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Town of Aurora
Committee of the Whole Report
No. PDS24-039

Subject: Application for Official Plan Amendment and
Zoning By-law Amendment
2457920 Ontario Inc.
15 Glensteeple Trail
Lot 29 on Plan 65M-4614
File Number: OPA-2022-01 and ZBA-2022-01

Prepared by: Katherine Gatzos, Planner

Department: Planning and Development Services

Date: April 2, 2024

Recommendations

1. That Report No. PDS24-039 be received; and
2. That Official Plan Amendment application OPA-2022-01 be approved to amend the existing Site Specific Policy #42 of the Official Plan and implement Site Specific Policy #63, as outlined in Appendix "A"; and
3. That Zoning By-law Amendment application ZBA-2022-01 be approved to rezone the subject lands from "Detached Second Density R2(437) Exception Zone" to "Detached Third Density Residential R3(XX) Exception Zone" as outlined in Appendix "B"; and
4. That the implementing By-laws for the Official Plan and Zoning By-law Amendments be brought forward to a future Council meeting for enactment; and
5. That a total of 10 persons worth of servicing allocation be granted to facilitate the proposed development of 3 additional single detached dwelling units.

Executive Summary

This report seeks Council's approval of Official Plan and Zoning By-law Amendments (subject applications) for the lands located at 15 Glensteeple Trail (subject lands).

Approval of the subject applications will facilitate (3) three additional single detached lots within an approved Plan of subdivision.

- The subject property is one (1) lot within an Ontario Municipal Board (OMB) approved Plan of subdivision.
- The proposed OPA is to increase the maximum building coverage to 45%, increase the overall density to 5.5 unit/ha and permit new development without a Block Plan.
- The proposed ZBA is seeking to rezone the subject lands to a R3 exception zone.
- The Owner has not applied for any land division applications and a Site Plan application is not required.
- The proposed development has been exempted from Regional approval and conforms to the policy direction of the Province and the Region.
- The proposed OPA is considered as an appropriate form of intensification.
- The increase in maximum building coverage to 45% is in keeping with the existing lots within the adjacent subdivision.
- The proposal provides for gentle intensification within an approved Plan of subdivision.
- A new Block Plan is not necessary as the function of the approved subdivision block remains unchanged.
- The proposed ZBA is compatible with the remainder of the approved Plan of subdivision.
- All external agencies and Town staff have completed their review and have no objections to the approval of the subject applications.
- Public comments related to density, traffic, park space, environmental impact, servicing capacity and clarifications related to previous approval, existing use and communications have been adequately addressed.

Background

Application History

The subject property is one (1) lot within an Ontario Municipal Board (OMB) approved Plan of subdivision.

On August 12, 2014, Council approved an Official Plan Amendment and a Zoning by-law Amendment to facilitate the development of twenty-nine (29) single detached lots with site specific provisions. Subsequently, on September 16, 2014, Council approved the

related Draft Plan of subdivision for a total of twenty-nine (29) residential lots. Council's decision to approve was appealed by a local resident.

On April 23, 2015, the OMB affirmed Council's approval with conditions to develop a residential subdivision consisting of twenty-nine (29) single detached lots. The final M-Plan was registered on June 28, 2018.

A change in ownership occurred in 2019 which resulted in the proposed infill development to further subdivide an existing lot within an approved Plan of subdivision to create 3 additional residential lots.

Town staff declared the subject applications complete on February 22, 2022, and held a Community Information Meeting (CIM) and Public Planning Meeting (PPM) in April 2023. At this meeting, Council passed a motion to receive Report No. PDS23-063 and directed Staff to prepare a staff report to a future General Committee meeting. A summary of the comments received at both the CIM and PPM are provided further in this report.

Location / Land Use

The subject lands are located west of Yonge Street and north of Bloomington Road on the southeast corner of Ridge Road and Glensteeple Trail (Figure 1 – Location Map). The subject lands have a lot area of approximately 0.65 acres (0.26 hectares) and frontage along Glensteeple Trail of approximately 70 metres (230 feet).

