral Trail Network will occur, in accordance with the Trails Master Plan, mainly when *development, redevelopment* and public works projects take place. Secondary Plans, Plans of Subdivision and Site Plans may modify, supplement or extend the Aurora Trail Network Concept shown on Schedule 'K' of this Plan, without requiring an Amendment to this Plan, as long as the changes reflect the policies of this section and the Trails Master Plan.
- c) Trail lands shall be provided at a ratio of 1 hectare per 1000 residents.
- d) Council shall consult with and obtain approval from the appropriate Conservation Authority where trails are proposed within flood prone and/or regulated areas or where they cross *areas of natural and scientific interest (ESA and ANSI's.)* or are in proximity to *wetlands*.
- e) The Aurora Trail Network shall, where possible, link with the Regional/Provincial trail networks and the systems of adjacent municipalities, both in the north-south and east-west direction.
- f) The Aurora Trail Network shall also serve to support the interrelationships of the ecosystems in Environmental Protection Areas as per the relevant policies of this Plan. Allowance for the needs of wildlife shall be incorporated wherever possible.
- g) Council will strive to take advantage of the Oak Ridges Moraine, creek valleys and flood prone areas, especially along the Holland River, the Tannery Creek and their tributaries to complete the Open Space System.
- h) The location and creation of ~~Recreational uses or~~ trails shall not interfere with the primary ecological function of ~~valley systems~~ Environmental Protection Areas. Where possible, trails shall be placed on level shoulders of the valley, in buffers to natural features and / or in already disturbed areas to avoid destruction of vegetation, erosion of valley slopes and other ecological damage.
- i) Council shall place priority on developing the Aurora Trail Network and Greenlands System along the Holland River and in the Oak Ridges Moraine area.
- j) To acquire trail lands which complement and link the Greenland System, Council may obtain easements:
 - i. Under the Ontario Hydro Power Commission right of way where this coincides with the proposed linear open space system;
 - ii. To link the trail system to plateaus which allow exceptional vistas;

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

15.6.3 Policies for Public Transit

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

for comfortable and convenient pick-up will be provided, including off-line bus bays, where possible. Transit stops will be located within 500 metres of 90% of residents, and within 200 metres of 50% of residents in the Urban Area to minimize walking distance, as well as to implement the service standards set out by York Region Transit; and,

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

15.6.4 Design Policies for Public Transit

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

accordance with the criteria established in Regional Official Plan Policy 7.2.25.

- p) To support the achievement of an overall transit modal split of 30% during peak periods in the Urban Area and 50% in the Yonge Street Corridor by 2031.

16 PROVIDING SUSTAINABLE INFRASTRUCTURE

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

16.1 Objectives

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

16.2 Sanitary Sewage and Water Supply Services

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

16.3 General Policies

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

~~and Greenfield Employment designations, as shown on Schedule 'A,'~~ shall not impose a financial burden on *existing* taxpayers. Accordingly, such costs shall be the responsibility of the developer(s), with appropriate Development Charges and, if necessary, cost-sharing with future benefiting ~~land~~ parties, by agreement with the Town.

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

zoning by-law, as of the effective date of the Plan; or

- iii. A proposal for an on-site sewage system or subsurface sewage works that relates to a *development* proposal for only one dwelling, where the proposal would have been permitted by the applicable zoning by-law, as of the effective date of the Plan.
- i) Notwithstanding any other provisions of the Plan to the contrary, the provision of sanitary sewer and water service uses on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of the *Oak Ridges Moraine Conservation Plan* and this Plan.
- j) Council shall ensure that the provision of appropriate water and wastewater *infrastructure* and servicing capacity is co-ordinated with *development applications* to ensure services are available prior to occupancy.
- k) The Town shall monitor and report to the Region of York on inflow and infiltration reduction measures within the wastewater system.
- l) The number of infrastructure crossings of the East Holland River will be minimized and the detailed location of such crossings will have regard for the Environmental Management Plan and any updates to it, and be designed to the satisfaction of the Town in consultation with the Lake Simcoe Region Conservation Authority.

16.4 Sewage and Water Allocation Policies

- a) The Town shall only approve *development* that can be allocated municipal sewage and water capacity or servicing allocation, in conformity with Town and Region policies, procedures and by-laws. The assignment of servicing allocation to *development* is at the sole discretion of Town Council and, furthermore, depending on the amount of servicing allocation and *infrastructure* available, not all development proposals may be able to proceed and/or be approved.
- b) No dwelling or *dwelling unit* or other forms of *development* requiring servicing allocation, shall be constructed unless such land has been assigned sewage and water allocation, by Town Council.
- c) It is the policy of this Plan, that all proposed *development* assigned allocation obtain the necessary planning approvals in a timely manner, and in accordance with the requirements of the Planning Act. In assigning allocation, Council may impose certain timelines and/or deadlines with respect to the submission of planning *applications* or other related matters.
- d) The Town shall further assign preliminary municipal water and sewer servicing allocation for draft plans of subdivision or condominium at the time of draft plan approval by the Town. If a draft plan of subdivision or condominium is not registered within three years from the date of draft

plan approval, or the draft plan has not proceeded to the satisfaction of the Town within the term of draft plan approval, the Town, at the time of considering extension of the draft plan approval, may revoke the preliminary assignment of municipal servicing allocation, in whole or in part. Prior to revoking allocation, the Town shall afford the developer an opportunity to address the Town on the matter. Servicing allocation shall be formally assigned at the time of the execution of the subdivision agreement and/or condominium agreement.

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

16.5 Wellhead Protection Areas

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

16.5.1 General Policies for Wellhead Protection Areas

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- a) *Wellhead Protection Areas*, as identified on Schedule 'L', are based on *time of travel* zones as follows:
 - i. A 100-metre pathogen zone around each wellhead;
 - ii. 0 to 2 year *time of travel*;
 - iii. 2 to 5 year *time of travel*;
 - iv. 5 to 10 year *time of travel*; and,
 - v. 10 to 25 year *time of travel*.
 - b) In *Wellhead Protection Areas* outside of the Oak Ridges Moraine, a *Risk Assessment* and a *Risk Management Plan*, as defined by the York Region Official Plan, shall be prepared and approved prior to the establishment of new land uses that involve the storage or manufacture of:
 - i. Petroleum-based fuels and or solvents;
 - ii. Pesticides, herbicides, fungicides or fertilizers;
 - iii. Construction equipment;
 - iv. Inorganic chemicals;
 - v. Road salt and contaminants as identified by the Province;
 - vi. The generation and storage of *hazardous waste* or *liquid industrial waste*, and waste disposal *sites* and facilities;
 - vii. Organic soil conditioning *sites* and the storage and *application* of agricultural and non-agricultural source organic materials; and,
 - viii. Snow storage and disposal facilities.
 - c) Where *existing* land uses in *Wellhead Protection Areas* and areas with high potential for groundwater contamination, involve the storage, manufacture or use of materials detailed in Section 44.4.1 b) above, a *Risk Assessment* and a *Risk Management Plan* may be required.
 - d) The storage or use of *pathogen threats* by new land uses, including the siting and *development* of *stormwater management ponds* and *rapid infiltration basins* or columns, except for the storage of manure for personal or family use, is prohibited within the 100-metre pathogen zone around each municipal well shown on Schedule 'L' and may be restricted within the 100-metre to 2- year *time of travel*.
 - e) Expansion of *existing* incompatible land uses within the 100-metre pathogen zone is prohibited and expansion of *existing* incompatible land uses within the 100-metre to 5-year *time of travel* zone will be
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discouraged, unless a *Risk Assessment* and *Risk Management Plan* has been undertaken to the satisfaction of the Region. *Redevelopment* of these uses to more *compatible* uses is encouraged, subject to an appropriate *Risk Assessment* and a *Risk Management Plan*.

- f) Notwithstanding any other provisions of this Plan to the contrary, *Wellhead Protection Areas* located within the Oak Ridges Moraine Area shall be subject to the relevant policies of the *Oak Ridges Moraine Conservation Plan* and Official Plan Amendment No. 48.

16.6 Stormwater Management

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

16.6.1 General Policies for Stormwater Management Facilities

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

stormwater controls;

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

- vi. Offers specific direction on how end of pipe storm water management works shall be designed, to satisfy, at a minimum, the enhanced protection level specified in the Ministry of the Environment's Storm Water Management Planning and Design Manual, as amended;
 - vii. Identifies criteria and circumstances upon which interim storm water facilities may be considered or precluded;
 - viii. Notwithstanding the policies above, where an *application* for *development* is of a minor nature, the Town in consultation with any relevant agency, may waive the requirement to conduct a Stormwater Management Plan or scope down the study requirements. and
 - ix. Includes low impact *development* ~~stormwater—management~~ measures in keeping with the Toronto and Region Conservation Authority's stormwater management planning and design practices ~~Low Impact Development Stormwater Management Planning and Design Guide.~~
- f) New *development* must satisfy the Town and demonstrate consistency with the relevant Conservation Authority's Stormwater Management Criteria for quality (flood flow) control, water quality control, erosion control and water balance, *groundwater recharge* and water balance, for the protection of *hydrologically sensitive features*. Conservation Authority stormwater management criteria are based on current research, *watershed* planning and hydrology studies, therefore the criteria are subject to change based on the approval and adoption of updated studies.
- g) New *development* must satisfy the Town's Design Criterial Manual for Engineering Plans.
- h) ~~To satisfy the Town and demonstrate consistency with Conservation Authority stormwater management criteria,~~ innovative stormwater management approaches must be implemented and designed in accordance with the ~~Ministry of Environment~~ Province's Stormwater Management Practices Planning and Design Manual and with reference to TRCA's Low Impact Development Stormwater Management Practices Planning and Design Guide (2010), as may be updated from time to time.
- i) For all *development*, a treatment train approach to stormwater must be considered consisting of source controls (for example green roofs, permeable paving, improved urban tree canopy), ~~for~~ conveyance controls (for example bioswales and permeable pipes) and end of pipe treatment (for example *wetlands* and ponds).
- j) All stormwater management plans within the *Lake Simcoe Watershed* shall be consistent with the requirements of the Lake Simcoe Protection Plan.

- k) Every owner and operator of a new stormwater management facility in the *Lake Simcoe watershed* shall be required to inspect and maintain the works on a periodic basis.
- l) Notwithstanding any other provisions of the Plan to the contrary, the provision of storm sewer services on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of ~~of the~~ *Oak Ridges Moraine Conservation Plan* and this Plan.

16.7 Utilities

16.7.1 General Policies for Utilities

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

16.7.2 Transmission Line Policies

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

16.7.3 Electric Power

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

17.0 INTERPRETING AND IMPLEMENTING THIS PLAN

17.1 Interpretation of Boundaries

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

17.2 Interpretation of Figures and Quantities

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

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

17.3 Official Plan Review Process

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

17.4 Amendments to this Plan

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

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

18.0 ~~INTERPRETING AND IMPLEMENTING THIS PLAN~~

18.1 **Complete Applications**

Introduction

~~Subsections 22(5); 34(10.2); 51(18) and 53(3) of the~~ The Planning Act, R.S.O. 1990, permits a council or approval authority to require that a person, public body or applicant who apply, submit or make requests or *applications* for consents, amendments to the Official Plan, amendments to the Zoning By-law, and approval of Plans of Subdivision, provide any “other information or materials” that Council or the approval authority considers it may need, but only if the Official Plan contains provisions relating to such requirements.

This “other information or materials” together with the prescribed information listed in the Ontario Regulations of the Planning Act will comprise the notion of a complete application. The following outlines the provisions for the requirements of a complete application.

Policies

a) Complete Application Provisions

In accordance with the provisions of the Planning Act, 1990, the following materials may be required to be submitted in addition to the prescribed information (Planning Act, 1990) in order to constitute a “Complete Application” under the requirements of the Planning Act.

The following materials and provisions identified in text or table, may be required from applicants who apply, submit or make requests or applications for amendments to the Official Plan, amendments to the Zoning By-law, Amendments to a Community Planning Permit By-law, Community Planning Permit applications, and approvals of Plans of Subdivision/Condominium and Consents and approvals of Site Plan. This is intended to ensure that all the relevant and required information pertaining to a planning application is available at the time of submission, therefore enabling Council and its delegated approval authorities to make informed decisions within the prescribed period of time and enabling the public and other stakeholders access to all of the relevant planning information at the earliest possible time. In all instances, the number and scope of studies to be required for the submission of a complete application should be appropriate and in keeping with the scope and complexity of the application. For applications that may be considered straight forward or minor in nature, limited additional information may be required. However, all of the following materials will be required unless otherwise identified through a pre-consultation meeting with Staff.

b) Reports and Studies

Council and its delegated approval authorities will require reports and studies

as part of a comprehensive planning application package referred to as a “Complete Application.” The reports and studies are intended to provide additional information pertaining to a subject site and the areas adjacent to it, in order to assist in the evaluation of the application by Council and its delegated approval authorities. ~~Applicants will be required to consult with municipal Staff prior to submission of an application for the purpose of identifying what additional materials are required and if any of the required studies can be scoped and/or deferred to later in the planning approvals process.~~

The following broad categories of reports and studies are not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies that may be identified during the planning process, if the circumstances necessitate the need for such information as part of the decision making process.

i) Planning Reports/Studies

Reports and studies related to local, regional and provincial planning matters shall ensure that a proposed development and/or change in land use is consistent with Provincial Policy and provides an integrated approach to land use planning.

Specifically, the reports shall demonstrate how a proposed development or change in land use is consistent with Provincial Policy, as well as the policies of this plan and/or any relevant Secondary Plan and Guideline that has been adopted by Council. The reports shall also address the appropriateness of the application, including its compatibility with the surrounding area/land uses, as well as site servicing, recreational needs, urban design, environmental features and landform conservation.

ii) Environmental Reports/Studies

Reports and studies related to the natural environment shall identify and assess the environmental and natural features related to the subject site and areas adjacent to it, including surface and subsurface features. The reports shall identify any adverse impacts to the natural environment resulting from a proposed development and/or change in land use and how the impacts will be mitigated. Furthermore, the reports shall also identify the buffer areas to be located between the natural features and proposed development and/or change in land use. If required, the reports shall also contain the details of a Monitoring Program to be used for a specified time period which would monitor the condition of a specified feature.

Reports/studies that fall into this category include, but are not limited to: Environmental Impact Studies, Natural Heritage Evaluations, Geotechnical and Hydrogeological Reports/Investigations, Soil Reports, Tree Surveys, Tree Preservation Reports/Plans and Vegetation Preservation and Enhancement Plans.

iii) Servicing Reports/Studies

Reports and studies related to servicing and infrastructure shall demonstrate that a proposed development and/or change in land use can be supported by adequate municipal water, sanitary sewer and stormwater management services. The required reports shall demonstrate that the existing servicing infrastructure is sufficient to accommodate the proposed development and/or change in land use or that the lands can be reasonably serviced by the extension of existing infrastructure. Where new infrastructure is required or the expansion of the existing infrastructure is necessary, the reports shall demonstrate that the improved infrastructure will be adequate to accommodate the proposed development and/or change in land use, as well as any anticipated users of the infrastructure.

iv) Traffic Reports/Studies

Reports and studies related to traffic and transportation shall demonstrate that any changes to the transportation network as a result of a proposed development and/or change in land use can be accommodated by the transportation network. The reports shall also demonstrate that any adverse impacts on the surrounding land uses can be mitigated. Where new transportation infrastructure is required, or the expansion of the existing transportation infrastructure is necessary in order to accommodate a proposed development and/or change in lands use, the reports shall demonstrate that the improved transportation infrastructure will be adequate to accommodate all modes of transportation in an efficient manner with minimal adverse impacts on surrounding uses. Furthermore, these reports may also be required to demonstrate that a subject site contains an adequate number of parking spaces in order to support the parking demands for a proposed development and/or change in land use.

v) Reports/Studies to address Nuisance and Hazard Matters

Reports and studies related to nuisance and hazard matters shall demonstrate that inhabitants or users of a proposed development and/or change in land use are adequately buffered from nuisances related to noise, vibration, light pollution, odour and dust. The reports shall also demonstrate that a reduced potential exists for public cost or risk to future inhabitants resulting from natural and human made hazards. The required reports shall identify all of the potential nuisance issues and natural or human made hazards which may impact the proposed development and/or change in land use or adjacent lands, identify buffer areas and identify any other measures to be taken in order to mitigate the impacts associated with the nuisance issues and natural/human made hazards resulting from the proposed development and/or change in land use.

vi) Reports/Studies to address Cultural and Design Matters

Reports and studies related to cultural and design matters shall demonstrate that a proposed development and/or change in land use will

have a positive impact on the Town's public realm.

The required reports shall demonstrate how a proposed development and/or change in land use will have a positive impact on neighbouring built heritage, is sensitive to archaeological issues and is designed in a manner that enhances the local built form and does not impact on adjacent cultural heritage resources or community character and/or natural environment. Reports/studies that fall into this category include, but are not limited to: Heritage Evaluations, Archaeological Assessments, Design Guidelines and Shadow and Massing Studies.

vii) **Economic Analysis/Studies**

Reports, studies and analysis related to the economy may be required to demonstrate the impact that a proposed development and/or change in land use will have on the local economy. Specifically, an applicant may be required to demonstrate that there is a market demand for a proposed development and/or change in land use and may also be required to demonstrate that their proposal will not be detrimental to the local economy. However, these policies shall not be used under any circumstance for the purposes of regulating competition.

c) **Required Materials**

~~Subsections 22(5); 34(10.2); 51(18) and; 53(3)) of t~~The Planning Act, R.S.O. 1990, permits a council or approval authority to require that a person, public body or applicant who apply, submit or make requests or applications for consents, amendments to the Official Plan, amendments to the Zoning By-law or Community Planning Permit By-law, and approval of Plans of Subdivision, applications for Community Planning Permits and applications for site plan approval, provide any "other information or materials" that Council or the approval authority considers it may need.

To be considered a complete application under the Planning Act, the following may be required with the submission of a completed application form and the receipt of all applicable fees:

REQUIRED REPORTS	OFFICIAL PLAN AMENDMENT	ZONING BY-LAW AMENDMENT	PLAN OF SUBDIVISION, CONDOMINIUMS AND CONSENTS
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- Planning Justification/Land Use Planning Report
- Neighbourhood Plan
- Context Plan
- Priority Lot Plan
- Streetscape Plan

- Functional Servicing Report and/or Master Plan
- Stormwater Management Report and/or Master Plan
- Service Infrastructure Master Plan
- Grading/Drainage Plan
- Slope Stability Study
- Flood Impact Study
- Snow Storage Study/Plan
- Phasing Plan
- Transportation Study and/or Master Plan (including linkages to trails or park system)
- Traffic Impact Study
- Parking Study/Analysis
- Natural Heritage Evaluation
- Environmental Impact Study
- Phase 1 & 2 Environmental Site Assessment
- Environmental Assessment Study
- Geotechnical Study
- Hydrogeological Study
- Tree Preservation Protection and Replacement Plan, Landscape Analysis Plans, Tree Survey, Tree Inventory and Vegetation Preservation and Enhancement Strategy
- Landform Conservation Study
- Urban Design Reports, Plans and Guidelines
- Market Analysis and Financial Impact Study
- Archaeological Assessment
- Archaeological Conservation Plan (if archaeological resources are identified)

- Floodplain Mapping/Analysis
- Heritage Evaluation/Heritage Impact Statement
- Noise and Vibration Impact Assessment
- Soils Report
- Shadow and/or Massing Study
- Lighting Study/Plan
- Block Plan
- Construction Impact Mitigation Study
- Aggregate Potential Assessment/Compatibility Study
- Entrance Analysis
- Accessibility Audit
- Community Health Promotion Audit
- Transmission Line Impact Study
- Power Generation Impact Study
- A preconsultation letter from the relevant Conservation Authority when within or adjacent to a regulated area
- Other Required Information as Identified at the Pre-Consultation Meeting

It is acknowledged that not every report would be required for all applications. It is the intent of the Planning & Development Services Department that applicants pre-consult with the Town prior to making a submission for an Official Plan Amendment, Zoning By-law Amendment, Community Planning Permit By-law Amendment, Plan of Subdivision/Condominium and Site Plan and Community Planning Permit. This would allow for the determination of which reports are required and if any of the required reports could be scoped and/or submitted later in the planning approvals process. In addition, the above checklist is not intended to preclude Council and its delegated approval authorities from requiring additional reports and studies that may be identified during the planning process, if the circumstances necessitate the need for such information as part of the decision making process.

d) Pre-consultation Meeting

Introduction

~~Subsections 22(3.1), 34(10.01), 41(3.1) and 51(16.1) of the Planning Act,~~

R.S.O. 1990, permits Council through the passing of a by-law, to require applicants to consult with the municipality before submitting or making requests or applications for amendments to the Official Plan and, Zoning By-law and Community Planning Permit By-law, or applications for a Community Planning Permit, Draft Plan of Subdivision, Site Plan approval or the submission of plans and drawings for approval.

Policies

- i) Under the provisions of the Planning Act, Council shall require those applicants submitting or making requests or applications for amendments to the Official Plan ~~and/or, Community Planning Permit By-law and/or Zoning By-law,~~ or making applications for Plans of Subdivision/Condominiums, Community Planning Permits or Site Plans to consult with the municipality prior to submission of such applications for approval. ~~The Pre-consultation Meeting is intended to allow the applicant to discuss with municipal staff matters pertaining to the subject site. Through these discussions, municipal staff will have the opportunity to outline the information and materials which will be required to be submitted concurrently with the application.~~ Specifically, Staff will identify on **Schedule “A”** (Required Materials), any materials, plans, studies, reports and/or analysis required to be submitted as part of an application.

For applications that may be considered straight forward or minor in nature, limited additional information may be required. The Pre-consultation Meeting will also afford Staff the opportunity to identify if any of the required studies identified in this amendment or any Secondary Plan can be scoped or submitted later in the planning approvals process. This mandatory Pre-consultation Meeting shall be required by Council through the passing of a by-law.