Surrounding Land Uses

The surrounding land uses are as follows:

North: Ridge Road and existing single detached dwellings.

South: Single detached dwellings (minimum lot frontage of 15 metres (50 feet)).

East: Existing Regional water tower, existing single detached dwellings, and Yonge Street.

West: Glensteeple Trail and existing single detached dwellings.

Policy Context

Provincial Policies

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. All planning decisions shall be consistent with the policies and directions of the PPS, including providing a mix of housing and ensuring a compact and efficient built form.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2051. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The growth plan recognizes the subject lands as Settlement Area within the Greenbelt boundary, able to accommodate for limited growth.

The Oak Ridges Moraine Conservation Plan (ORMCP) provides the necessary land use policies for the protection of the Oak Ridges Moraine's ecological and hydrological features and functions. The subject lands are designated 'Settlement Area' in the ORMCP, which is intended for urban uses.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation. The proposal has been reviewed by the LSRCA and is not located with the Regulated Area or any hazard areas.

York Region Official Plan (YROP)

York Region Council adopted the current 2022 Regional Official Plan in June 2022, and the Minister of Municipal Affairs and Housing approved the Plan in November 2022. The subject lands are designated "Urban Area" and are in close proximity to a Regional Corridor as shown in Map 1 – Regional Structure of the YROP. Urban Areas are planned to accommodate a significant portion of growth for the Region through intensification.

Further, the subject lands are within the "Built-Up Area" as shown on Map 1B – Urban Systems Overlays of the YROP. Section 4.1.3.b anticipates small scale intensification and infill development based on local context to occur within the Built-Up Area. Section 4.4.2 of the YROP also states that a minimum of 50% of all residential development between 2021 to 2041, and 55% from 2041 to 2051 will occur annually within the built-up area.

Section 7.3.8 of the YROP states that amendments to local Official Plans may be exempt from Regional approval if they are of local significance and no Regional interest is adversely affected. The proposed Official Plan Amendment has been reviewed and deemed a local matter by the Region with no expected adverse impacts to regional interests, and as such has been exempted from Regional approval.

Town of Aurora Official Plan – Yonge Street South Secondary Plan Area (OPA 34)

The subject lands are designated “Cluster Residential” as shown on Schedule “A” of the Town’s Official Plan, with Site Specific Policy #42 as shown on Schedule “H” of the Town’s Official Plan (Figures 2 and 3, respectively of this report). Site Specific Policy #42 resulted from OPA 6, a privately initiated Official Plan Amendment application.

Site Specific Policy #42 requires that lands designated Cluster Residential comply with the following:

- 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 hectares (0.44 acres).

Section 3.2.3 of OPA 34 states that the gross residential density averaged over the constrained and unconstrained lands subject to a development application shall be no more than 5 units per hectare (2 units per acre). Furthermore, section 3.2.7 of OPA 34 states that prior to approval of an application to permit new development within Cluster Residential designation, a Block Plan must be approved by the Town.

The Town’s Official Plan (Schedule E1 – Environmental Designations on ORM) indicates that the subject lands are within the 30 m Minimum Vegetation Protection Zone (MVPZ) for the easterly adjacent significant woodland. Further, Schedule “L” shows that the subject lands are located in an area where there is a low aquifer vulnerability.

Zoning By-law 6000-17, as amended

The subject lands have a site-specific zoning classification “Detached Second Density Residential R2(437)” (Figure 4). The permitted uses of the R2(437) Zone are one (1) detached dwelling per lot and a home occupation. The site-specific zoning redefined the front lot line, reduced setback requirements, required a minimum of 3 parking spaces and a minimum of 40% of the lot area to be reserved for pervious landscaped or natural conditions and prohibit any building or structure with impervious material.