18.2 Special Study Area Plans or Secondary Plans

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

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- ii. A range of residential, commercial and employment land uses, including retail uses, office, mixed-use, human services and other amenities;
 - iii. The establishment or continuation and implementation of a fine-grained street grid that incorporates sidewalks and cycling facilities;
 - iv. Public connections between sites and shared access;
 - v. An urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons with ground-floor uses such as retail, human and personal services;
 - vi. Staging and phasing policies and/or plans that sequence development in an orderly way, coordinated with water, wastewater, and transportation capacity, residential/non-residential development thresholds, the provision of human services, community facilities, and other infrastructure;
 - vii. Excellence in urban design;
 - viii. Best practices and guidelines for transit-supportive development;
 - ix. Encourage the inclusion of public benefits (including affordable housing and public art) in all significant private sector developments and require the dedication of 1% of the capital budget of all major Town buildings to public benefits;
 - x. Ensure natural and recreational connections and enhancements to and within the Natural Heritage System;
 - xi. Requirements for community facilities, new school sites, to be constructed to an urban standard, including the consideration of alternative site size and design standards, multi-storey buildings, shared facilities, proximity to transit, and measures to support active transportation;
 - xii. The establishment of consistent setback and frontage provisions to encourage a continuous building form adjacent to the street right-of-way;
 - xiii. Limiting vehicle access from developments adjacent to Regional streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties
 - xiv. Provisions for human services; and
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- xv. Provisions for stormwater management;
- e) Council shall invite the participation of the community and those groups directly affected, in preparing and discussing the Plan.
- f) **Schedules ‘B’ ‘C’ and ‘H’ indicates proposed-existing Secondary Planning and Special Study Areas.**
 - i. The Secondary Plans identified on Schedule “B” “**C**” are ~~intended to be stand-alone policy documents~~ incorporated as Chapters within this Plan. In the event that there is a policy conflict between the Secondary Plans and the policies of this Plan, the Secondary Plans shall take precedence.
- ~~g) Secondary plans will include an affordable housing strategy that details implementation mechanisms necessary to achieve the affordable housing targets found in this Plan. The strategy will include policies to achieve a mix and range of housing types within each level of affordability, policies to ensure larger sized, family units within each housing type and level of affordability; and, consideration of locations for affordable and social housing developments.~~

18.3 Implementing Zoning By-law

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

- viii. ~~Be publicized in accordance with the requirements of the Planning Act.~~
- c) Council reserves the right through the implementing Zoning By-law to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

18.4 **Community Planning Permit System**

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

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

Planning Permit.

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

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

18.5 Interim Control By-Law

- a) Council may impose an Interim Control By-Law in a defined area or areas currently under or proposed for land use planning studies or reviews in order to temporarily protect such areas from premature or unsuitable *development*.
- b) Council may impose an Interim Control By-law to be in effect for a specified length of time not exceeding one year. Notwithstanding that, Council may amend such a by-law to extend its effective period for up to one additional year.

18.6 Temporary Use By-law

- a) The Town may, in a Zoning By-law passed under Section 39 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose as set out therein, and notwithstanding that such purpose may be otherwise prohibited by the Zoning By-law.
- b) Prior to enacting a Temporary Use By-law, the Town shall be satisfied that the proposed temporary use:
 - i. Is in conformity with the general intent of the policies of this Plan and maintains the long term viability of the lands for the uses permitted in this Plan;
 - ii. is compatible with the adjacent land uses, or incorporates site mitigation measures to ensure compatibility;
 - iii. is suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering and available services such as water and sewage disposal;
 - iv. does not adversely impact the natural environment or Greenlands System;
 - v. does not adversely impact traffic, transportation or parking facilities in the area; and
 - vi. is temporary in nature, appropriate only for a limited time span, which shall not exceed a period of three years from the passing of the By-law unless approved by by-law extension that is subject to the policies of this Plan and can be terminated when the authorizing by-law expires.
- c) No new buildings or expansions to buildings, except for temporary or moveable structures, shall be permitted on lands subject to a Temporary use By-law.

18.7 Holding Zone

- a) Where this Plan designates undeveloped land for urban *development*, such land may be zoned in an "H" Zone, where all relevant goals, objectives and policies of the Plan have not been met, including:
 - i. Agreement on the provisions of school, open space and other support facilities;
 - ii. Demonstrated need for additional *sites* for the proposed use;
 - iii. Recommendations of a completed Environmental Impact Study, Special Study Area or Secondary Plan; and,

- iv. Compliance with the growth management policies of this Plan.
- b) ~~No provision of this Plan shall require Council to zone any lands for the designated use to permit immediate development.~~ When Council receives an *application* for a suitable *development* project according to the designation and policies of this Plan, the "(H)" Holding zone may be removed by amending the Zoning by-law, without amending this Plan.
- c) Until the "H" zone is lifted, the uses permitted on such lands will be limited to those ~~for which the land is zoned exist at the time of the adoption of this Plan on the land~~ or to public uses.

18.8

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

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

18.9

Non-Conforming Uses

- a) Council may consider extending or enlarging legal non-conforming land uses under Section 34 (10) of the Planning Act. Before granting such an extension or enlargement, Council shall examine if it is feasible or desirable to:
 - i. Acquire the lands and hold, sell, lease or redevelop the property in accordance with Section 34 (8) of the Planning Act, and the provisions of this Plan; and,
 - ii. Relocate the legal non-conforming use to an appropriately designated and zoned location.
- b) Where acquisition and/or relocation are not feasible, Council shall apply the following conditions to permitting an extension or enlargement of a legal non-conforming land use:
 - i. Criteria for rezoning outlined in this Plan, or for Committee of

Adjustment decisions, outlined in this Plan and Section 44 of the Planning Act;

- ii. Site Plan Agreements which ensure *compatible development* with the adjacent area, through such measures as conceptual design of buildings, their siting, massing, exterior access and public areas; and,
 - iii. The limitation of the proposed extension to the *existing* property.
- c) Extensions or enlargements to legal non-conforming land uses under this Section of the Plan shall not require an Amendment to this Plan.

18.10 Site Plan Control

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

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

- b) Agreements may also include provisions, standards, design, maintenance and regulation of:
- i. Roads and road widenings, where *existing* street allowances are substandard;
 - ii. Access and egress, parking, loading, driveways, walkways to ensure the safety of vehicles, cyclists and pedestrians in the *development*;
 - iii. Landscaping, lighting, fencing and screening to provide safety, privacy and amenity for the occupants of the *development* and adjacent uses;
 - iv. Central storage, vaults, garbage and waste disposal facilities which are functional, safe, and environmentally sound;
 - v. Easements for water courses and public utilities, which ensure environmental and public health and safety; and,

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

- j) Where design guidelines are in place, Council may retain an architectural consultant to determine if the development proposal is consistent with the design guidelines.
- k) Council shall amend the Town's Site Plan Control By-law in order to implement the policies contained herein.

18.11 Committee of Adjustment: Minor Variances

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

18.12 Subdivision Control

- a) All developments which involve relotting of *existing* parcels of land or subdivisions shall be on the basis of subdivision or severance procedures, outlined in the Planning Act.
- b) Council may require that *applications* for Plans of Subdivision include among other matters:
 - i. A statement of development objectives which may include physical, environmental, social and economic aspects;

-
- ii. An indication of the extent to which the plan conforms to this Official Plan, and the York Region Official Plan, when adopted and to relevant Provincial Policy statements and the Zoning By-Law of the Town of Aurora;
 - iii. An inventory and assessment of the area's *existing* features in terms of:
 - natural features such as, soil, topography, drainage, conditions, landforms, slope stability, river systems, groundwater tables, vegetation, *wildlife habitat*, environmentally sensitive, archaeological or heritage areas;
 - ownership;
 - land use such as agriculture, commercial, residential;
 - capacity and availability of all utilities required by the *development*; and,
 - other services including commercial, private and public transportation, educational and social services.
 - iv. details of the proposed *development* including:
 - proposed alignment of Local and Collector roads;
 - proposed land uses and densities;
 - impact of the *development* on all of an area's *existing* features as listed above; and,
 - proposed method of addressing the impact on all of an area's *existing* features as listed above.
- c) Plans of subdivision shall be designed and stamped by a Registered Professional Planner.
 - d) Council will recommend approval of only those plans of subdivision which:
 - i. Comply with the intent of this Plan;
 - ii. Comply with the requirements set out in Section 51(24) of the Planning Act, R.S.O. 1990;
 - iii. Can be supplied with adequate municipal services and community facilities such as schools, fire protection, water supply, sewage disposal, storm drainage facilities and road maintenance;

- iv. Will not *adversely affect* the financial status of the municipality; and,
 - v. Will not harm any aspect of the environment including Environmental Protection Areas and/or the Oak Ridges Moraine.
- e) For any plan of subdivision that has been approved for more than 10 years and, and for which construction has yet to commence, the Town may deem the approval of such plans of subdivision as lapsed.

18.13 Consent

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

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

18.14 Maintenance and Occupancy By-law

- a) Council has passed the Property Maintenance and Occupancy Standards By-law to ensure high standards of property maintenance and safe occupancy. It is generally referred to as the Property Standards By-law.
- b) The Property Standards By-law sets out standards for:
- i. Maintenance of yards, vacant lands, parks and accessory buildings, including sewage and drainage, safe access, passage and garbage/snow/ice removal;
 - ii. Maintenance of all buildings and structures, including walls, floors and ceilings; doors, windows and roofs; foundations and insulation, heating, lighting, plumbing and electrical systems, general sanitation including pest prevention; and,
 - iii. Heat, light, fire protection and ventilation standards for all rooms, including kitchens and bathrooms, and minimum dimensions and floor space of habitable rooms.
- c) To administer and enforce the Property Standards By-law, Council has

appointed a Maintenance and Occupancy Standards Officer, who will:

- i. Operate with the Fire and Building Departments and York Region Officer of Health;
 - ii. Receive information regarding substandard housing conditions, overuse of *existing* buildings, neglected yards, courts and vacant lands from inspectors, by-law enforcement officers, and other municipal staff including Fire and Building Department personnel; and,
 - iii. Impose penalties or carry out repairs or demolition at the owner's expense, where voluntary compliance cannot be achieved.
- d) Council has appointed a Property Standards Committee who will hear appeals from people who have been served an order to comply with the By-law.

18.15 Community Improvement

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

18.16 Community Involvement

- a) Council shall encourage all people in Aurora to participate in planning decisions which affect their lives. To achieve this, Council shall:

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

18.17 Sign By-law

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

18.18 Tree By-law

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

18.19 Soil Preservation By-law

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

18.20 Fill By-Law

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

18.21 Future Enabling Legislation

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

18.22 Capital Works

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

18.23 Public Works

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

18.24 Development Charges By-law

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

- iii. Social services such as libraries, policing, seniors housing, health, counselling and *recreation* centres, or shelters.

18.25 Land Securement

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

- h) It is recognized that the Town may not be able to secure in public ownership all of the lands required to achieve the objectives of this Plan. Where substantial efforts have been undertaken in accordance with the land securement policies of this Plan, Council will negotiate with the landowners in an effort to protect natural, environmental and cultural features and functions in private ownership and enhance environmental features and/or functions on private lands. In these instances, Council shall consider the following stewardship techniques to ensure the appropriate level of protection and, where appropriate, public access to the privately owned lands in order to achieve the objectives of this Plan:
- i. Municipal land use controls, including zoning;
 - ii. Information and education programs;
 - iii. Stewardship agreements;
 - iv. Charitable tax receipts;
 - v. Conservation easements; and/or,
 - vi. any other appropriate agreements with the landowners.

18.26**Parkland Dedication**

- a) Parkland dedication requirements shall be applied as follows in the Town:
- i. The typical Planning Act requirement of 5 percent of the land area for residential and 2 percent of the land area for all non-residential uses shall be applied. The parkland dedication requirement for mixed use developments shall be calculated on the percentage of Gross Floor Area of each use; or
 - ii. As per the Planning Act, the Town may apply an alternative parkland dedication requirement to that described in Section 18.25 a) i). of
 - 1.0 hectare for each 300 dwelling units proposed, or at such lesser rate as may be specified in the Town's parkland dedication by-law; or
 - Payment in lieu, calculated by using a rate of 1.0 hectare for each 500 dwelling units proposed or such lesser rate as may be specified in Town's parkland dedication by-law.
- b) Where the Town accepts cash-in-lieu in place of the parkland dedication required under the Planning Act, the funds raised through this provision shall be utilized by the Town solely for the purchase of property for public park space and/or for the enhancement of existing public parks in the Town.

18.27 Administrative Revisions to the Official Plan

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

- a) Additions or deletions to the Region's area and application of the land use designation of the abutting lands, when the addition is a result of realignments to provincial highways or Regional boundary streets;
- b) altering the numbering and arrangement of provisions in this Plan;
- c) updating the base mapping used in this Plan or adding base information to maps to show existing and approved infrastructure;
- d) correcting clerical, grammatical, spelling and technical mapping errors;
- e) changing format or presentation; or
- f) altering punctuation to obtain a uniform mode of expression.

19.0 GLOSSARY

ACCESSORY USE

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

ADJACENT LANDS

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

ADVERSE EFFECT

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

AFFORDABLE HOUSING

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

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

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

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

AGRICULTURAL USES

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

AGRICULTURE-RELATED USES

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

ALTERNATIVE ENERGY SYSTEMS

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

ANCILLARY USES

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

ANIMAL AGRICULTURE

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

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

APPLICATION

- a) Includes a matter, proceeding or request.

ARCHAEOLOGICAL RESOURCES

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

AREAS OF ARCHAEOLOGICAL POTENTIAL

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

~~AREAS OF NATURAL AND SCIENTIFIC INTEREST~~

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

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

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

AREA OF NATURAL AND SCIENTIFIC INTEREST (EARTH SCIENCE)

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

AREA OF NATURAL AND SCIENTIFIC INTEREST (LIFE SCIENCE)

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

BED AND BREAKFAST ESTABLISHMENT

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

BROWNFIELD SITES

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

BUILT-UP AREA

- a) All land within the built boundary.

BUILT BOUNDARY

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

BUILT HERITAGE RESOURCES

- a) See definition for *Cultural Heritage Resources*

CEMETERIES

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

COMMUNITY HUB

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

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

COMPACT URBAN FORM

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

COMPATIBLE

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

COMPLETE COMMUNITY

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

COMPLETE STREETS

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

CONNECTIVITY

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

CONSERVED

- a) The identification, protection, use and/or management of cultural

heritage and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a Conservation Plan or Heritage Impact Statement.

CULTURAL HERITAGE LANDSCAPE

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

~~See definition for *Cultural Heritage Resources*.~~

CULTURAL HERITAGE RESOURCES

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

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

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

DENSITY TARGET

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

DESIGNATED GREENFIELD AREA

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

DEVELOPABLE AREA

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

DEVELOPMENT

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

DWELLING UNIT

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

ECOLOGICAL FEATURES

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

ECOLOGICAL FUNCTIONS

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

ECOLOGICAL INTEGRITY

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

EMPLOYMENT AREA

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

ENDANGERED AND THREATENED SPECIES

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

ENVIRONMENTALLY SIGNIFICANT AREAS

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

EXISTING

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

FARM RETIREMENT LOT

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

FISH

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

FISH HABITAT

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

FOREST MANAGEMENT

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

GROUNDWATER RECHARGE

- a) The replenishment of subsurface water,
 - i. Resulting from natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from

lakes, streams and wetlands; and

- ii. Resulting from human intervention, such as the use of stormwater management systems.

HAZARDOUS WASTE

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

HYDROLOGICAL FEATURES

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

HYDROLOGICAL FUNCTIONS

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

HYDROLOGICAL INTEGRITY

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

HYDROLOGICALLY SENSITIVE FEATURE

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

IMPERVIOUS SURFACE

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

INFRASTRUCTURE

- a) Physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, waste management systems, electric power

generation and transmission, communications/ telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

INTENSIFICATION

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

INSTITUTIONAL USE

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

INTERMITTENT STREAM

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

KAME

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

KETTLE LAKE

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

KEY HYDROLOGIC FEATURE

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

KEY NATURAL HERITAGE FEATURE

- a) ~~Key natural heritage features are described in Section 2.2 of this Plan and include the habitat of endangered species, threatened species and special concern species, fish habitat, wetlands, Life Science Areas of Natural and Scientific Interest, Environmentally Significant Areas, significant valleylands, significant woodlands, significant wildlife habitat, sand barrens, savannahs and~~

tallgrass prairies.

- b) Within the Oak Ridges Moraine Conservation Plan Area, Aa key natural heritage feature as described in Section 22 of the Oak Ridges Moraine Conservation Plan.

LAKE SIMCOE WATERSHED

- a) Lake Simcoe and the park~~t~~ of Ontario, the water of which drains into Lake Simcoe; or
- b) If the boundaries of the area described by clause (a) are described more specifically in regulations, the area within those boundaries (Lake Simcoe Protection Act, 2008).

LANDFORM FEATURES

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

LANDFORM CONSERVATION AREA

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

LIQUID INDUSTRIAL WASTE

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

LOT

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

~~LOW AND MODERATE INCOME HOUSEHOLDS~~

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

MAJOR DEVELOPMENT

- a) Consists of,

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

MAJOR RETAIL

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

MAJOR OFFICE

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

MARKET BASED HOUSING

- a) Housing options that respond to market needs.

MEANDER BELT

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

MINERAL AGGREGATE

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

MINERAL AGGREGATE OPERATION

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

MULTI-MODAL

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

NATURAL HERITAGE SYSTEM

- a) A system made up of *natural heritage features and areas*, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

NORMAL FARM PRACTICES

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

OAK RIDGES MORaine CONSERVATION PLAN DEFINITIONS

- a) Definitions for terminology specific to the Oak Ridges Moraine Conservation Plan that are included in the Oak Ridges Moraine Conservation Plan, Ontario Regulation 140/02.

PARKLAND

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

PARTIAL SERVICE

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

PATHOGEN THREATS

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

PERMANENT STREAMS

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

RAPID INFILTRATION BASIN

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

RAPID INFILTRATION COLUMN

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

RECREATION

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

REDEVELOPMENT

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

REGIONAL MUNICIPAL COMPREHENSIVE REVIEW

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

RENEWABLE ENERGY SYSTEMS

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

RESIDENCE SURPLUS TO A FARMING OPERATION

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

additional lot and uses it in the consolidated farming operation, any existing farm residence that is surplus to the consolidated farming operation.

RETIREMENT HOME

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

RISK ASSESSMENT

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

RISK MANAGEMENT PLAN

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

RURAL LOT

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

SAND BARRENS

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

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

SAVANNAH

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

SECONDARY SUITE RESIDENTIAL DWELLING UNIT

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

SEEPAGE AREAS AND SPRINGS

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

SELF-SUSTAINING VEGETATION

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

SENSITIVE USE/SENSITIVE LAND USES

- a) Buildings, amenity areas, or outdoor spaces where routine or normal activities at reasonably expected times would experience one or more adverse effects from containment discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences day care centres, and educational and health facilities.

SETTLEMENT AREAS

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

SHORT-TERM RESIDENTIAL ACCOMMODATION

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

SIGNIFICANT

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

- iii. In regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
- iv. In regard to other features and areas of ecological ~~importance~~ importance in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*.

SINGLE DWELLING

- a) A building containing only one dwelling unit.

SIGNIFICANT GROUNDWATER RECHARGE AREA

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

SIGNIFICANT VALLEYLANDS

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

SIGNIFICANT WILDLIFE HABITAT

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

SIGNIFICANT WOODLANDS

- a) *Woodlands* which meet any one of the criteria in policy ~~2.2.39~~3.4.2.6 of the York Region Official Plan, except those excluded by policy 3.4.2.7 of this Plan.

SITE

- a) The lands subject to an application.

SITE ALTERATION

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

SPECIAL NEEDS HOUSING

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

STORMWATER MANAGEMENT POND

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

SUBWATERSHED

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

SURFACE CATCHMENT AREA

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

SUSTAINABLE

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

TALLGRASS PRAIRIE

- a) Land (not including land that is being used for agricultural purposes and no longer exhibits tallgrass prairie characteristics) that,
 - i. Has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal

drought, periodic disturbances such as fire; or both,

- ii. Has less than 25 per cent tree cover;
- iii. Has mineral soils; and
- iv. Has been further identified, by the Ministry of Natural Resources and Forestry or by any other person, according to evaluation procedures established by the Ministry of Natural Resources and Forestry, as amended from time to time.

THREATENED SPECIES

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

TIME OF TRAVEL

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

TRANSPORTATION SYSTEMS

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

TREE

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

UNSERVICED PARK

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

UTILITIES

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

VALLEYLANDS

- a) A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

VEGETATION PROTECTION ZONE

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

WATERSHED

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

WAYSIDE PIT

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

WELLHEAD PROTECTION AREA

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

WETLAND

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

WILDLIFE HABITAT

- a) Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

WOODLAND

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

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

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

20.0 SITE SPECIFIC POLICIES

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

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

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

5. Northwest Aurora Planning Area

5.1 General Policies:

OPA 21
July 14, 2020

- a) The lands identified on Schedule 'H' as Site Specific Policy No. 5 and on Schedule 'A' as OPA No. 37 or Part Lot 86, Concession 1, W.Y.S., generally known as the “Northwest Aurora Planning Area” are intended to accommodate primarily low-intensity, environmentally-sensitive residential development on full urban services with the maximum number of units within the planning area being 260.

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

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

5.2 Land Use Designations

a) Suburban Residential - (SR-1)

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

b) Suburban Residential (SR)

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

c) Core Area Open Space (COS)

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

i. Riparian Corridor

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

ii. Highest Quality Vegetation Communities

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

d) Supporting Area Open Space (SOS)

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

i. Supporting Vegetation Communities

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

ii. Valley Land Form

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

e) Suburban Residential (SR-2)

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

f) Core Area Open Space (COS-1)

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

5.3 Transportation – Road and entrance locations

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

dwelling from internal streets and existing entrances to St. John's Sideroad and Bathurst Street shall be closed as part of the execution of individual subdivision agreements.

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

5.4 Urban Design/Landscaping

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

- c) The proposed homes along St. John's Sideroad shall be complimentary to the existing homes in the area. Policy 4.2 - General Design and Architectural Policies of the Town of Aurora Official Plan shall apply to the subject lands.
- d) Noise reports shall be required as part of the subdivision approval process and warning clauses shall be placed on title indicating that traffic volumes along St. John's Sideroad and Bathurst Street will increase.
- e) Vegetation impact assessments will be required for areas outside of the Open Space Designations. Such assessment shall include preservation/protection measures and restoration plantings shall occur within the Landscape buffer strips.

5.5 Servicing

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

5.6 Parkland

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

5.7 Implementation and Interpretation

a) Cost Sharing

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

b) Interpretation

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

6. The subject property, being 15085 Yonge Street and described as Part Lot 17, Registered Plan 68, Lot 164, Part of Lots 163 and 165 Registered Plan 246, shall only be permitted to be used for a residential apartment building with a maximum of 42 units.

7. The lands designated as 'Commercial Special' in **Lot 86, Concession 1 E.Y.S.** may be used for a commercial complex having the following uses: a restaurant occupying not less than 50% of the overall floor area; convenience retail stores, professional offices, personal service shops, and not more than one apartment unit for a caretaker living on the site. The following policies will apply to these lands:

- a) Development shall be compatible in both scale and massing with the low rise apartment complex which surrounds the site.
- b) The areas adjacent to Yonge Street and St. John's Sideroad shall be heavily landscaped. Parking shall be screened to ensure as far as possible that it is not visible from Yonge Street.

- c) The building shall be set back a minimum of 14 metres from property line adjacent to Yonge Street.
 - d) Access to the site shall be by way of St. John's Sideroad by means of a joint access with the adjoining apartment lands north and east of the site.
 - e) The overall floor area of the building shall not exceed 800 square metres.
8. The lands designated as "Commercial Special" in **Part Lot 86, Concession 1, W.Y.S.** as shown on Schedule 'H' may be used for a winery in conjunction with restaurants and related retail commercial uses as further detailed below. The following policies shall apply to these lands:
- a) The subject land may be used for a wine bottling facility having a maximum floor space of 2200 square metres including basement storage and fermenting area in conjunction with retail commercial space having a maximum floor space of 1650 square metres. Uses within the commercial retail component of the site shall be limited to uses which are considered related to and compatible with the winery use and may include restaurants, financial institutions, specialty food stores and retail shops, bake shops and travel agencies. Uses considered incompatible with principal winery use such as convenience/variety stores, full-sized supermarkets and personal service shops shall be prohibited.
 - b) The Site Plan for the building shall ensure high standards in the conceptual design of the building in its massing, siting, access and public areas. All buildings shall be low rise and not exceed two stories in height. Given the prominence of the site at the intersection of Yonge Street and St. John's Sideroad, the lands shall be heavily landscaped so as to visually enhance the impact of the development on the streetscape. Parking areas adjacent to Yonge Street or St. John's Sideroad shall be screened using substantial landscape strips which may include berms and decorative walls. Prior to enacting an implementing zoning by-law, the owner shall submit landscape drawings suitable to the Town of Aurora through the Site Plan Approval process demonstrating how the required landscape screens can be achieved. Regard shall be had for the location of parking, garbage storage, pedestrian and vehicular access and exterior roof treatment.
 - c) In that lands abutting the subject property are in more than one ownership, a comprehensive design concept for surrounding land not subject to flooding under a Regional storm condition shall be undertaken prior to site plan approval or enactment of an implementing By-law permitting any development on the site. The design concept will address

access, landscaping, conceptual massing, parking areas and building locations.

- d) The Site Plan Agreement shall ensure the implementation of effective measures to mitigate potential impacts of the development on the warm water fishery resource of the Holland River and its tributaries, both during and after construction. The Site Plan shall require the review and approval of the Ministry of Natural Resources, including the submission of preliminary storm water management/water quality control plans to the satisfaction of the Ministry of Natural Resources and the Town of Aurora. Given the constraints imposed by the floodplain, access to the site shall be subject to the approval of the Ministries of Transportation and Natural Resources, the Lake Simcoe Region Conservation Authority and the Town of Aurora. The lands shall be developed on the basis of full municipal water and sanitary services.

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9. **Lot 81, Concession 1, W.Y.S.** on the northeast corner of Wellington Street West and Haida Drive contains an existing commercial centre of approximately 5,000 square metres (55,000 square feet). This exceeds the size permitted in the policies for Convenience Commercial Centres in this Plan. The following uses shall be permitted on the subject lands:

Moderately-sized retail establishments such as specialty stores, food, clothing, drugs, sundries and other goods required for daily living, junior department store not to exceed 930 square metres (10,000 square feet), service establishments such as professional, social and personal services, child care centres, health, fitness and recreational establishments, clinics, cleaners, restaurants, financial establishments, offices, public or institutional uses catering to the needs of the adjacent community, commercial schools, residential units on upper floors, and places of entertainment excepting adult entertainment and cinemas. Full sized supermarkets, warehouse drug stores or automotive uses shall not be permitted. All other governing "Convenience Commercial Centre" policies shall continue to apply.

10. Lands located on Part of Lot 85, in Concession 1, E.Y.S., and shown on Schedule 'H', shall permit commercial development in accordance with the following:

- a) The use of the lands shall be developed for a retail supermarket which shall be defined by a Campus Commercial Exception zone in the implementing zoning by-law, to reflect a large single user facility on the property.
- b) The maximum permitted retail gross floor area shall be 7,580 square metres, and shall be phased as follows:
 - i. Phase I – 5,730 square metres
 - ii. Phase II – 1,850 square metres

A mezzanine area may also be permitted, and may be constructed in whole or in part in either phase of the development. The mezzanine shall include non-retail uses such as offices, community meeting rooms with kitchen facilities, seating and rest areas, a photo lab, supply, mechanical and storage rooms and public washroom facilities. The floor area of the mezzanine shall be established in the implementing zoning by-law, but in no case will the total of Phase 1 plus the mezzanine exceed 6,112 square metres.

- c) The policies contained herein shall be implemented by way of a site specific zoning by-law, which by-law may regulate the size and location of specific uses and shall implement the intent of Schedule 'SSP-1' attached hereto.

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- d) The commercial use shall be developed generally as set out on Schedule 'SSP-1' attached hereto. This development shall be subject to an individual site plan agreement, as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the overall development concept and the site plan agreement.
 - e) Modifications to the development concept as set out on Schedule 'SSP-1', that result from detailed design considerations or conditions of approval emanating from Town or external agency requirements, such as the shifting of buildings, parking, landscaping and entrance locations may be permitted. Such modifications shall not require an amendment to the Official Plan.
 - f) Implementation and construction of the development scheme contemplated by Schedule 'SSP-1' attached hereto may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
 - g) The lands are located within close proximity to a "Gateway". When considering development on the subject lands, it is appropriate to place special emphasis on the urban design policies outlined in Section 4.2 of the Official Plan in order to strengthen the sense of visual community identity. Accordingly, it shall be the policy of Council to require a comprehensive site plan which incorporates design elements for the subject lands which achieve the following:
 - i. A landscaped area "gateway" feature shall be provided at the corner of St. John's Sideroad and Bayview Avenue to encourage pedestrian access to the site, create an element of interest, and lend emphasis to the visual gateway function of the site;
 - ii. Council shall require urban design standards, implemented through the site plan approval process, which ensure that the design of the commercial building encourages both safe vehicular and pedestrian access to the site, and that the exterior design of the building and roof treatment are compatible with the surrounding land uses.
 - iii. A high standard of signage, lighting, street furniture and other appurtenances shall be required;
 - iv. Screening of certain elements on the development site such as loading areas, refuse storage, and roof top mechanical equipment shall be addressed in the site plan agreement;

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- v. The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians;
 - vi. The development of the subject lands shall be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping, shall emphasize aesthetics and safety in their design to the satisfaction of the Town; and,
 - vii. To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended. In addition, and Urban Design Consultant may be retained to provide comment on behalf of the municipality on plans submitted for site plan approval on the project.
- h) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as:
- i. appropriate screening, tree planting and other landscape elements for the development;
 - ii. preservation and conservation of existing significant trees and vegetation; and,
 - iii. a high quality landscaped strip of substantial width along St. John's Sideroad and Bayview Avenue within the amendment area reflective of the important Gateway function this area serves.
- i) Council may place any of the lands subject to this amendment in a holding category pursuant to Section 36, R.S.O. 1990, of the Planning Act.
- j) The proponent is required to provide a market feasibility and impact study, given the proposed supermarket use is greater than 2,800 square metres (30,000 square feet) in size. The proponent has provided this study which concludes there is a market for the proponent's use. It is generally accepted that there will exist in the mature community, which is intended to be served by the proponent's use, a market for the

proposed development. Concern exists, however, that there may be a short term impact, as set out in the proponent's study, that the Town of Aurora prefers to avoid.

Accordingly, it is deemed advisable to impose a "(H)" Holding prefix on the lands, through the proposed zoning by-law for the use. The "(H)" Holding prefix may be lifted upon application by the proponent, if Council is satisfied as to the following:

- i. the Town of Aurora shall be satisfied that appropriate arrangements are set out in a site plan agreement. The agreement may include provisions for phasing of the development contemplated by this amendment;
 - ii. in any event, the "(H)" Holding prefix shall not be lifted any earlier than September 1, 2000, for any part of Phase I and September 1, 2001 for any part of Phase II to allow for a building permit to be issued to the proponent to commence construction of the supermarket; and,
 - iii. that an agreement has been entered into with the proponent that the supermarket shall not open for business prior to April 23, 2001 for any part of Phase I and April 23, 2002 for any part of Phase II.
- k) Prior to development commencing on the subject lands, a traffic impact assessment shall be prepared by the owner and reviewed by the Town. It shall be the policy of Council to incorporate into the site plan agreement, as an obligation of the developer, any recommendations and/or measures emanating from the approved traffic assessment relating to the development of the subject lands.
- l) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedules 'A' and 'C' attached hereto.

11. The following policies apply to the lands designated "Commercial Special" on Part of Lot 85, Concession 1, E.Y.S., better described as Lot 3, Registered Plan 461 as shown on Schedules 'A,' 'C' and 'H,' attached hereto and forming part of this plan:

- a) The lands may be used for a restaurant containing a maximum of 95 seats and bed and breakfast facility with a maximum of 4 rooms. To ensure compatibility with the surrounding residential area, an outdoor patio, take-out restaurant and drive-thru restaurant shall be prohibited by this policy and in the implementing Zoning By-law. Given the prominence of the site in relation to neighbouring properties and beyond, special regard shall be had to the location and screening of garbage enclosures,

as well as any other mechanical equipment such as heating or air conditioning units.

- b) The site plan shall ensure to the greatest extent possible the preservation of the integrity and structure of the historic building. Specifically, architectural and historical aspects of the property will be maintained and where appropriate enhanced. The site's natural features, including existing mature vegetation, shall also be preserved to the greatest extent possible and additional landscaping shall be encouraged to further enhance the rural and historical character. Building additions to the historic structure shall be limited to a 30 square metre enclosed patio and a 85 square metre addition, which shall be architecturally compatible with the existing structure. In order to ensure this, the site plan application will be reviewed by the Town of Aurora Heritage Advisory Committee. It is the intention of the Town that the historic structure will be designated under the Ontario Heritage Act, and that a clause be included in the site plan agreement to implement the designation.
- c) The site shall only be accessed via Yonge Street, other than the use of a single access along Old Yonge Street for emergency purposes and for pedestrian access.
- d) Prior to site plan approval, the Lake Simcoe Region Conservation Authority and the Town of Aurora shall be satisfied with the proposed drainage and stormwater management measures.

12. The following policies apply to the lands, being Lots 134, 135 and 136, Registered Plan 246, as shown on Schedule 'H,' attached hereto and forming part of this amendment.

- a) The lands may be used for a residential apartment, which may contain a maximum of four storeys and 36 units.
- b) The site plan shall ensure to the greatest extent possible the preservation of the integrity and structure of the historic building, which may be used for retail commercial, office and/or residential purposes. Specifically, architectural and historical aspects of the structure will be maintained and where appropriate enhanced. In order to ensure this, the historic structure shall be designated under the Ontario Heritage Act, and that a clause shall be included in the site plan agreement to implement the designation. Furthermore, the new building shall be architecturally compatible with the existing structure, with similar treatments such as:
 - i. Georgian style and proportioned windows, door shutters,

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- columns, sun porches and balconies;
- ii. hip and gable roofs with large overhangs and cornice moulding; and,
 - iii. stucco exterior finish painted the same colour as the existing structure.
- c) Canopy trees shall be planted along the appropriate areas of Centre Street, as compensation for the mature cedar hedge, which will be lost.
 - d) Given the prominence of the site in relation to neighbouring properties and beyond, special regard shall be had to the location and screening of garbage enclosures, as well as any other mechanical equipment such as heating or air conditioning units.
13. Notwithstanding any policies to the contrary, the property legally described as Part of Lot 80, Concession 1, E.Y.S., municipally known as 289 Wellington Street East, may be used for a building supply outlet use, including limited outdoor storage. New proposals for outdoor storage shall comply with Zoning By-law requirements.
14. Lands on the easterly **Part of Lot 86, Concession 1, WYS** north of St. John's Sideroad shall permit a comprehensive retirement complex, including 350 apartment units, 90 medical care units, medical clinics, related administrative office space and a conference centre. The conference centre is to provide overnight accommodation for a maximum of 60 persons and include space for day time conferences. The retirement complex and the conference centre shall be connected to the Town's sanitary sewer system and to municipal water supply. No development will be permitted until Council has approved a Master Site Plan Agreement.
15. The lands in **Lot 73, 74 and 75**, Concession 1 E.Y.S. which are designated as Private Open space may only be used for a golf course and tennis complex. While residential uses form part of the overall development concept, it is not intended that additional residential development will be permitted within the private Open Space area without amendment to this plan. All other applicable Private Open Space and Residential policies shall continue apply to these lands.
16. The lands designated as "Private Open Space" on **Part of Lots 24 & 25, Registered Plan 9** shall only be used for a semi-detached dwelling unit. A site plan agreement shall ensure that the design of the structure is sensitive to the surrounding environment and that all objectives of the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources and Forestry can be achieved. In addition, a site investigation environmental impact report shall be submitted in support of any redevelopment application as part of the site plan approval process.
17. Site Specific Policies shall permit an existing auto wrecking yard on part of **Lot**
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11, Concession II, E.Y.S. Any change or extension of this use shall be subject to an amendment to the Zoning By-law, Site Plan Agreement and/or Committee of Adjustment approval.

18. Notwithstanding the policies of this Plan, nothing shall prevent the commercial use and appropriate expansion of the structures, located on Part Lot 85, Concession 1, WYS, as approved by the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and Forestry, and the Town of Aurora.
19. Notwithstanding the policies of this Plan, nothing shall prevent the use of lands on Part Lot 81, Concession 1, WYS, for institutional office purposes and associated parking, as approved by the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and Forestry, and the Town of Aurora.
20. The Lands located on Part of Lot 82, Concession 1, E.Y.S, as shown on Schedule 'H' shall be used for Medium-High Density housing, which shall include a range of medium-high density housing types including street townhouses, block townhouses, double front townhouses, stacked townhouses, terrace houses, maisonettes and garden apartments. In areas designated Medium-High Density Residential, the proportion of each housing type relative to the total number of dwelling units within the housing density category shall be as follows:
 - a) 30% to 45% street townhouses;
 - b) 20% to 30% block townhouses/double front townhouses;
 - c) 30% to 50% stacked townhouses/terrace homes/maisonettes/garden apartments.

The overall net residential density shall range between 48 to 99 units per hectare (20 to 40 units per acre). Building heights shall not exceed 4 storeys.
21. The lands located on Part of Lot 82, Concession 1, E.Y.S, as shown on Schedule 'H' shall be used for High Density - Mixed Use Residential and Commercial. The high density residential housing component shall consist of a range of apartment unit types at a net site density of 99 to 160 units per hectare (40 to 65 units per acre). Retail commercial use and/or office commercial use at grade is permitted at up to 0.3 F.S.I. or up to two times this amount where retail commercial uses and/or office commercial uses are intended to occupy both the ground and second floors of primarily high density residential buildings. Building heights shall not exceed 7 storeys. Underground parking shall be required. However, some appropriately located surface parking shall be provided for shorter term use.
22. The lands located on Part of Lot 56, Plan 10328, as shown on Schedule 'H' shall be used for Low Density Housing consisting of single detached dwellings, semi-

detached dwellings and duplexes. This housing type shall generally not exceed a net density of 25 units per hectare (10 units per acre). Bonuses may increase this density to 35 units per hectare (14 units per acre). Building heights shall not exceed 3 storeys.

23. The following additional policies apply to the property described as Part of Lot 80, Concession 1, Block 43, Plan 65M-3461 as shown on Schedule 'A' attached hereto:

- a) The lands may be developed for a single automobile dealership and related accessory uses that may include a repair facility.
- b) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the building(s) creates a positive image and reinforces the gateway significance of the Wellington Street and Bayview Avenue intersection. Conformity with the Design Guidelines approved for Bayview Avenue and Wellington Street Corridors shall be enforced. The design of the site shall also provide for both safe vehicular and pedestrian access to the site, and that the design of the building(s), roof treatments and landscape treatments are compatible with the surrounding land uses. A controlling architect may be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
- c) Outdoor storage and the display of vehicles shall be permitted. These storage and display areas shall be appropriately screened from adjacent residential lands to the satisfaction of the Town.
- d) An acceptable land use interface with residential uses to the south of the subject lands shall be achieved through landscape and fencing treatments to the satisfaction of the Town.
- e) Outdoor speakers shall not be permitted on site.
- f) Loading activities shall occur entirely on the subject lands. There shall be no loading or off-loading activities associated with the car dealership along with Bayview Avenue or Wellington Street East.
- g) Given the prominence of the Bayview Avenue and Wellington Street intersection, the use of flags, banners and promotional signage shall conform with the Town's Sign by-law which is currently under review.
- h) In commemoration of the Hartman House, a heritage plaque shall be placed on the main building. Details of said plaque shall be established through the site plan approval process to the satisfaction of the Town.
- i) To ensure the implementation of the above urban design measures. Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and

developed as intended.

- j) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule 'A' attached hereto.

24. The following additional policies apply to the property shown as being part of the Town's "Greenlands System", described as Part of Lot 80, Concession 1, Block 43, Plan 65M-3461 as shown on Schedule 'A' attached hereto:

- a) In accordance with the site specific zoning applicable to these lands, a restricted parking area shall be permitted. The location and extent of this parking area shall be confirmed through the site plan approval process and as per the Lake Simcoe Region Conservation Authority's approval.

25. Part of Lot 81, Concession 1 EYS, further defined as Part of Part 1, Plan 65R-14984

Notwithstanding any policies to the contrary, the following special policy applies to the 5.5 ha property fronting on Bayview Avenue, described as Part of Lot 81, Concession 1, E.Y.S. and more particularly described as Part of Part 1, Plan 65R-14984:

- a) In addition to the uses permitted in the "Community Commercial Centre" designation by Subsection 10.12.2, a home improvement centre and garden centre shall be permitted along additional free standings buildings for which the uses shall be in accordance with Subsection 10.12.2;
- b) Notwithstanding any provision to the contrary, the lands described as Part of Lot 81, Concession 1, E.Y.S., further defined as Part of Part 1, Plan 65R-14984, may not be permitted to be used for a service station;
- c) Development may take place in the form of freestanding structures and it is not necessary to build in the form of an enclosed centre;
- d) The policies contained herein shall be implemented by way of a site specific zoning by-law;
- e) In reviewing an application for site plan approval the Town shall ensure that the design of the commercial buildings encourages both safe vehicular and pedestrian access to the site. In addition, screening of certain elements, such as loading areas, refuse storage and roof top mechanical equipment shall be addressed in the site plan agreement;
- f) In reviewing an application for site plan approval the Town shall require

submission of elevation drawings illustrating a high quality design and further the Town shall seek to minimize any adverse impact to the residential neighbourhood to the west in terms noise, lighting, site screening and traffic issues;

- g) The landscape plan submitted in support of a site plan application shall provide for appropriate screening, tree planting and other landscape elements. Particular attention shall be given to the interface with the existing residential community to the west to adequately buffer such use. In this regard the landscape buffer adjacent to the Hydro corridor shall be substantial and may be further augmented by plantings within the Hydro Corridor. In addition, the site plan agreement shall contain a clause implementing interim landscaping should the entire site not be developed at one time; and,
- h) All other relevant policies of the Official Plan shall continue to apply to the subject lands.

26. Part of Lot 81, Concession 1 and municipally known as 15320 Bayview Avenue

Notwithstanding any policies to the contrary, the following special policy applies to portion of the 3.60 hectare (8.9 acre) property located at the north-west corner of Bayview Avenue and Wellington Street East, with frontages along both roadways, and described as Part of Lot 81, Concession 1, E.Y.S:

- a) Development may be in the form of freestanding structures and not necessarily in the form of an enclosed shopping centre.
- b) The permitted uses as outlined in Subsection 10.12.2 (Community Commercial Centre) shall apply to the subject lands. However, the following uses shall not be permitted on the subject lands:
 - i. a Garden Centre;
 - ii. ii) a Day Care Centre;
 - iii. Outdoor Seasonal Sales and Display;
 - iv. Outdoor Storage; and,
 - v. Drive through Restaurants and/or Drive Through Financial Institutions.
- c) The Wellington Street East frontage shall require a high standard of landscaping, street furniture and pedestrian amenities in both public and private open space areas. The gateway shall also co-ordinate and complement the design initiatives of the Wellington Street East Corridor Urban Design Guidelines and subsequent Master Plan as well as the

Bayview Northeast Neighbourhoods Architectural Guidelines.

- d) The following Urban Design elements shall be incorporated into the site design and architectural elements of the development of the subject lands. These guidelines arose from the Peer Review requested by the Town and conducted by John G. Williams Architect Limited and provide the following architectural direction/elements to be incorporated into this development:
- a commercial development at this location shall reinforce a high quality identity, distinct from conventional commercial developments within the Town of Aurora through the use of appropriately enhanced architectural design and landscaping that promotes the significance of this major intersection within the Town;
 - the buildings shall be designed with a positive relationship to the streets with primary facades being parallel to the roadways (Bayview Avenue and Wellington Street East);
 - the buildings shall be sited close to the street(s) and accessible to sidewalks adjacent to the street(s);
 - a large anchor building (if any) shall be located as far away from the major roadways with smaller buildings defining the primary street edge;
 - corner buildings located at the intersection of Bayview Avenue and Wellington Street shall have an increased massing (i.e. clock tower) to appropriately articulate the significance of this intersection and shall reflect enhanced architectural design features. The corner feature shall be 4 sided and not just a parapet wall;
 - glazing and awnings should be provided on those buildings that are exposed to the roadways and along street frontages;
 - loading areas shall be screened via landscaping, buffers, a built screen or a combination thereof. Landscaping and buffers shall be provided adjacent to the Hydro Corridor and the western property boundary to screen the development from the Hydro Corridor and the residential townhouses to the west of the subject lands;
 - subject to the approval of the Lake Simcoe Region Conservation Authority, the retaining wall proposed for the creek shall consist of a staggered limestone boulder retaining wall with tree and shrub planting. Said planting (i.e. types and species) shall be determined in consultation with and approved by the Lake Simcoe Region Conservation Authority and the Town of Aurora;
 - rooftop mechanicals shall be screened on all four sides of the building. Where possible, the tops of roof top mechanical equipment shall be below the parapet of the building. Screening, where necessary shall be compatible with the exterior cladding of the buildings;

- particular attention to the screening of loading areas and refuse storage areas shall be addressed and shall form part of the site plan agreement applicable to these lands; and
 - gateway features shall be provided at the two major entrances to the development (subject to approval by the Lake Simcoe Region Conservation Authority if within the required buffer area and the Regional Municipality of York). A gateway feature may also be required at the south- west corner of the property in accordance with the Wellington Street East Corridor Urban Design Guidelines.
- e) The following restrictions on access shall be required unless otherwise permitted by the Regional Municipality of York Transportation Services Department:
- the Wellington Street access shall be restricted to right-in/right-out movements only with an appropriate deceleration taper and storage lane westbound along Wellington Street East in order to provide safe vehicular access to the site;
 - the Bayview Avenue access shall also be restricted to right-in/right-out movements only with an appropriate deceleration taper and storage lane for access to this driveway. The existing centre median located at the north approach to the Wellington Street/Bayview Avenue intersection shall be extended northerly to match the existing centre median at the Home Depot signalized access; and,
 - a cross easement shall be required to facilitate access between the subject lands and the lands to the north (Home Depot site).
- f) Parking shall be provided in accordance with Town's by- law requirements.
- g) A 30 metre naturalized vegetated buffer (which may be reduced on a portion of the property as determined by the Lake Simcoe Region Conservation Authority) shall be provided from the creek along the southern portion of the property as per the requirements of the Lake Simcoe Region Conservation Authority. The landscape treatment along Bayview Avenue and Wellington Street East shall be cognisant of the buffer area and shall enhance this area. To this end, a detailed landscape plan shall be required to ensure that the Bayview Avenue and Wellington Street frontages are appropriately landscaped to the satisfaction of the Lake Simcoe Region Conservation Authority and the Town of Aurora.
- h) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- i) All other relevant policies of the Official Plan shall continue to apply to the subject lands.

27. The Official Plan of the Town of Aurora is hereby amended as follows:

- a) Schedule 'A' - Land Use Plan, being part of Official Plan Amendment No. 30, is hereby amended by changing the land use designation from "Linear and Other Open Space", "Community Commercial" and "Institutional-Site Specific Policy Area 19" to "Community Commercial-Site Specific Policy Area 27" as shown on Schedule 'A' attached hereto and forming part of this Amendment.
- b) That Schedule 'H' - Site Specific Policy Areas, attached hereto and forming part of this Amendment, is hereby amended by adding section "27"

The following policies apply to the lands designated as "Community Commercial - Specific Policy Area 27," as shown on Schedules 'A' and "H", attached hereto and forming part of this plan:

- i) The lands may be used for all uses permitted in the "Community Commercial" designation of the Bayview Northeast Secondary Plan (Official Plan Amendment No. 30), Section 3.4.3.
- ii) The development of the lands shall be consistent with the Environmental Impact Study (EIS) prepared by North South Environmental dated October 2009. The EIS specifically requires that any proposed development shall maintain a 15 metre buffer area along the western property line. Any new development shall also be consistent with the recommended mitigation measures specifically including replacement planting requirements and recommended plantings in the buffer area.
- iii) Buildings shall have a standard of design consistent with the Urban Design Guidelines prepared for the Wellington Street East Corridor (Area 2B) by Brook McIlroy Inc., dated November 2002. In order to accomplish this objective, the façade of buildings should provide a high standard of design, detail and variety of materials. Wall facing material should be combined to create front building facades with a distinct, well-balanced street presence.
- iv) Except where in conflict with the policies contained herein, development proposals shall be consistent with the policies of the Bayview Northeast Secondary Plan (Official Plan Amendment No. 30).

28. The following special policies apply to the property designated Commercial Special, described as Lot 1 and Block 7, Plan 65M-2874, and shown on

Schedule 'A' attached hereto:

- a) The use of the lands shall generally be developed for a variety of retail uses including a LCBO warehouse/retail store and/or Brewer's Retail Outlet (Beer Store), but excluding a supermarket, department store, junior department store, convenience retail, and drug store/pharmacy. Business and professional offices including medical and dental offices, post offices and government administrative offices, restaurants including drive thru and take-out, banks and financial institutions including drive-thru, automated teller machines, personal and light services shops, photo studio, clinics, optical supply, video rental stores, bake shops not exceeding 464 square metres of gross leasable floor area, and other complimentary commercial uses shall also be permitted.
- b) There shall be no direct vehicular access to Bayview Avenue.
- c) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- d) The commercial uses shall be subject to an individual site plan agreement(s), as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.
- e) Implementation and construction of the development contemplated may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- f) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the commercial building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect is to be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
- g) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- h) Screening of certain elements on the development site such as loading areas, refuse storage, and rooftop mechanical equipment shall be addressed in the site plan agreement.
- i) The design shall ensure that parking areas are landscaped, lighted and

screened around the edges to be visually attractive, safe and supportive for pedestrians. Surplus parking on site may be utilized by the Loblaw lands located to the north.

- j) The development of the subject lands shall be accomplished in a manner that minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
- k) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- l) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as appropriate screening, buffering, tree planting and other landscape elements for the development.
- m) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule 'A' attached hereto.

29.

Notwithstanding the policies of this Plan, the lands located on Part of Lot 27, Plan 246, municipally known as 29 George Street may also be used for an apartment building having a maximum of 4 storeys, subject to:

- a) the lands being appropriately rezoned;
- b) a site plan agreement with the Town; and,
- c) the availability of sufficient on-site parking.

All other policies of the “Stable Neighbourhood” designation and the Official Plan shall apply.

30.

The following policies apply to the lands designated “Suburban Residential” on Part of Lot 75, Concession 1, EYS, better described as Part 2, Registered Plan 65R-2989 as shown on Schedule “A” and “H”.

- a) The lands may be developed for a maximum of 5 lots and be limited to detached dwellings on full services. The minimum lots size may be less than 0.2 hectares (0.5 acres) and the average lot size shall be 0.14

OPA 7
May 11, 2015

hectares.

- b) The subdivision agreement and applicable zoning provisions shall provide for the implementation of effective measures to ensure compatibility with, and to mitigate the effects of, development on existing residential lands to the west. The development shall incorporate measures such as fencing, berms, construction materials and landscaping as considered appropriate by the Town of Aurora to ensure adequate screening between the proposed and existing residential uses. The subdivision plan for the development shall ensure high standards in the conceptual design of the buildings, their massing and siting. In order to obtain this the conditions of subdivision approval shall require that a controlling architect is retained by the Town and the cost of such shall be borne by the applicant.

31. The following policies apply to the lands designated “Suburban Residential” and “Private Open Space” being Part of Lots 74 and 75, Concession 1 E.Y.S., known municipally as 227 Vandorf Sideroad as shown on Schedule “A”, “H” and “SSP-2”.

- a) The lands may be developed for a maximum of 112 residential townhouse units on 50.4 acres for a maximum density of 2.2 units per acre and shall be on full urban services to be accessed by a private road as set out on Schedule “SSP-2”.
- b) The site plan agreement and site specific zoning provisions shall provide for the implementation of effective measures to ensure compatibility with, and to mitigate the effects of, development on existing residential lands surrounding the site. The development shall incorporate measures such as fencing, landscaping, construction materials, heights, and setbacks as considered appropriate by the Town of Aurora to ensure adequate screening between the proposed and existing residential uses. The site plan for the development shall ensure high standards in the conceptual design of the buildings, their massing and siting. In order to obtain this, the conditions of site plan agreement shall require that a controlling architect is to be retained by the Town and the cost of such shall be borne by the applicant.
- c) The implementing Zoning By-law and Site Plan Agreement shall provide for the following:
 - i. minimum setbacks of 40 metres from the south line to building envelopes and along the west property line for the distance of a minimum 413 metres from the south west corner of the subject site.
 - ii. The maximum height of buildings along the westerly side of the property as shown in dark shading on Schedule “SSP-2” shall be no greater than 1-½ stories and furthermore that these units will not have walkout basements. The clusters of townhouses along both the westerly and southerly property lines will have the maximum number of units in a row as set out on Schedule “SSP-2”.

- iii. Landscaping shall be provided so that all deciduous trees have minimum heights of 4 metres and conifers have minimum heights of 2 metres. Additional plantings will be included in clusters along the west property line to screen the rear yards of all units from the golf course to provide privacy for residents and golfers as set out on Schedule “SSP-2”. This will include moving the planting areas to the east to better achieve screening.
 - iv. Landscaping shall be provided at the extreme south west corner of the site in two clusters to ensure screening of the 10th T-box of the golf course to the west from the residential units in this area as set out on Schedule “SSP-2”. These clusters of planting will be comprised of similar larger planting stock (2 metres for conifers and 4 metres for deciduous trees) as other screening areas and be planted on either side of the natural swale that drains the area.
 - v. Notice to purchasers shall be required in all offers of purchase and sale for townhouse units abutting the Beacon Hall Golf Course indicating that occasionally golf balls may stray onto their property.
 - vi. The site plan agreement shall include obligations to register restrictive covenants on title to the property prohibiting the construction or installation of any buildings and structures including sheds, gazebos, swimming pools or satellite dishes in excess of 61 cm (24 inches) in diameter within the rear yards of units abutting the golf course (including those for which no building permit is required).
 - vii. Along the south end of the property, the natural buffer area of 170 metres will be delineated by means of a “living fence” that be planted in accordance with the detail set out in Schedule “SSP-2”. This area will be zoned as environmental protection and permitted to naturally regenerate. A “Homeowners Manual” will be prepared for all new residents of the development to encourage careful management of the natural areas and appropriate homeowner landscape improvements.
 - viii. All trees planted within the landscape areas of the site shall be native species. Restrictive covenants and zoning will be employed to protect natural areas around the periphery of the site and adjacent to the valley land. The “on-line” pond currently on the site shall be removed to improve the water temperature in the cold water stream.
 - ix. The recommendations contained within the reports by Valcoustics Canada Ltd. dated February 24 and February 25, 2000 in their final report of noise and vibration undertaken for the property as approved by the Town of Aurora shall also be complied with.
- d) To reduce its impact on the golf course, the road that crosses the wetland area and tributary shall be moved as far to the east as reasonably

possible, subject to addressing the environmental impacts on the seepage areas and the removal of vegetation. The new alignment shall stay as far west as possible in order to keep impacts to the wetland to a minimum and maintain as much natural wetland habitat as possible. Any relocation shall be to the satisfaction of the Ministry of Natural Resources and the Town of Aurora. The road shall not interfere with the function of the seepage discharge areas or have a negative impact downstream. Reasonable, non-structural mitigation measures arising from any relocation of the roadway shall be undertaken in the way of compensation planting to be specified in the site plan agreement.

The landscaping adjacent to the crossing on the west side of the road shall be augmented so as to screen the north south alignment of the road from the golf course to the Town of Aurora's satisfaction. This area will utilize grading in character with the Oak Ridges Moraine and be planted with a combination of deciduous and coniferous trees that are native to the Oak Ridges Moraine area with minimum heights of 4 meters and 2 meters respectively.

- e) The development shall utilize practices which encourage ground-water infiltration and seek additional opportunities where they can be employed throughout the site, particularly in the north area of the site. The details of how infiltration will be maximized shall be shown in future detailed design drawings and shall be satisfactory to the Town of Aurora acting reasonably. This includes but is not limited to: open ditches; perforated pipes; minimizing the extent of hard surface areas and maximizing the use of clean runoff from rooftops and yards for recharge. The site plan agreement shall require registration of a covenant on title and ensure that the condominium corporation will assume the obligations for carrying out the following matter in an agreement between the condominium corporation and the Town. The condominium declaration will require and the condominium corporation will provide to each unit owner for an ownership education manual addressing the benefits of environmentally sensitive, chemical free lawn care to minimize impacts of ground related pollutants on the quality of the groundwater and the impact of infiltration. The manual shall also include discussion on the need to maintain pervious surfaces to allow groundwater infiltration. The ownership education manual shall be provided to each homeowner on the initial sale and future resale of any unit.

The area impacted by construction shall be constrained to minimize soil compaction throughout the site and particularly in areas where the more silty soils are susceptible to compaction. Compaction will significantly reduce the infiltration capacity of the soil. Construction envelopes shall be established during detailed design, agreed upon, and fenced in the field. No construction equipment (including trucks, backhoes, etc.) or storage of materials shall be allowed in the fenced off areas. Contingency planning to halt the operation of heavy machinery during and immediately following significant rain events should be provided to minimize soil compaction.

- f) The implementing zoning by-law shall zone the valley and other

environmentally sensitive lands, including the slopes adjacent to the peripheries of the property within the site, in a restrictive zoning category that will be aimed at maintaining the natural ecological features and functions of the site.

- g) Landform conservation shall be practiced to maintain the character of the Oak Ridges Moraine and minimize the impacts to this area of complex topography to the satisfaction of the Town of Aurora. Site grading shall be minimized and the existing topography maintained to the extent possible.
- h) The implementing zoning by-law shall require that the Townhouse blocks adjacent to Vandorf Sideroad will be set back a minimum of 30 metres from the southerly edge of the road allowance to provide for an adequate distance separation from the legal industrial use on the north side of the street.
- i) Fencing shall be provided along the west and south sides of the property with a 1.8 metre black vinyl chain link fence. Along the southerly property line the fence will be installed to approximate the property line so as to avoid destroying existing trees.
- j) The emergency access will not be used for construction access excepting underground connections and final roadway construction.
- k) The Zoning By-law Amendment will use a holding symbol “H” in conjunction with any or all use designations and the holding symbol “H” shall not be lifted until a site plan agreement satisfactory to the Town of Aurora to be entered into, servicing has been allocated to the property, and, resolution of Development Charges or other charges payable for the property through finalization of the “Master Servicing Plans” for the Yonge Street South Urban Expansion Area Secondary Plan has been achieved.

32. The lands designated “Commercial Special” located on the north side of Industrial Parkway South, east of Yonge Street and described as Part of Lot 76 and Part of the Road Allowance between Lots 75 and 76, Concession 1, EYS, shall be developed in accordance with the following policies and all other applicable policies of the Official Plan:

- a) Permitted uses shall include a funeral home and business/professional offices, which may include a medical clinic with accessory laboratory and dispensary uses.
- b) The policies contained herein shall be implemented by way of a site specific zoning by-law and prior to the approval of an implementing Zoning By-law Amendment for the lands, the Owner shall demonstrate compliance with the Oak Ridges Moraine Conservation Plan (ORMCP) and OPA No. 48.
- c) The siting of building(s) on the lands shall take into consideration the existing active railway line abutting the north limit of the lands.

- d) The uses shall be subject to an individual site plan agreement(s), as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.
- e) Implementation and construction of the development contemplated may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- f) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect may be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
- g) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- h) Screening of certain elements on the development site such as loading areas, refuse storage, and rooftop mechanical equipment shall be addressed in the site plan agreement.
- i) Outside Storage shall not be permitted on the site.
- j) The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians.
- k) The development of the subject lands shall be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
- l) Access to the lands shall be from Industrial Parkway South.
- m) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- n) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as appropriate screening, buffering, tree planting and other landscape elements for the development.
- o) The number of parking spaces required shall be in accordance with the appropriate Town standards for funeral homes and business and

professional offices, including a medical clinic with accessory laboratory and dispensary uses.

- p) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply.

33. In addition to the uses permitted in the “Promenade General” designation, the lands located at 14535 and 14583 Yonge Street, described legally as Lots 1 & 2, Plan M51, may also be used for automobile sales, repair, and service.

34. Official Plan Amendment No. 34, is amended by changing the land use designation for the Subject Lands described as Block C, Plan M42, Town of Aurora in the Regional Municipality of York, from “Private Open Space” designation to “Estate Residential Special.”

Section 3.3 of the Town of Aurora Yonge Street South Secondary Plan - Official Plan Amendment No. 34 is hereby amended by adding the following Section 3.3.5., which shall read as follows:

The following policy shall apply to the Subject Lands shown on Schedule “H” as Site Specific Policy No. 34:

- a) a maximum of two (2) new lots shall be permitted; and,
- b) the minimum lot frontage of any new lot shall not be less than 12 metres fronting onto a municipal road (OPA 75).

35. Schedule “AA”, Land Use Plan, being part of the Town of Aurora Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30, is amended by changing the land use designation for the subject lands municipally described as 1623 Wellington Street East, Town of Aurora in the Regional Municipality of York, from “Business Park” and “Business Park – Special Policy Area 1” to “Business Park - Special Policy Area 1”.

OPA 22
Nov. 24, 2020

Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30 is hereby amended by adding the following:

3.5.3 Business Park – Special Policy Area 1

The following special policies shall apply to a portion of the 13.9 hectare (34.4 acre) lands designated “Business Park – Special Policy Area 1” located at the south-west quadrant of Wellington Street East and Highway 404 and described as Part of Lot 20, Concession 3, E.Y.S.

- a) A maximum of 18,120 m² of limited ancillary commercial and retail uses shall be permitted in addition to the Business Park uses outlined in Section

3.5 of the Bayview Northeast Area 2B Secondary Plan (OPA 30) only within area "A". The commercial retail uses shall be designed to primarily service the businesses in the business park lands and these ancillary uses collectively shall not exceed 20% of the total employment in the employment land area of OPA 30.

- b) The development of these commercial retail areas shall be phased. A maximum of 11,100m² of commercial retail space shall be permitted in accordance with site specific by-law requirements. Any additional commercial retail uses beyond 11,100m² to a maximum of 7,020 m² shall only be permitted at a ratio of 1 m² of gross floor area of commercial space for every 1.5 m² gross floor area of business park uses developed within Areas "A", "B", "C" or "D".
- c) In addition to the retail commercial uses and maximum gross floor areas permitted in Section 3.5.3 a) for Area "A", Motor Vehicle Sales Establishment uses shall also be permitted as a principal use.
- d) Within Area "B", Motor Vehicle Sales Establishment uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of the Bayview Northeast 2B Secondary Plan – Official Plan Amendment 30.
- e) A maximum of 2 automobile dealership uses may be permitted provided 1 is located in Area "A" and 1 in Area "B", or both within Area "A".
- f) Within Area "C", self-storage uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment 30.
- g) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- h) All other provisions of OPA 30 shall continue to apply.

36. Section 3.13.4 e of Official Plan Amendment 48 - Oak Ridges Moraine is hereby amended by adding the following:

OPA 1
Sept. 25, 2012

3.13.4 e x Oak Ridges Moraine Countryside Area - Special

The following special policies shall apply to the 2.23 hectares (5.51 acres) lands designated as "Oak Ridges Moraine Countryside Area - Special" municipally known as 13900 Leslie Street and legally described as Part Lots 11 and 12, Concession 2, EYS, designated as Part 1, Plan 65R- 16275, Town of Aurora, Regional Municipality of York.

- a) A Place of Worship shall be permitted within the existing 1,340 m² (14,424 ft²)

two storey detached residential dwelling and shall occupy a maximum of 575 m² (6,190 ft²) of said dwelling. The remainder of the dwelling shall be used for residential purposes;

- b) the second existing detached dwelling, being a 110 m² (1,184 ft²) one storey building shall only be used as a guest house; and
- c) all other provisions of the “**Oak Ridges Moraine Countryside Area**” designation and OPA 48 shall continue to apply (OPA 1).

37.

OPA 2
Nov. 27, 2012

Schedule “A”, Land Use Plan, being part of the Town of Aurora Official Plan, is amended by changing the land use designation for the Subject Lands described as Part of Lots 8, 9, 10, 11, 12 and 13, South Side of Mosley Street, Part of Lot 3, West Side of Wells Street and Part of Lot 1, East Side of Victoria Street, Registered plan 68, Town of Aurora in the Regional Municipality of York, from “Existing Major Institutional” to “Stable Neighbourhoods”

The following policies apply to the lands designated as “Stable Neighbourhoods”, municipally known as 64 Wells Street, better described as Part of Lots 8, 9, 10, 11, 12 and 13, South Side of Mosley Street, Part of Lot 3, West Side of Wells Street and Part of Lot 1, East Side of Victoria Street, Registered plan 68, as shown on Schedule “A” and “H” attached hereto and forming part of this plan.

- a) The Subject Lands shall be permitted to be used for the purposes of a residential apartment building having a maximum of 39 apartment units
- b) The existing building previously known as “Wells Street Public School” shall be permitted to be modified to make it suitable for use as a residential apartment building. Such modifications may include internal as well as external changes, provided that such changes, where possible, shall be designed in such a way as to be consistent with the architecture and style of the existing old building. The Site Plan Approval process shall ensure that the key features and characteristics of the historic building are maintained.
- c) Modification to the existing building may include the addition of floor space on top of the existing structure, provided that the maximum total number of storeys shall be four.
- d) Adequate parking shall be provided for residents and visitors as outdoor spaces or in a parking structure or a combination of the two. A limited amount of visitor parking will be permitted in front of the building but the majority of parking spaces shall be provided to the rear of the apartment building.
- e) The Site Plan Approval process shall ensure the implementation of effective

measures to mitigate potential impacts of the apartment use on neighbouring uses through the use of landscaping and screening and building design (OPA 2).

38. The following site specific policies shall apply to the Subject Lands shown on Schedule “H” as Site Specific Policy No. 38:

OPA 3
Dec. 11, 2012

- a) The Subject Lands are redesignated from “Suburban Residential” to “Suburban Residential - Special”.
- b) a minimum lot area of 0.1 hectares (for the severed lot) and a minimum lot area of 0.12 hectares (for the retained lot) shall be permitted;
- c) no vehicular access shall be permitted to the Subject Lands from Marksbury Court;
- d) the severed and retained lots shall be serviced on municipal services; and
- e) all other provisions of the “**Suburban Residential**” designation and the “**Oak Ridges Moraine Conservation Plan**” shall continue to apply (OPA 3).

39. The following policies shall apply to the lands shown on Schedule “H” as Site Specific Policy No. 39:

OPA 4
Aug. 13, 2013

- a) The lands are redesignated from “Promenade General” to “Promenade General Special”; and
- b) The Promenade General Development Policies outlined in Section 11.6.2 of the Official Plan shall not apply to the Subject Lands. The development policies and performance standards applying to the Subject Lands will be contained in the implementing Zoning By-law based on the location, context, proximity to the environmental lands and the Town’s urban design principles (OPA 4).

40. The following policies shall apply to the lands shown on Schedule “H” as Site Specific Policy No. 40:

OPA 5
Jul. 16, 2013

- a) The lands are redesignated from “Upper Downtown” to “Upper Downtown - Special”;
- b) the maximum building height across the Yonge Street frontage shall be seven (7) storeys and 28.2 metres (92.5 ft) at its highest point;
- c) the maximum building height across the Centre Street frontage shall be six (6) storeys and 25.1 metres (82.5ft) at its highest point;
- d) the upper three (3) storeys of the building shall be stepped-back three

metres (3m) from the lower storeys;

- e) a maximum of ninety five (95) residential dwelling units shall be permitted;
- f) a minimum of 1.0 and a maximum of 1.4 parking spaces per unit, inclusive of visitor parking shall be required; and,
- g) residential uses at-grade shall be permitted along Centre Street provided the intent of the applicable policies of the Town's Official Plan and the Aurora Promenade Concept Plan - Urban Design Strategy are achieved (OPA 9).

41. Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following special site specific uses and policies apply to the lands designated as "Cluster Residential - Site Specific Policy No. 41" described as Block B and Part of Block A Plan M-42:

- a) Permitted Uses:
 - i. A Wellness Centre;
 - ii. Office/Clinic, Medical;
 - iii. An Accessory Pharmaceutical Dispensary;
 - iv. An Accessory Nutritional Use;
 - v. A Single Detached Residential Unit; and,
 - vi. An Apartment Building (maximum 20 units).
- b) Within the "Cluster Residential - Site Specific Policy No. 41" designation subject to amendment of the Zoning By-law, and further provided that the following matters shall be addressed to the satisfaction of the Town:
 - i. The relationship of the use to the surrounding development;
 - ii. Safe access to Yonge Street;
 - iii. The proposed grading preserves topographic features and functions in accordance with the ORMCP;
 - iv. Building height, massing, location of parking, landscaping, pedestrian and vehicular circulation, have been addressed in a Site Plan and are in accordance with the Urban Design Guidelines contained in Appendix A;
 - v. Availability of municipal servicing;
 - vi. Completion of required studies in accordance with S. 11.2; and,

- vii. Any other reasonable concern related to the specific nature of the proposed use has been addressed to the satisfaction of the Town or relevant authority.
- c) The development of the subject lands be subject to Site Plan Agreement(s) as may be required by Council.
- d) Council shall require a high standard of urban and architectural design which will be incorporated on the subject lands. This site is near the entrance to the Secondary Plan area, and therefore it is important that its architecture and landscape combine to produce a suitable image for entering the community. This objective will be implemented through the site plan approval process, which will ensure that the design of the Wellness Centre, Apartment Building and Single Detached Residential Dwelling is compatible with the surrounding land uses and a high standard of landscaping which will preserve and protect the existing landforms on the property. A controlling architect shall be retained by the Town to review the site plan applications and the cost shall be borne by the applicant.
- e) Given the location and uses of the buildings, the frontage along Yonge Street should be planned as an important civic element within the community. The architectural style of the buildings should show regard for the architectural style of the existing estate residential community to the west and east of the subject lands, through its siting, massing, proportions and specific consistence of style, colour and materials.
- f) Screening and landscaping of parking areas, loading areas, service areas and rooftop mechanical equipment shall be required.
- g) The design shall ensure that the lighting and parking for the buildings will be designed and sited to minimize adverse impacts onto adjacent properties.
- h) The maximum coverage shall be 11% of the area of the subject lands.
- i) The maximum developable area that can be disturbed shall be 21%.
- j) The maximum percentage of impermeable surface shall be 10%.
- k) Appendix A is hereby amended by adding the following as Section 3.a.i:

Notwithstanding any policies to the contrary of Appendix A of the Yonge Street South Secondary Plan (OPA 34), the following special site specific policy applies to the lands designated as "Cluster Residential - Site Specific Policy No. 41" described as Block B and Part of Block A Plan M-42. New development shall be setback a minimum of 45 metres from the centre line of Yonge Street.

42.

OPA 6
Aug. 12, 2014

Item (1): "Schedule "A", Land Use Plan, being part of the Town of Aurora Official Plan Amendment No. 34, is amended by changing the land use designation for the Subject Lands described as Part Lot 20, Part Block 21 and Lot 8, Plan 132 and Part of Lot 73, Concession 1 King, designated as Part 1, Plan 65R- 34893, Town of Aurora, Regional Municipality of York, municipally known as 14070 Yonge Street, Town of Aurora in the Regional Municipality of York, from "Estate Residential" to "Cluster Residential" and from "Cluster Residential" to "Environmental Function Area", as shown on Schedule "A" –Land Use Plan, attached hereto and forming part of this Amendment.

Item (2): Section 3.8 "Site Specific Policies" of the Town of Aurora Official Plan Amendment No. 34 is hereby amended by adding the following Section 3.8.5:

"Site Specific Policy (Official Plan Amendment No. 6)

3.8.5 Notwithstanding any policies to the contrary contained within the Yonge Street South Secondary Plan (OPA No. 34) the following policies shall apply to the lands designated "Cluster Residential", within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this plan.

- a) On an individual lot basis, the maximum permitted building coverage for the proposed 29 residential lots shall not exceed 35%.
- b) A minimum of 20 metres of separation shall be maintained between primary residential buildings in the "Cluster Residential" designation and abutting lands designated "Estate Residential".
- c) Site grading for development shall be undertaken, in a manner that preserves existing landforms and minimizes impact on adjoining lands to the greatest extent possible where natural features such as trees are intended to be preserved.
- d) Any lot abutting Ridge Road shall have a minimum lot frontage of 22 metres and minimum lot area of 0.18 ha (0.44 acres)."

43.

OPA 8
July 14, 2015

Item (1): "Schedule "AA", Land Use Plan, being part of the Town of Aurora Official Plan Amendment No. 34, is amended by changing the land use designation for the Subject Lands described as Part Lot 75 Concession 1 Whitchurch Part 1, 65R18722; Aurora; T/W Easement Over Part Lot 75 Concession 1 (W) Parts 4 & 5 65R 18722 until said Parts 4 & 5 are dedicated as a Public Highway as in R698511; T/W Easement in R457895 as amended by R460060; Town of Aurora in the Regional Municipality of York, from "Private Open Space" and "Cluster Residential" to "Cluster Residential - Site Specific Policy No. 43", as shown on Schedule "A" - Land Use Plan, attached hereto and forming part of this Amendment."

Item (2): "Schedule "H", Site Specific Policy Areas, being part of the Town of

Aurora Official Plan, is amended by adding a site specific policy area over the Subject Lands, as shown on Schedule "B" - Site Specific Policy Areas, attached hereto and forming part of this Amendment."

Item (3): "Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following special site specific use and policies shall apply to the lands designated as "Cluster Residential – Site Specific Policy No. 43", within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this plan:

- a) Permitted uses:
 - i. a maximum of 56 single detached dwellings.
- b) The maximum building coverage permitted across the entire site shall be thirty percent (30%).
- c) A minimum of forty-five percent (45%) of the entire site shall be preserved in an open or landscaped condition. Such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.
- d) The policies contained herein shall be implemented by way of a site-specific Zoning By-law amendment, Plan of Condominium and Site Plan."

44.

OPA 9
June 14, 2016

Item (1): "Schedule "B1", The Aurora Promenade Secondary Plan Area, being Part of the Town of Aurora Official Plan is amended to re-designate the subject lands from "Upper Downtown" to "Upper Downtown Special", as shown on Schedule "A" to Official Plan Amendment No. 9, attached hereto and forming part of this Amendment."

Item (2): "Schedule "H", Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a site specific policy area over the Subject Lands, as shown on Schedule "8", attached hereto and forming part of this Amendment."

Item (3): "Notwithstanding any policies to the contrary as outlined in Policy 11.4.1 respecting land use and 11.4.2 respecting development policies, the following special site specific use and policies shall apply to the lands designated as "Upper Downtown Special - Site Specific Policy No. 41 ", with the area shown as the Subject Lands on Schedule "H" attached hereto and forming part of this plan:

- a) residential uses at grade and/or below grade shall be permitted;
- b) buildings taller than four (4) storeys or 16.0 metres, are subject to a front yard step-back at the fourth storey fronting Yonge Street;
- c) the minimum lot coverage by a building or buildings shall be thirty-five percent (35%);

- d) the maximum setback of buildings to Yonge Street shall be 5.0 metres;
- e) interior side yard setbacks shall be setback a minimum of 2.0 metres;
- f) the minimum rear yard setback adjacent to Machell Avenue shall be 3.5 metres to facilitate an appropriate interface with the adjacent neighbourhood;
- g) parking shall be screened from Yonge Street, in accordance with a site plan agreement; and,
- h) the policies contained herein shall be implemented by way of a site-specific Zoning By-law amendment and Site Plan."

45.

OPA 10
July 12, 2016

Notwithstanding any policies to contrary as outlined in Policy 3.5.2 respecting permitted uses and 3.5.2. f) respecting prohibiting uses, of Bayview Northeast Area 2B Secondary Plan (OPA 30), the following special site specific use and policies shall apply to the lands designated as "Business Park – Site Specific Policy No. 45", within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this plan:

- a) Automobile Service Station and Retail Sales and Service Commercial uses shall be permitted.

46.

OPA 12
OMB Order Jan.
23, 2017,
amended Feb.
13, 2017

Notwithstanding any policies to the contrary as outlined in Section 8.1 respecting the Stable Neighbourhoods designation, the following site specific policy shall apply to the lands designated as "Stable Neighbourhoods – Site Specific Policy No. 46", within the area shown as the Subject Lands on Schedule "H" attached hereto and forming part of this Plan:

- a) The permitted uses within the Stable Neighbourhoods – Site Specific Policy No. 46 designation shall be single-detached dwellings;
- b) All new development within the "Stable Neighbourhoods – Site Specific Policy No. 46" designation shall have a maximum of 159 lots and a maximum height of 2 storeys or 10 metres, whichever is less;
- c) All new development within the "Stable Neighbourhoods – Site Specific Policy No. 46" designation shall be consistent with Urban Design Guidelines which shall be prepared, and approved prior to any further development approvals, to the satisfaction of the Town;
- d) An interface plan shall be prepared to identify and map known areas to ensure a suitable and sensitive interface can be developed between the permitted right of way and the abutting established residential areas; and,
- e) Any trail developments within the Subject Lands shall be developed and designed generally consistent with the requirements of the Aurora Trails Master Plan. However, details with respect to the classification, design standards and finish requirements shall be developed as part of the approved Urban Design Guidelines.

47.

OPA 12
OMB Order Jan.
23, 2017,
amended Feb.
13, 2017

Notwithstanding any policies to the contrary as outlined in Sections 11.6.1 b) respecting permitted uses, 11.6.2 (a) i) respecting building heights, 11.6.2 (a) iii) respecting height and density bonus provisions, 11.6.2 (c) respecting lot coverage, 11.6.2 (d) respecting lot coverage by a surface parking lot and 11.6.2 (f) respecting setback requirements, the following site specific policy shall apply to the lands designated as “Promenade General – Site Specific Policy No. 47”, within the area shown as the Subject Lands on Schedule “H” attached hereto and forming part of this Plan:

- a) The permitted uses within the Promenade General – Site Specific Policy No. 47 designation shall be limited to Multiple-unit buildings, townhouses and apartment buildings; Institutional uses; Parking facilities at-grade and/or in structure; a variety of parks and Urban Squares; and, Public uses and public and private utilities;
- b) The minimum building height shall be 2 storeys and a maximum of 5 storeys plus 2 storeys as bonusing, subject to the execution of a bonusing agreement under section 37 of the Planning Act satisfactory to the Town
- c) The maximum number of units shall be 114;
- d) Within the Promenade General – Site Specific Policy No. 47 designation, the maximum height of new development may be increased from 5 storeys by up to 2 storeys, subject to the execution of a bonusing agreement under section 37 of the Planning Act satisfactory to the Town, to a maximum of 7 storeys or 22.5 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:
 - i. the property in question must have a minimum frontage of 70 metres;
 - ii. the development proposal must meet massing performance standards, including any angular planes and stepback provision that apply;
 - iii. the development must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, affordable housing, affordable artist space or streetscape improvements; and,
 - iv. the development proposal must have appropriate regard for the Aurora Promenade Concept Plan – Urban Design Strategy.
- e) The maximum lot coverage by a building or buildings on a lot shall be 35 percent;
- f) Policy 11.6.2 d) shall not apply;

- g) Policy 11.6.2 f) shall not apply; and,
- h) The maximum Floor Area Ratio (FAR) shall be 2.30.

48.

OPA 13
Mar. 28, 2017

Notwithstanding any policies to the contrary as outlined in section 3.2.2 b) of OPA 30 (2B Secondary Plan) respecting the Medium-High Density Residential Designation, the following site-specific policy shall apply to the lands designated as “Medium-High Density Residential – Site Specific Policy No. 48”, within the area shown as Schedule “H” attached hereto and forming part of this plan:

- a) The permitted uses within the Medium-High Density Residential – Site Specific Policy No. 43 designation shall be single-detached dwellings.

49.

OPA 14
July 11, 2017

Notwithstanding any policies to contrary as outlined in Policy 10.7.2 a) of the Official Plan respecting permitted uses, the following special site specific use shall apply to the lands designated as “Existing Employment – Light Industrial/Service – Site Specific Policy No. 49”, within the area shown as the Subject Lands on Schedule “B” attached hereto and forming part of this plan:

- a) A Place of Worship use shall also be permitted.

50.

OPA 15
May 10, 2019

Item (1): “Schedule ‘AA’, Land Use, being part of the Town of Aurora Yonge Street South Secondary Plan, is amended by changing the land use designation for the subject lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13887 Yonge Street, from “Cluster Residential” to “Cluster Residential – Site Specific Policy No. 50”, as shown on Schedule ‘A’ – Land Use Plan, attached hereto and forming part of this Amendment.”

Item (2): “Schedule ‘H’, Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a site specific policy area over the subject lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13887 Yonge Street, as shown on Schedule ‘B’ to OPA 15 – Site Specific Policy Areas attached hereto and forming part of this Amendment”.

Item (3): “Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following special site specific policies apply to the lands designated as “Cluster Residential – Site Specific Policy No. 50 described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13887 Yonge Street:

- a) Amendment to 3.2.3 c) Density Policy Section 3.2.3 (c) is hereby amended as it pertains to the lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora and municipally known as 13859, 13875 and 13887 Yonge Street, whereby the gross residential density over the constrained and unconstrained lands subject to the development application shall be no more than 7 units per hectare (2.8 units per acre) or thirty (30) units.

- b) Amendment to 3.6.2 Coverage Policy Section 3.6.2 is hereby amended as

it pertains to the lands described as Part of Lots 15 and 16, Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13877 Yonge Street, whereby the policy shall not apply to such lands provided that:

- i. Individual lots that directly abut lands to the north with an existing (in 2018) Estate Residential designation as shown on Schedule "A" shall be subject to a maximum lot coverage of 30% secured in a zoning by-law applicable to the lands;
 - ii. All other individual lots shall be subject to a maximum lot coverage of 35% secured in a zoning by-law applicable to the lands; and,
 - iii. The requirements of Section 3.6.4 (40% open, landscaped, or natural condition) shall be secured in a zoning by-law applicable to the lands for all individual lots.
- c) Amendment to 3.6.3 c) Minimum Distance Separation

Section 3.6.3 c) shall not apply to the lands described as Part of Lots 15 and 16 Registered Plan 166 Town of Aurora municipally known as 13859, 13875 and 13877 Yonge Street, provided a minimum rear yard setback of 25 meters shall be maintained for all individual lots that directly abut lands to the north with an existing (in 2018) Estate Residential designation as shown on Schedule 'A'.

51.

OPA 16
July 11, 2017

Item (1): "Schedule "B2", The Aurora Promenade Secondary Plan Area, being Part of the Town of Aurora Official Plan is amended to increase the maximum height on the property from minimum two (2) storeys and maximum five (5) storeys to; minimum two (2) storeys, maximum seven (7) storeys for the Subject lands, as shown on Schedule "A", attached hereto and forming part of this Amendment. There shall be gradation of building height in relation to the adjacent residential neighbourhood to the south and west of the Subject Lands."

Item (2): "Schedule "H", Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a Site Specific Policy Area 51 over the Subject Lands, as shown on Schedule "B", attached hereto and forming part of this Amendment."

Item (3): Notwithstanding any policies to the contrary as outlined in Policy 11.3.2 respecting development policies, the following special site specific use and policies shall apply to the lands designated as "Site Specific Policy No. 51", with the area shown as the Subject Lands on Schedule "B" attached hereto and forming part of this Plan:

"The site shall be developed as; a two (2) storey place of worship at the intersection of Tyler and Yonge Streets forming a key focal point at the intersection, and; a retirement residence having a maximum height of 6 storeys on Yonge Street, increasing to a maximum of 7 storeys at the interior of the site, and stepping and terracing down in proximity to the adjacent residential neighbourhood to the south and west of the Subject Lands. The implementing Zoning By-law shall clearly depict

the required stepping and gradation of height and depth of associated terraces.

The place of worship building may be built at a 0.0m setback to Tyler Street.

The retirement residence component of the building has exposure to Yonge Street, Tyler Street and Temperance Street. The retirement residence shall be tiered and stepped back from the abutting streets in accordance with the angular plane policies of the Promenade Plan and the architecture and building materials shall be sensitive and compatible to the character of the Yonge Street Promenade Downtown Area and to the adjacent residential neighbourhood to the south and west. The design shall also provide the majority of parking within an underground parking structure and no direct vehicular access will be permitted onto Yonge Street.

The retirement residence may be built at a 0.0m setback from Yonge Street, 2.5m setback from Tyler Street and 2.5 m setback from Temperance Street."

52.

OPA 17
Nov. 28, 2017

Notwithstanding Policy 3.3.2e) of the 2C Secondary Plan respecting maximum building height, the following site specific policy shall apply to the lands designated as "Urban Residential 2 - Site Specific Policy No. 52" within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this Amendment:

- a) A maximum building height of seven (7) storeys (maximum 28 metres) shall be permitted.

53.

OPA 18
July 24, 2018

Item (1): Schedule 'H', Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding Site Specific Policy No. 53 as shown on Schedule "B" to Official Plan Amendment No. 18, attached hereto and forming part of this Amendment.

Item (2): Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following site specific policy shall apply to the lands designated as "Cluster Residential Site Specific Policy No. 53" within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this Amendment:

- a) Buildings shall be set back a minimum of 40 metres from the centreline of Yonge Street;
- b) Buildings shall be sited in a manner that provides for a minimum separation of 20 metres between any Estate Residential designation and the lot line or limit of any area of private amenity space of any cluster residential unit;
- c) Buildings shall not cover more than 10 per cent of the net lot area of the Subject Lands;
- d) Development of the Subject Lands shall be permitted to occur in advance of a Block Plan for the area shown as Block 'D' on Schedule "CC" of the Yonge Street South Secondary Plan (OPA 34); and,

e) Notwithstanding any policies to the contrary of Appendix A of the Yonge Street South Secondary Plan (OPA 34), the following special site specific guidelines apply to the lands designated as "Cluster Residential - Site Specific Policy No. 53" described as Part of Lot 72, Concession 1:

- i. New development shall be set back a minimum of 40 metres from the centreline of Yonge Street; and,
- ii. New development avoid all accessory buildings, facilities and structures, including parking areas, driveways and parallel service roads within the 40 metre setback.

54.

OPA 20
June 23, 2020

Item (1): Schedule 'H', Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding Site-Specific Policy No. 54 as shown on Schedule "B" to Official Plan Amendment 20, attached hereto and forming part of this Amendment.

Item (2): Notwithstanding any policies to the contrary as outlined in the Yonge Street South Secondary Plan (OPA 34), the following site specific policies shall apply to the lands designated as "Cluster Residential" and "Environmental Protection Area" within the area shown as the Subject Lands on Schedule "A" attached hereto and forming part of this Amendment:

- a) Notwithstanding Policy 3.6.2 of OPA 34 respecting building coverage, buildings footprints shall not cover more than 17.5% of the total area of the subject lands;
- b) Notwithstanding Policy 3.6.3 (c) of OPA34 respecting minimum separation distances, a minimum separation distance of 35 metres shall exist between dwellings in an "Estate Residential" designation and dwellings in a "Cluster Residential" designation. This 35 metres shall be inclusive of a 10 metre landscaped buffer; and,
- c) Notwithstanding Policy 3.2.7 of OPA 34 respecting Block Plans, development of the lands subject to this amendment shall be permitted to occur in advance of a Block Plan for the area shown as Block 'C' on Schedule 'CC' of the Yonge Street South Secondary Plan (OPA 34).

Item (3): Section 16 of the Town of Aurora Official Plan is hereby amended by adding Policy 16.54, outlining the "Details of the Amendment - Official Plan Amendment 20".

55.

OPA 23
August 20, 2021

- a) In addition to the permitted uses in the "Medium-High Density Residential" designation, as provided in Policy 3.2.2 b) a. of the Town of Aurora Bayview Northeast Area 2B Secondary Plan - Official Plan Amendment No. 30, a six-storey Supportive Housing Building (Senior Citizen/Retirement Residence) is permitted.
- b) Notwithstanding Policy 3.2.2 b) a. iii) of the Town of Aurora Bayview Northeast Area 2B Secondary Plan - Official Plan Amendment No. 30, the

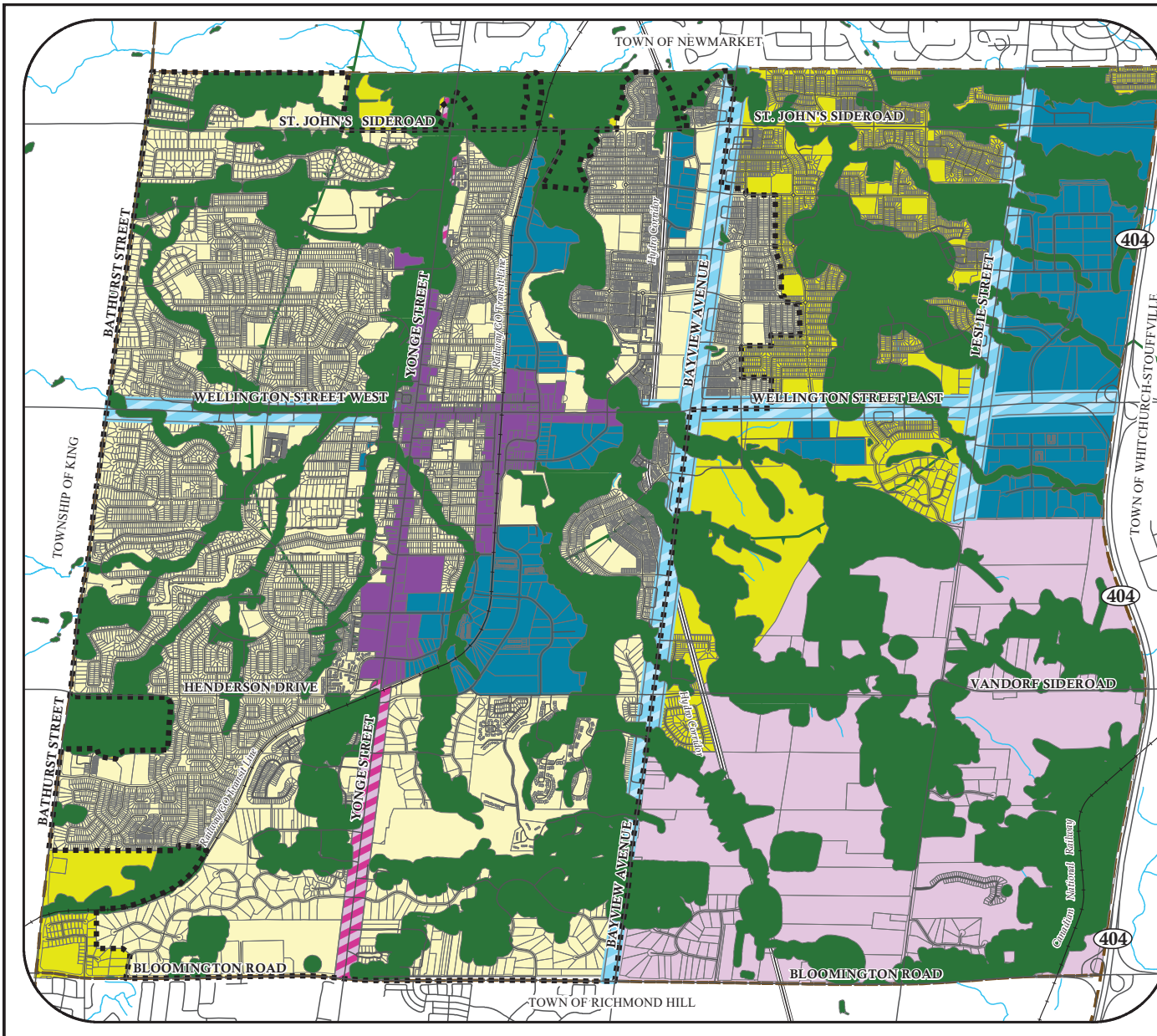
maximum net residential density shall generally not exceed 99 units per hectare (40 units per acre) for all lands designated Medium-High Density Residential as shown on Schedule "A".



AURORA OFFICIAL PLAN SCHEDULE 'A' Town Structure

Legend

- Municipal Boundary
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary
- Proposed Road
- Road
- NHS *NHS subject to change through ongoing analysis*
- Watercourse
- Railway
- Transmission Line
- Local Corridor
- Regional Corridor
- The Aurora Promenade and Aurora GO Station Major Transit Station Area
- Oak Ridges Moraine Countryside Area
- Residential Designated Greenfield Area
- Residential Neighbourhood
- Employment Area



0 500 1,000 2,000
Meters



AURORA OFFICIAL PLAN SCHEDULE 'B' Land Use Plan

Legend

- Municipal Boundary
- Oak Ridges Moraine Boundary
- Built Boundary
- Road
- Hydro Corridor
- Community Park
- Neighbourhood Park

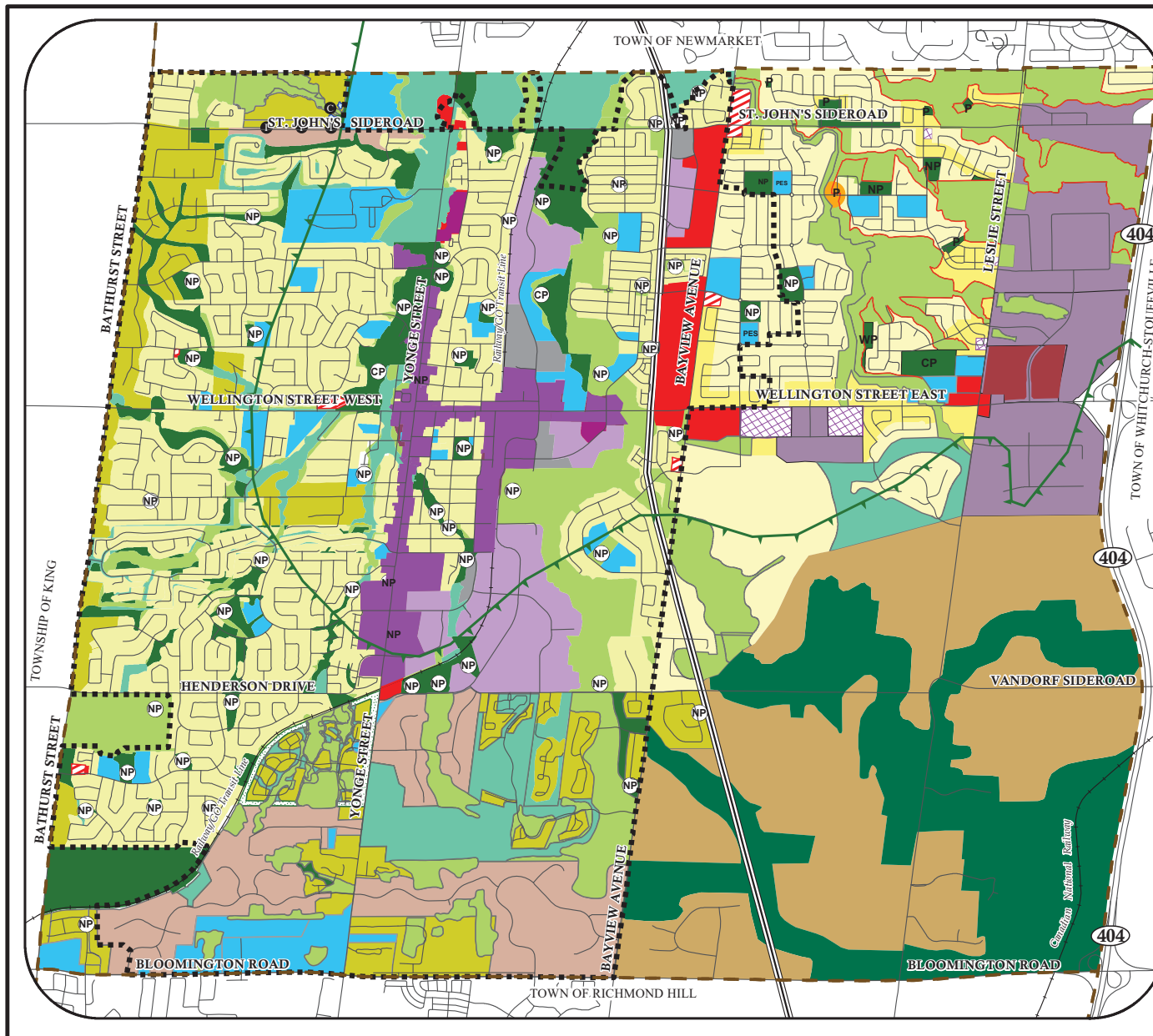
Land Use Designations

- | | |
|---|-------------------------------------|
| Environmental Protection | Aurora Promenade and MTSA Mixed Use |
| Private Parkland | Major Retail Centre |
| Public Parkland | Community Commercial Centre |
| Oak Ridges Moraine Natural Linkage Area | Convenience Commercial Centre |
| Oak Ridges Moraine Countryside Area | Service Commercial Centre |
| Estate Residential | Community Services and Facilities |
| Suburban Residential | General Industrial |
| Stable Neighbourhoods | Light Industrial/Service |
| Low- Medium Urban Residential | Business Park |
| Medium- High Urban Residential | |
| Mixed Use | |

Environmental Protection, Private Parkland and Public Parkland designations are subject to change through ongoing analysis



0 500 1,000 2,000 Meters





AURORA OFFICIAL PLAN SCHEDULE 'C' Secondary Plan Areas

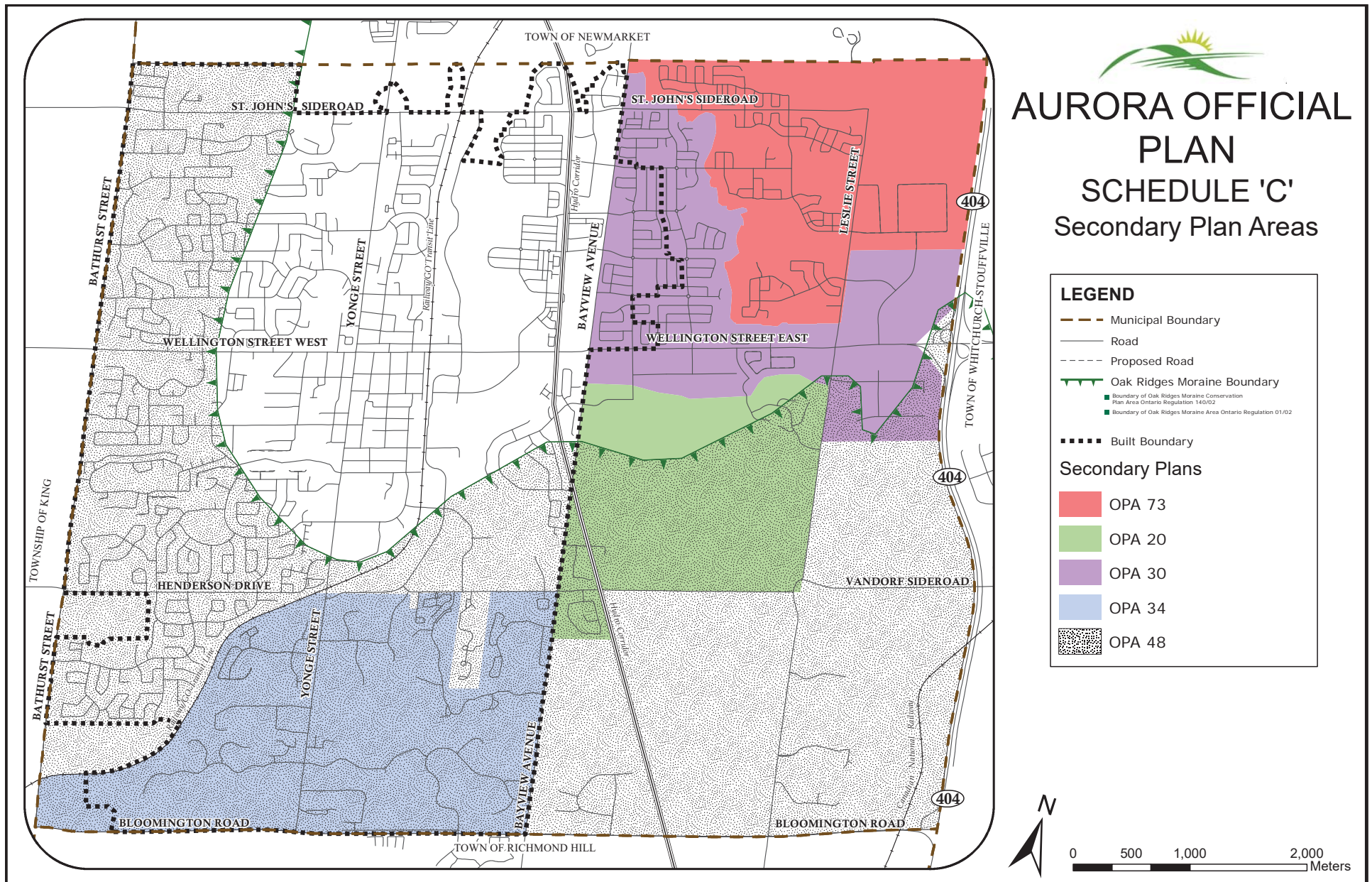
LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

..... Built Boundary

Secondary Plans

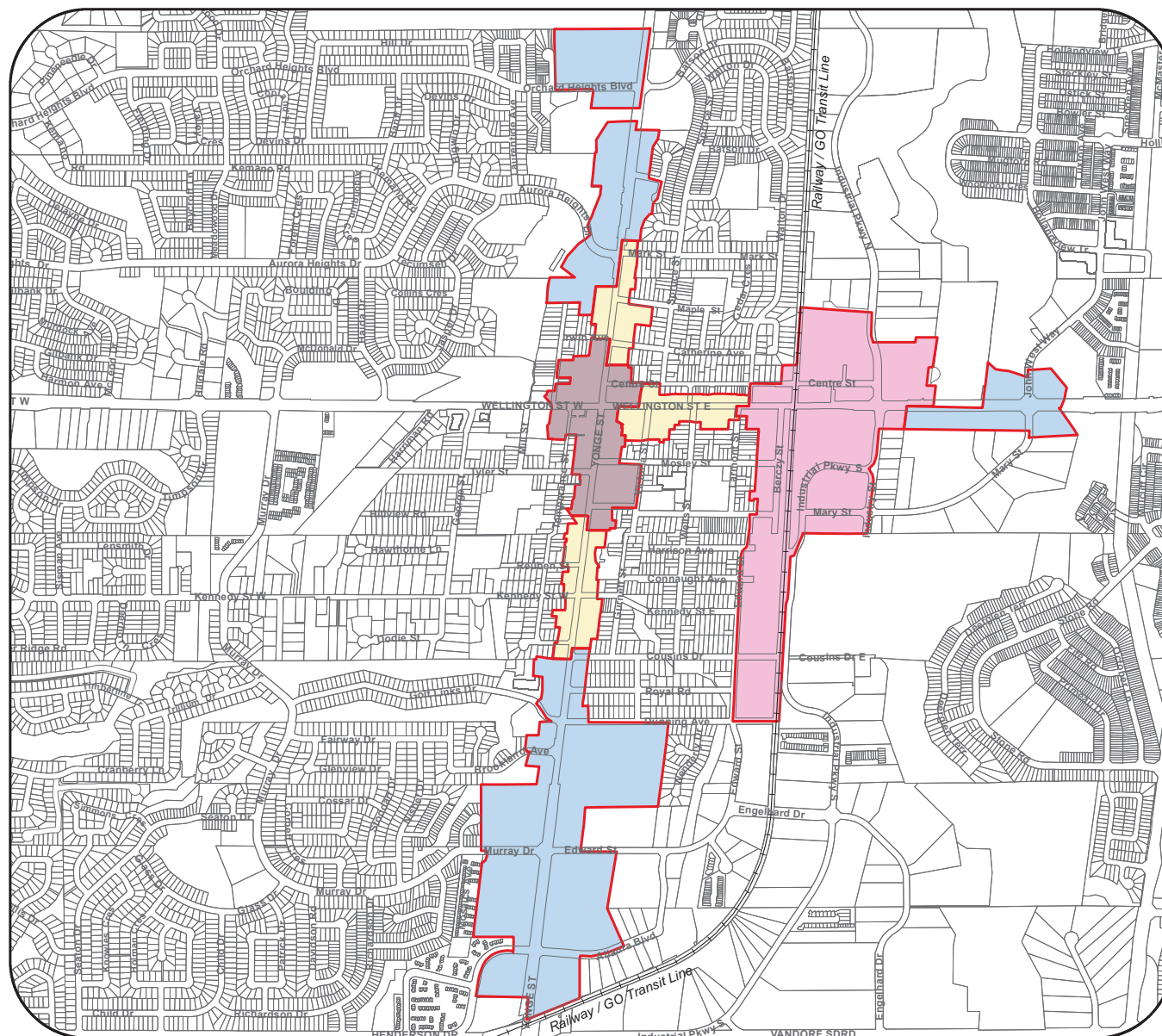
- OPA 73
- OPA 20
- OPA 30
- OPA 34
- OPA 48





The Aurora Promenade and Major Transit Station Area Secondary Plan Area

- Secondary Plan Boundary
- Major Transit Station Area (MTSA)
- Promenade General
- Downtown
- Downtown Shoulder



0 250 500 1,000 Meters



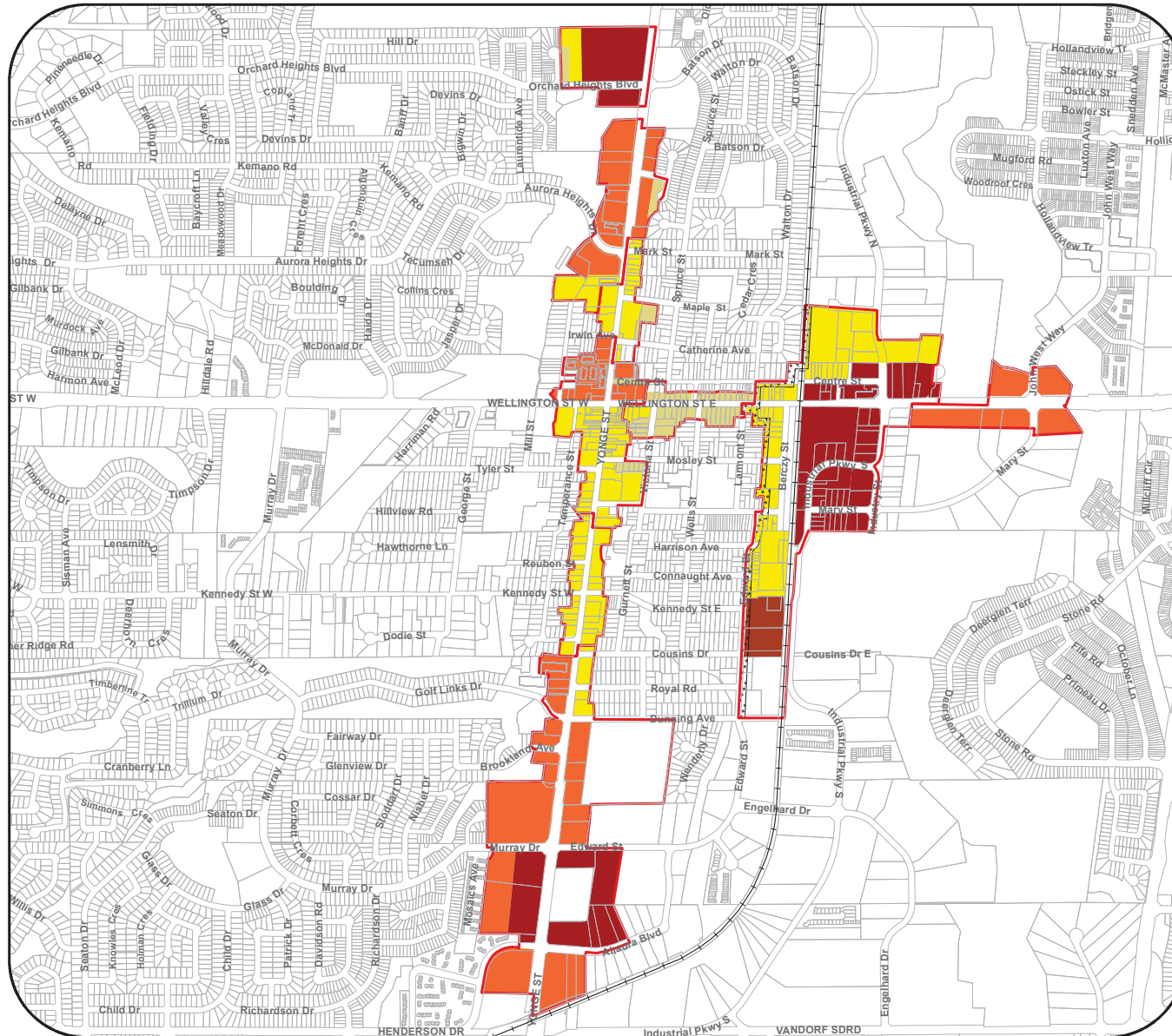
AURORA OFFICIAL PLAN

SCHEDULE 'D2'

The Aurora Promenade and Major Transit Station Area Building Heights

Legend

- Secondary Plan Boundary
- Minimum 2-storeys
Maximum 3-storeys
- Minimum 2-storeys
Maximum 5-storeys
- Minimum 2-storeys
Maximum 6-storeys
- Minimum 3-storeys
Maximum 6-storeys
- Minimum 4-storeys
Maximum 7-storeys
- Transition 45 degree angle
stepbacks and/or setbacks



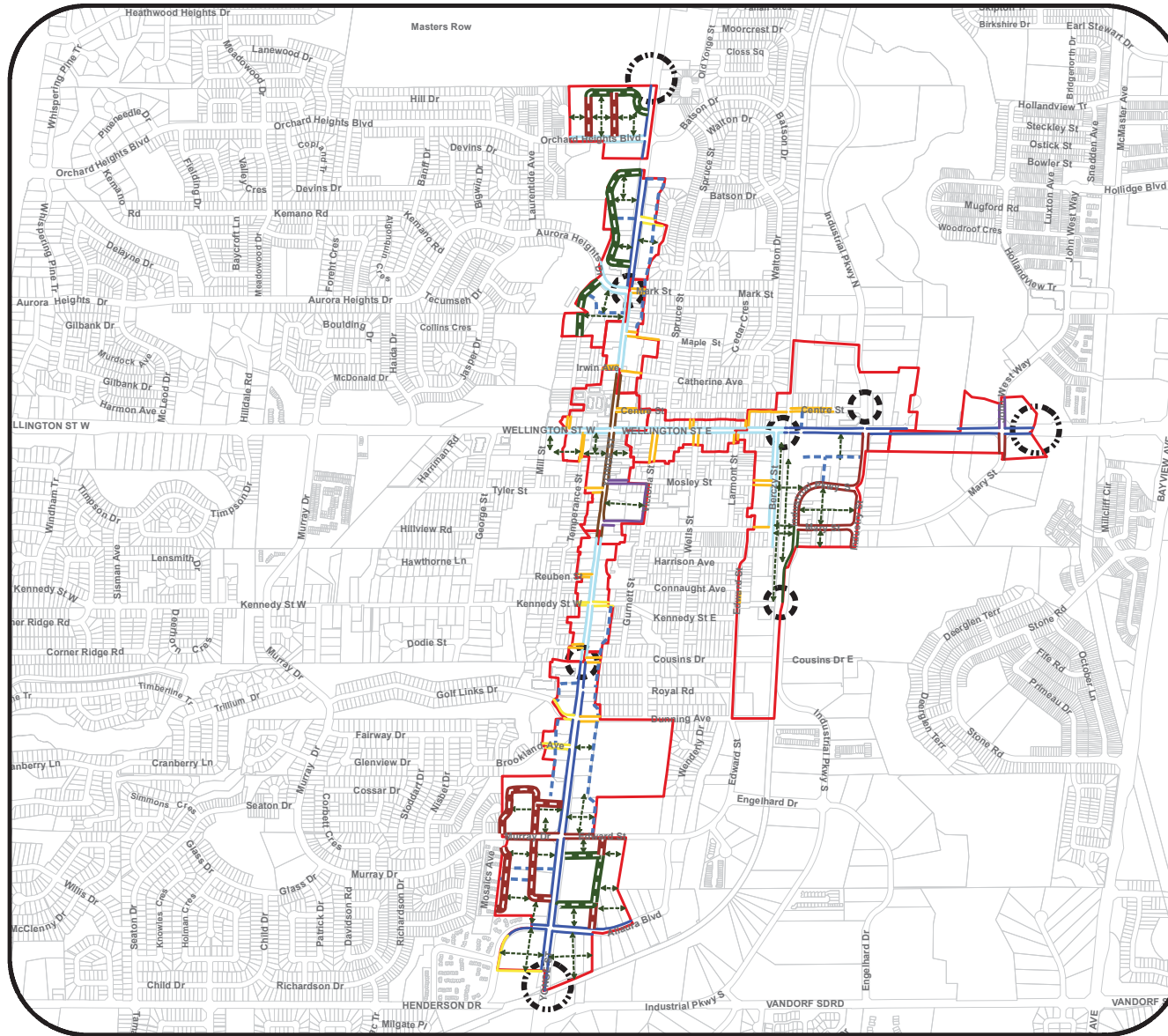
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Meters



AURORA OFFICIAL PLAN

SCHEDULE 'D3'

The Aurora Promenade and Major Transit Station Area Streetscapes



Legend

- Secondary Plan Boundary
- Main Street
- Village
- Boulevards
- Residential Heritage Street
- Residential Local Street
- Civic / Special Street
- Focus Area Street
- Parkside Streets
- Potential Focus Area Street
- Potential Parkside Links
- Potential Lanes
- Existing / Potential Midblock Pedestrian Link
- Primary Entryways
- Secondary Entryways
- GO Station



0 250 500 1,000
Meters



AURORA OFFICIAL PLAN SCHEDULE 'E' Cultural Heritage Resources

LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
- Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
- Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary

Heritage Resources

- Designated Heritage Properties Part IV-OHA
- Northeast Old Aurora Heritage Conservation District Part V - OHA

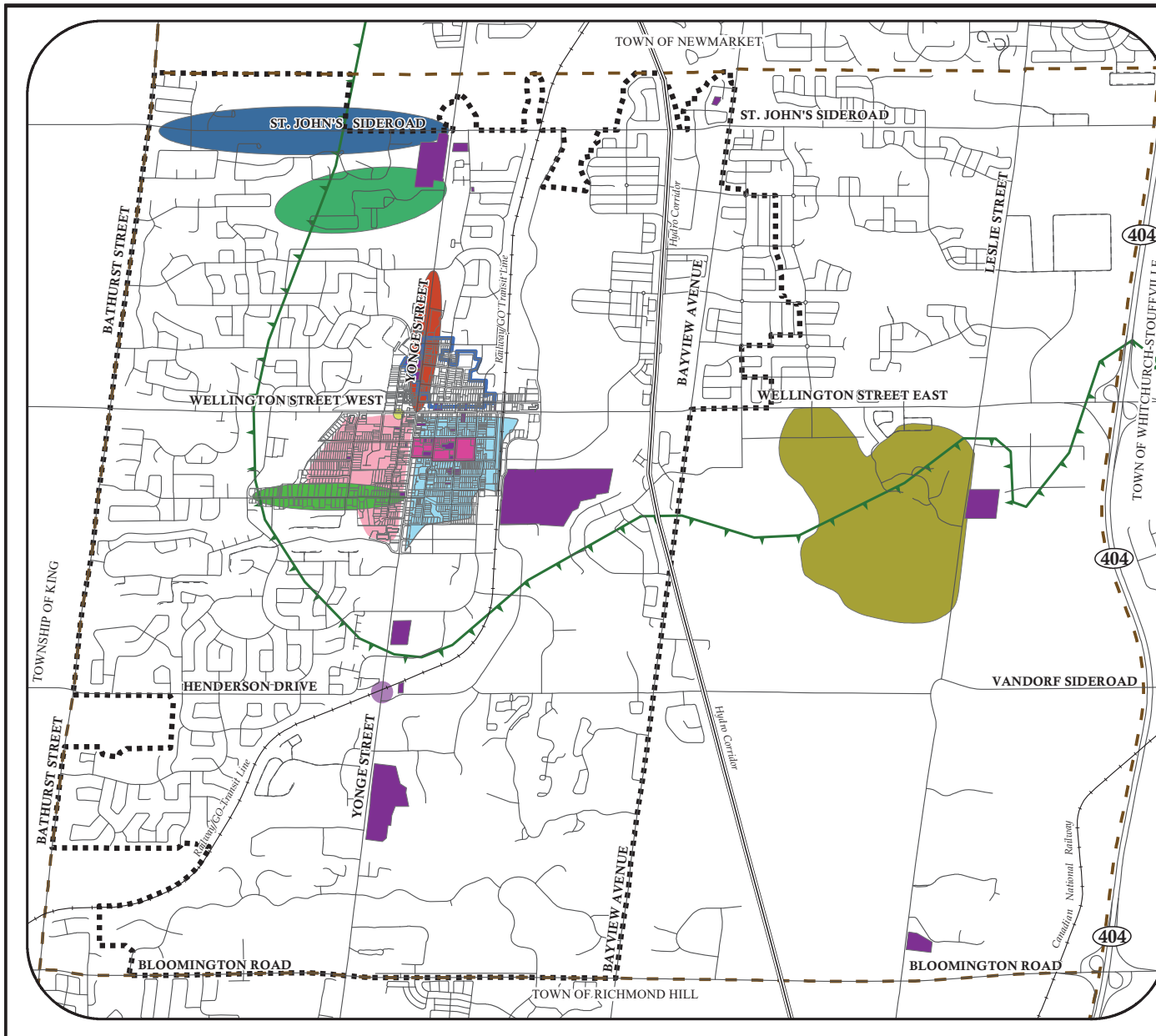
Potential Cultural Heritage Landscapes

Subject to further study by the Town

- St. Andrew's College
- St. John's Sideroad West
- Yonge Street Railway Bridge
- Kennedy Street West
- Magna Lands and Stronach Stables
- Southeast Old Aurora Neighbourhood
- Southwest Old Aurora Neighbourhood
- Fleury Works Complex
- Cultural Precinct
- Historic Downtown



0 500 1,000 2,000
Meters





AURORA OFFICIAL PLAN SCHEDULE 'F'

Environmental Designations OFF ORM

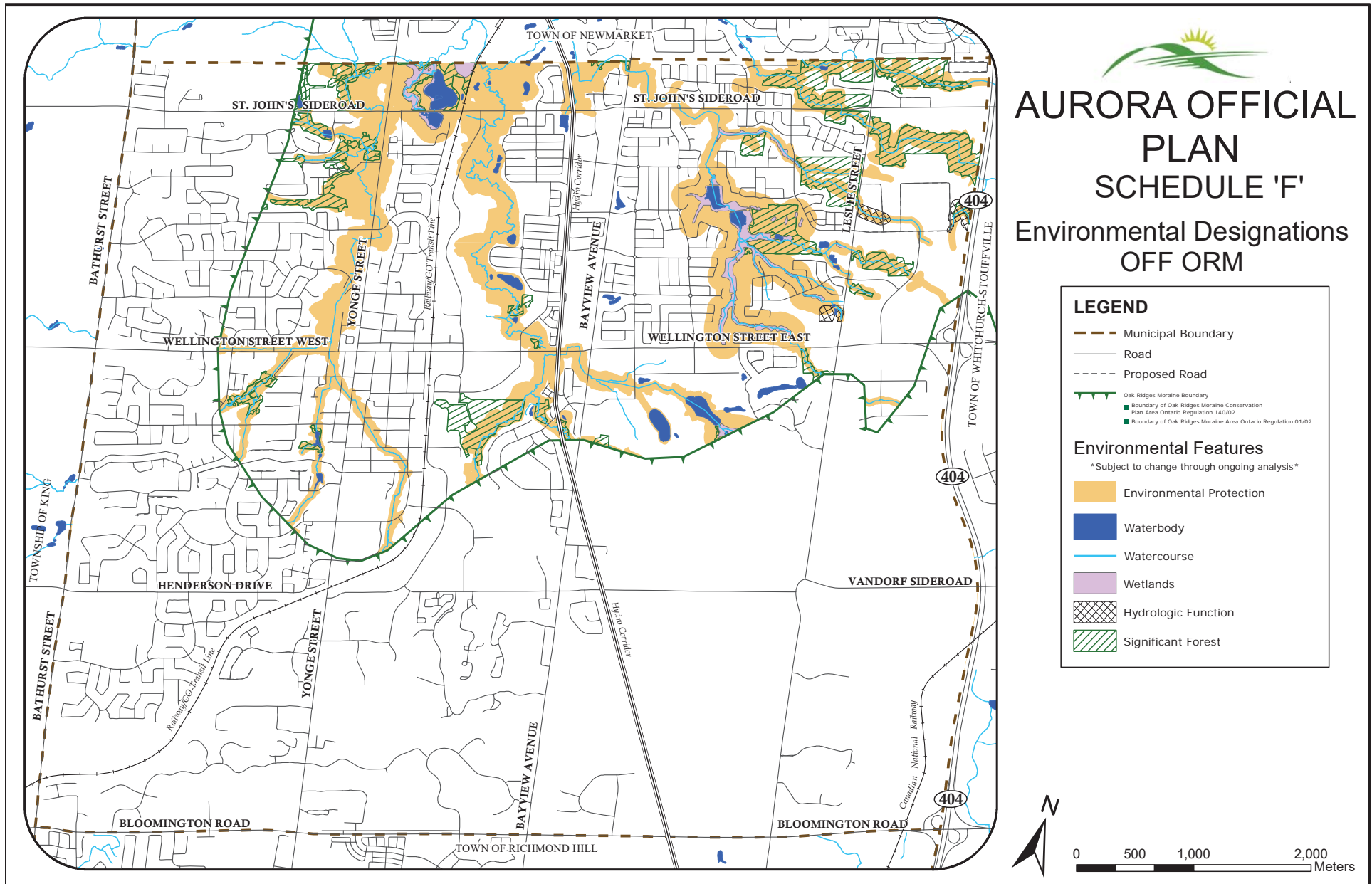
LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

Environmental Features

Subject to change through ongoing analysis

- Environmental Protection
- Waterbody
- Watercourse
- Wetlands
- Hydrologic Function
- Significant Forest

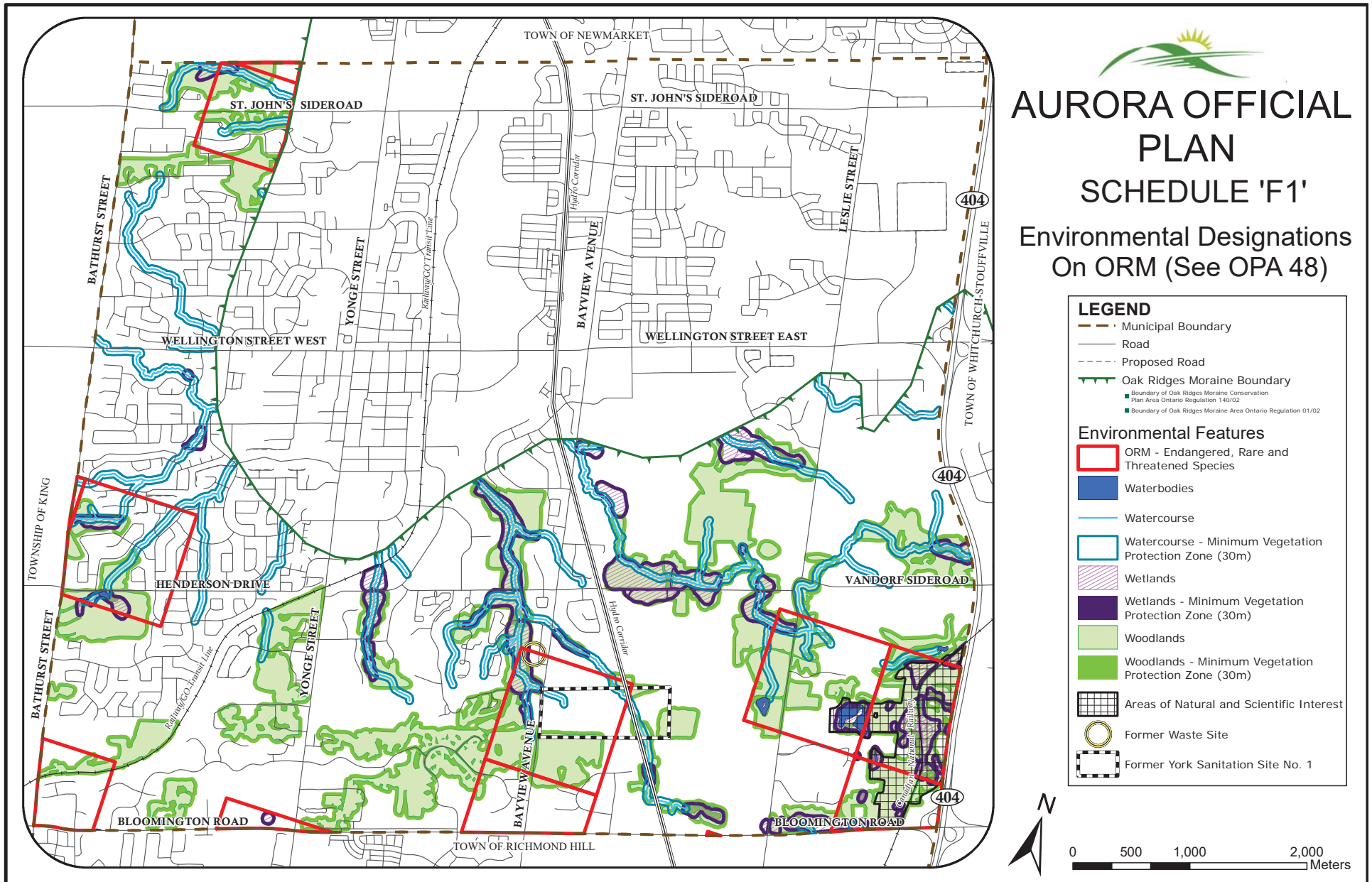




AURORA OFFICIAL PLAN

SCHEDULE 'F1'

Environmental Designations
On ORM (See OPA 48)





AURORA OFFICIAL PLAN SCHEDULE 'G' Regulations Areas

LEGEND

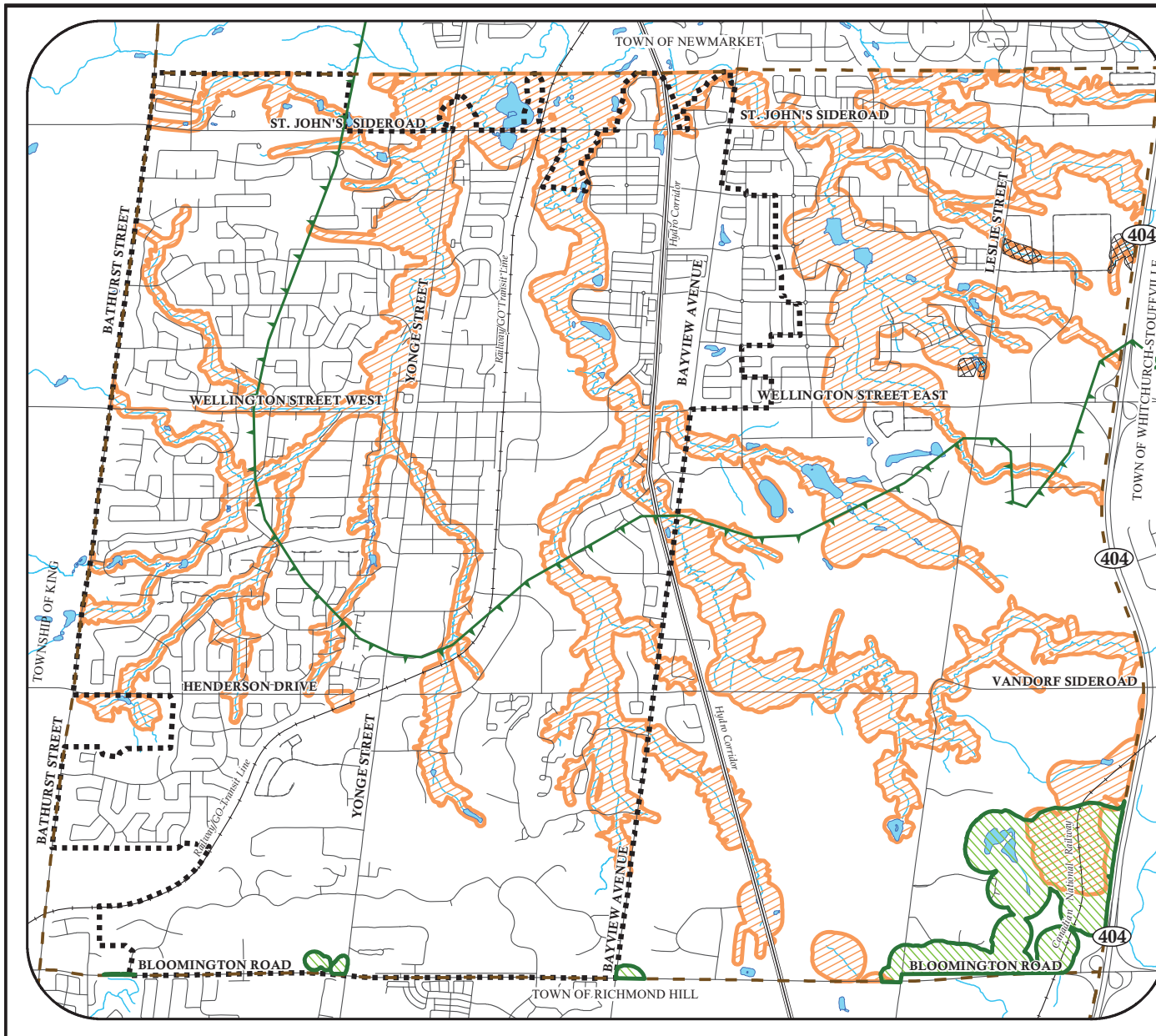
- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
- Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
- Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

Built Boundary

- Waterbody
- Watercourse

Regulation Limits

- Lake Simcoe Region Conservation Authority
- Toronto Region Conservation Authority



0 500 1,000 2,000 Meters

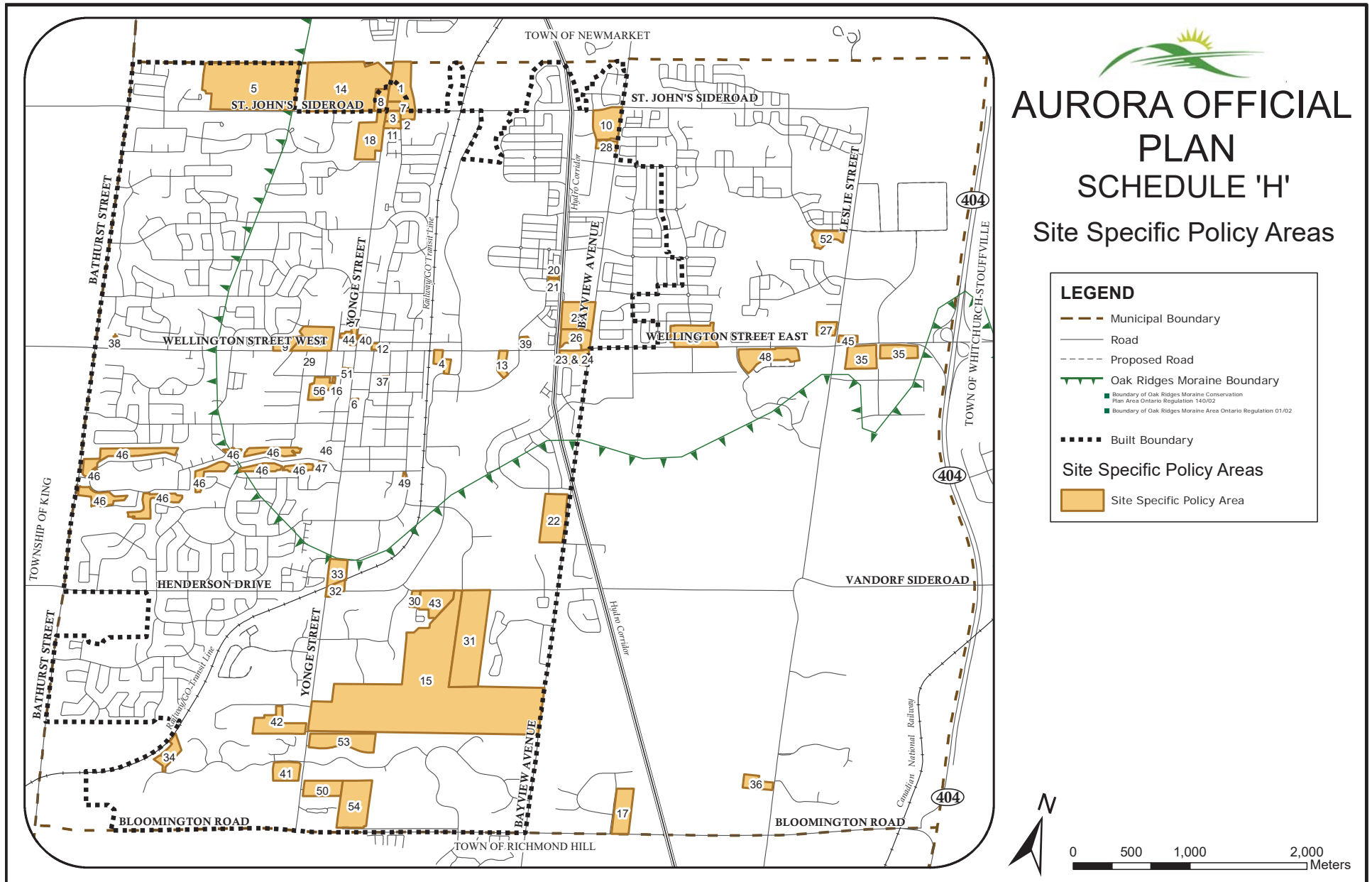


AURORA OFFICIAL PLAN SCHEDULE 'H'

Site Specific Policy Areas

LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary
- Site Specific Policy Areas
 - Site Specific Policy Area





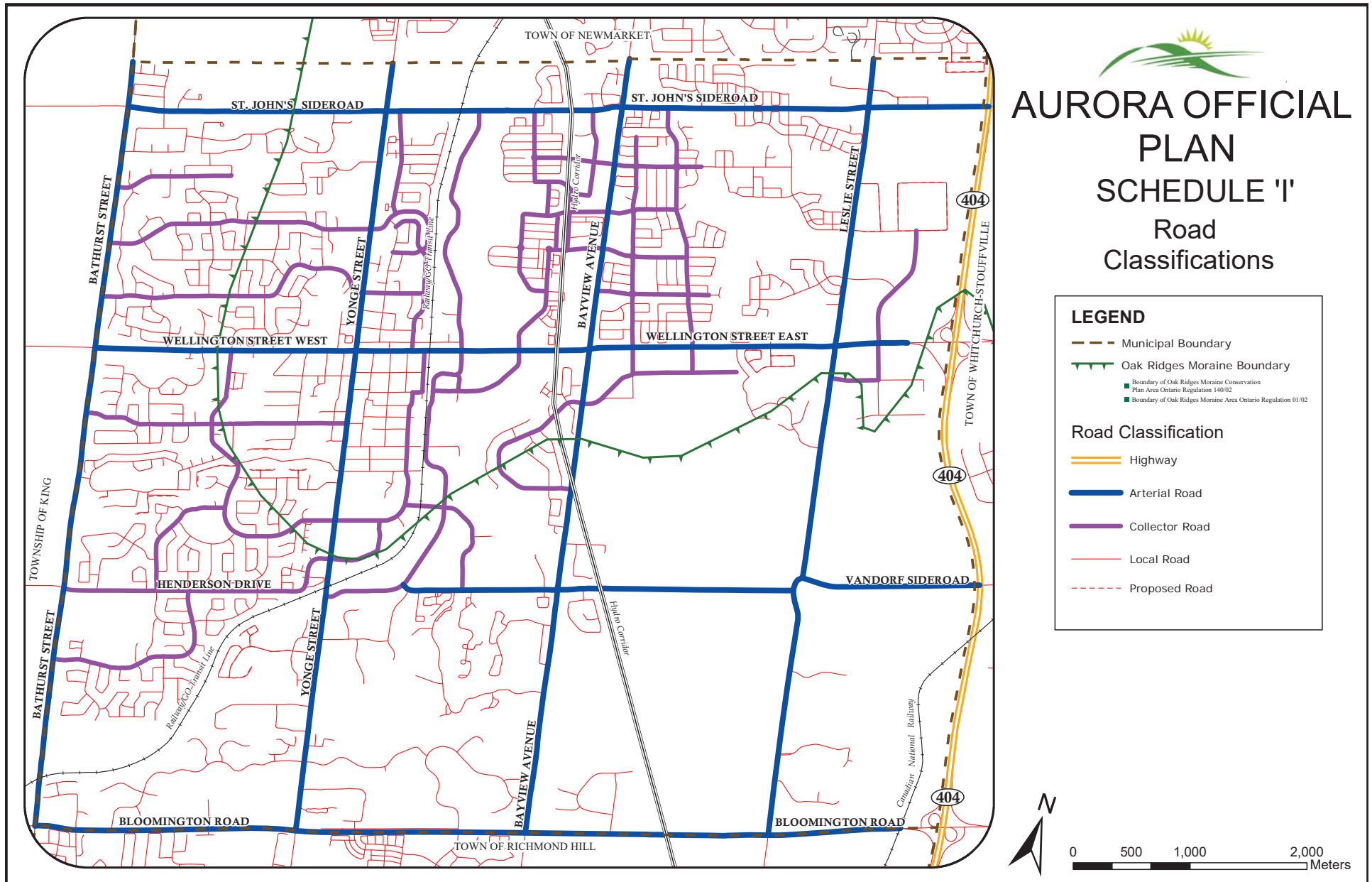
AURORA OFFICIAL PLAN SCHEDULE 'I' Road Classifications

LEGEND

- Municipal Boundary
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

Road Classification

- Highway
- Arterial Road
- Collector Road
- Local Road
- Proposed Road





AURORA OFFICIAL PLAN

SCHEDULE 'J'

Proposed Right-Of-Ways

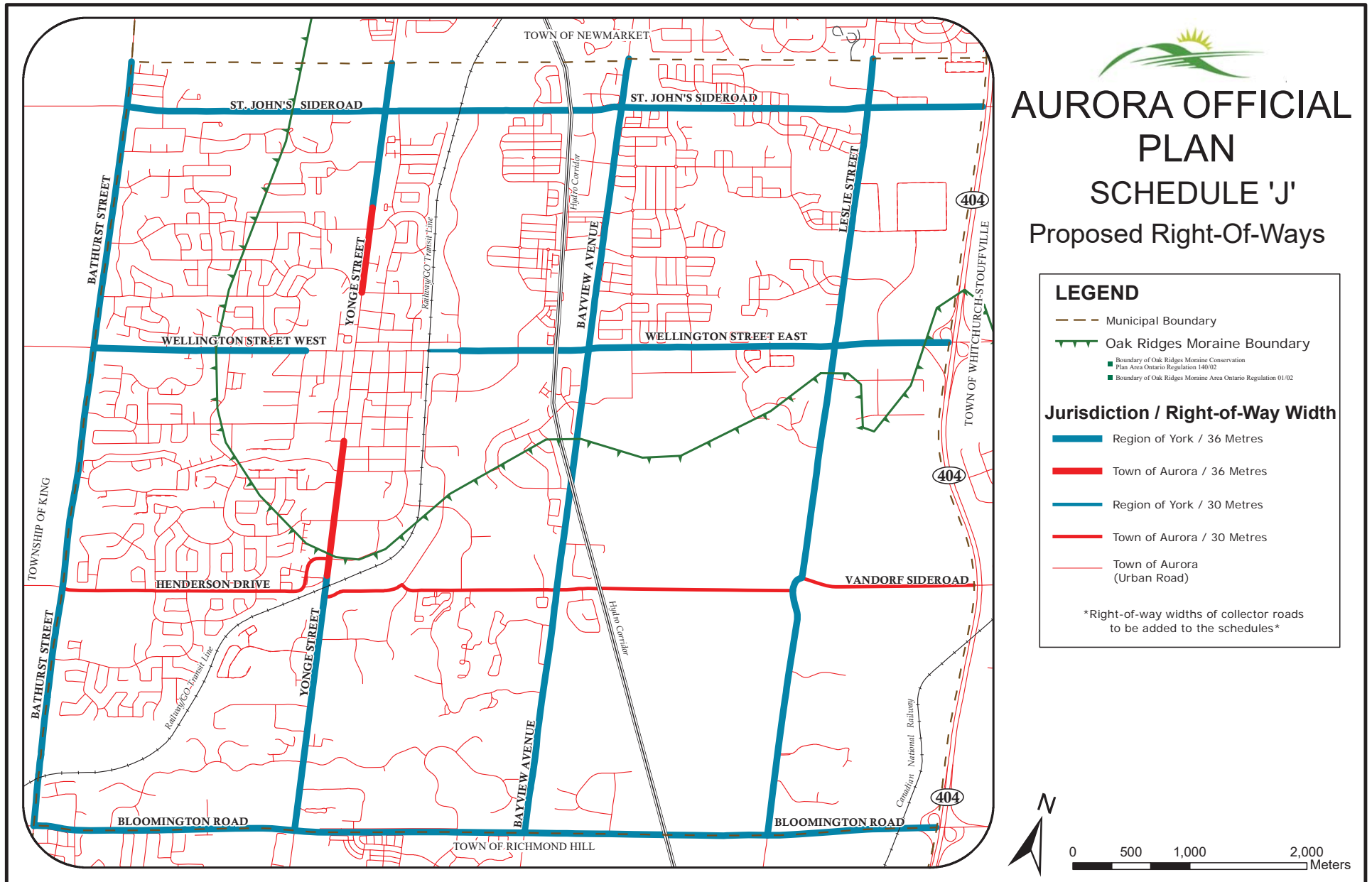
LEGEND

- Municipal Boundary
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

Jurisdiction / Right-of-Way Width

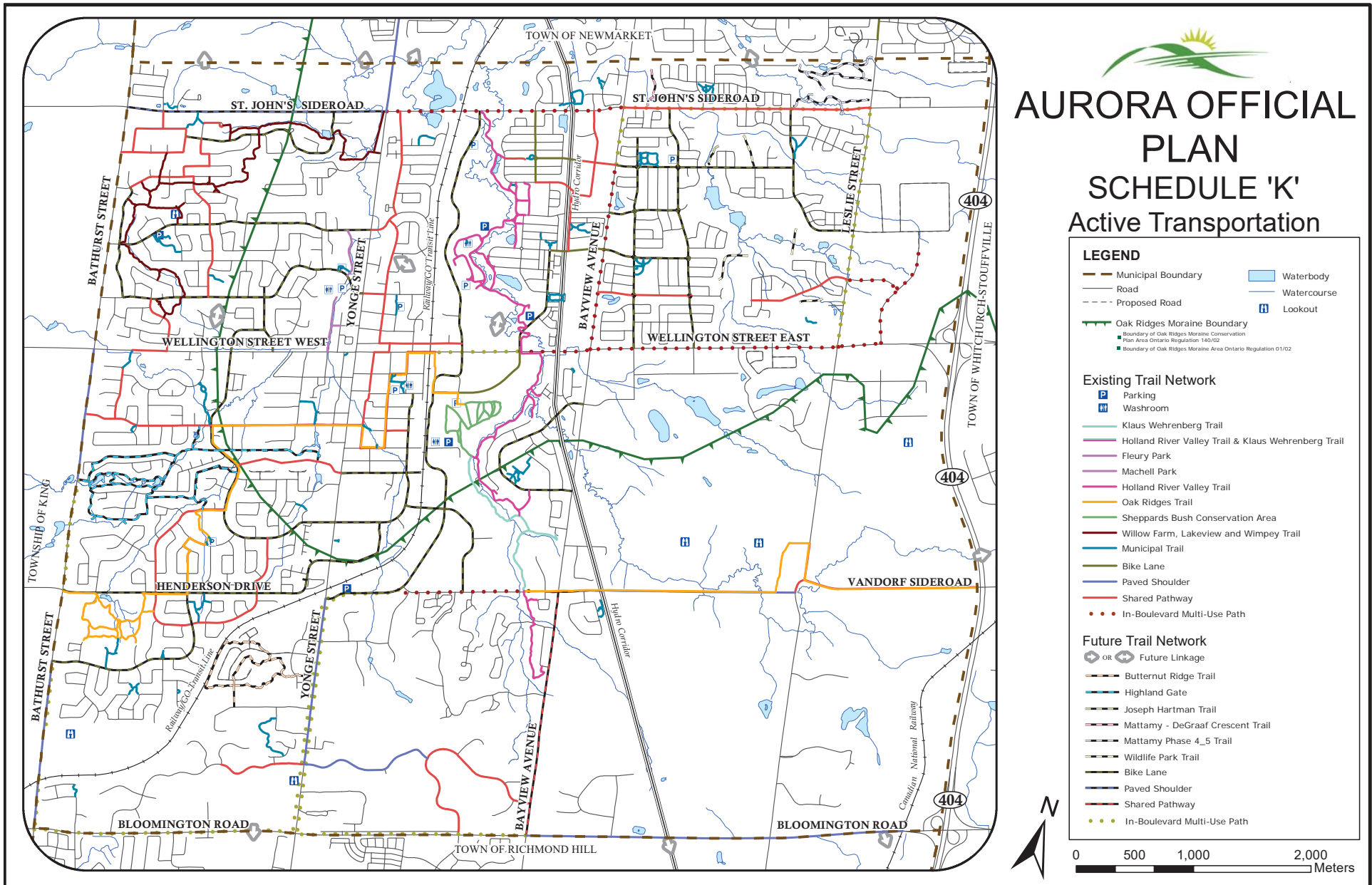
- Region of York / 36 Metres
- Town of Aurora / 36 Metres
- Region of York / 30 Metres
- Town of Aurora / 30 Metres
- Town of Aurora (Urban Road)

Right-of-way widths of collector roads to be added to the schedules





AURORA OFFICIAL PLAN SCHEDULE 'K' Active Transportation





AURORA OFFICIAL PLAN

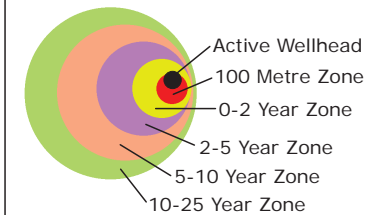
Appendix 'A'

Wellhead Protection Areas

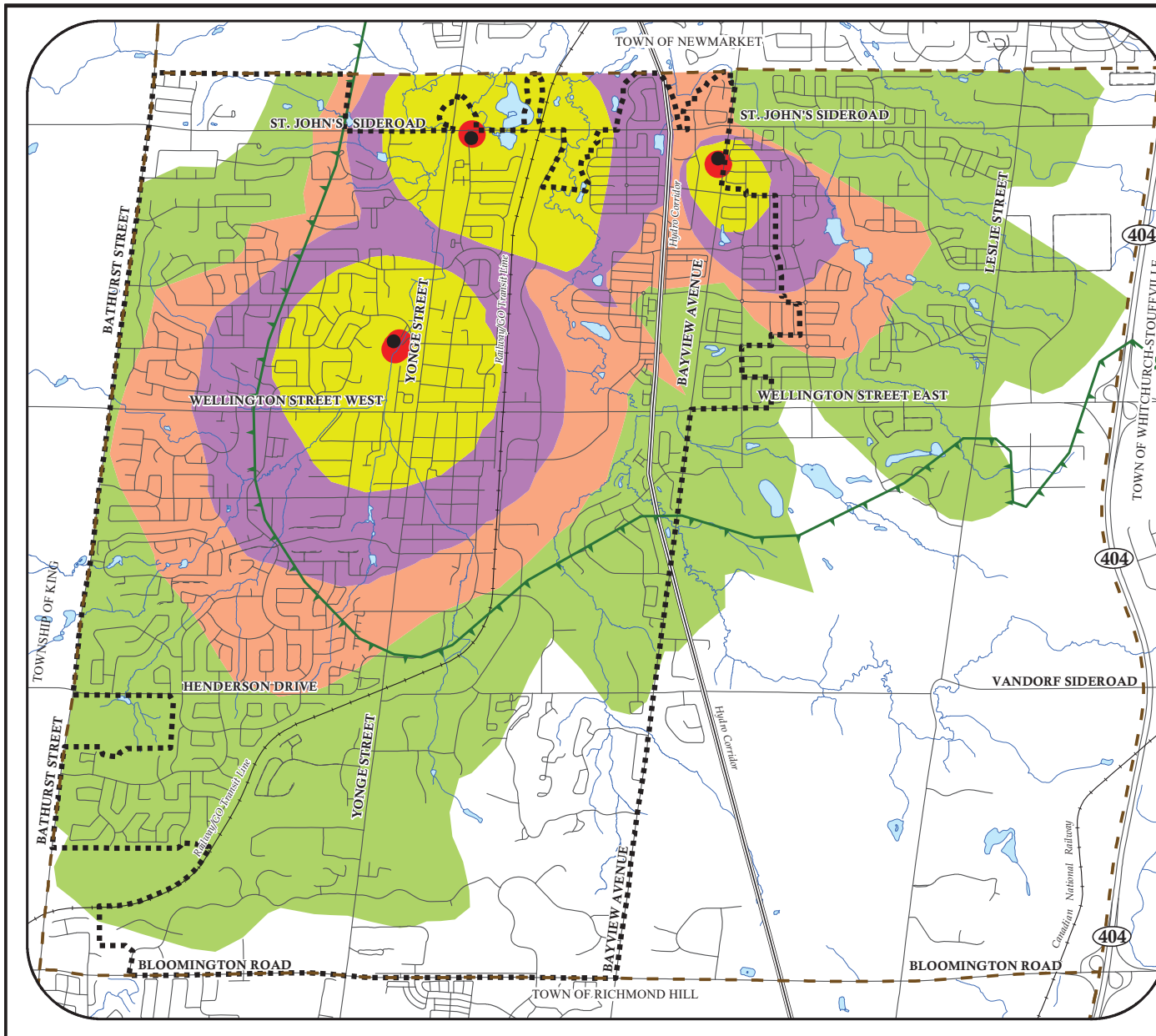
LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary
- Waterbody
- Watercourse

Wellhead Protection Areas



0 500 1,000 2,000
Meters





AURORA OFFICIAL PLAN

Appendix 'B' Subwatershed Areas

LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Waterbody
- Watercourse

Subwatershed Areas

- East Holland Subwatershed
- East Humber Subwatershed
- Rouge Subwatershed