Reports and Studies

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

Report Name	Report Author
Planning Justification Report	Groundswell Urban Planners Inc.
Draft Official Plan Amendment	Groundswell Urban Planners Inc.
Draft Zoning By-law Amendment	Groundswell Urban Planners Inc.
Conceptual Site Plan	Groundswell Urban Planners Inc.
Preliminary Conceptual Elevations	RN Design
Glen Ridge Estates Architectural and Urban Design Guidelines	John G Williams Architect
Addendum #3 to the Environmental Noise Assessment	Valcoustics Canada Ltd.
Functional Servicing Report	Sabourin Kimble and Associates Ltd.
Vegetation / Edge Management Plan	Cosburn Nauboris Ltd.
Traffic Management Plan	AECOM
Natural Heritage Evaluation	GEI Consultants Ltd.

Proposed Applications

Proposed Official Plan Amendment (OPA)

The proposed OPA is to increase the maximum building coverage to 45%, overall density to 5.5 unit/ha and permit new development without a Block Plan.

As shown in Figure 5, the applicant is proposing to keep the existing “Cluster Residential” designation and establish a new site specific standards (#63) in keeping with the other lots within the approved Plan of subdivision (Glen Ridges Estates).

Proposed Amendment

- a) “Notwithstanding any other provisions in OPA 34, on an individual lot basis, the maximum permitted building coverage for the proposed 4 residential lots shall not exceed 45%.
- 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 hectares (0.44 acres).
- e) Notwithstanding any other provisions in OPA 34, a Block Plan is not required to permit new development on the subject lands as they are a completion of the Plan of subdivision 65M-4614.
- f) Notwithstanding any other provisions in OPA 34, the gross residential density averaged over the constrained and unconstrained lands subject to a development application shall be no more than 5.5 units per hectare (2.2 units/acre).”

The draft Official Plan Amendment is included under Appendix A of this report.

Proposed Zoning By-law Amendment (ZBA)

The proposed ZBA is seeking to rezone the subject lands to a R3 exception zone.

As shown in Figure 6, the Applicant proposes to rezone the subject lands from “Detached Second Density R2(437) Exception Zone” to “Third Density Residential R3(XX) Exception Zone”. As shown in Figure 4, the primary zoning classification in the approved Plan of subdivision is R3. The draft Zoning By-law is attached as Appendix “B” of this report. The following table illustrates the difference between the proposed zoning classification with the R3 parent zone. Note: The proposed By-law exceptions are highlighted and labelled with an asterisk “*”.

	Parent R3 Zone Requirement	Proposed R3(XX) Exception Zone
Permitted Uses	<ul style="list-style-type: none">• One (1) detached dwelling unit per lot• A home occupation	<ul style="list-style-type: none">• One (1) detached dwelling unit per lot• A home occupation

	Parent R3 Zone Requirement	Proposed R3(XX) Exception Zone
Lot Area (minimum)	460.0 square metres	460.0 square metres
Lot Frontage (minimum)	15 metres	15 metres
Front Yard (minimum)	6 metres	4.4 metres*
Rear Yard (minimum)	7.5 metres	7.5 metres
Side Yard (minimum)		
Exterior:	Exterior: 6 metres	Exterior: 4.5 metres
Interior:	Interior: 1.5 metres	Interior: 0.8 metres*
Lot Coverage (maximum)	35 %	45%*
Height (maximum)	N/A	10 metres*

Other Applications

The Owner has not applied for any land division application and Site Plan application is not required.

Please note the proposed OPA and ZBA applications will only amend the land use permissions and standards on the subject property. At this time, the Owner has not applied with the Town to subdivide the lands into separate conveyable lots. Furthermore, please note that site plan is not required for the proposed residential buildings. To assist with the subject applications, a conceptual site plan and elevation has been provided to illustrate the conceptual layout for the additional three (3) residential lots (Figure 7 and 8).

Analysis

Planning Considerations

The proposed development has been exempted from Regional approval and conforms to the policy directions of the Province and the Region.

Provincial Policy Statement (PPS)

It is Planning Staff's opinion that the proposed applications are consistent with the PPS. The proposal is considered as an appropriate infill development that helps contribute to provide additional housing within an approved Plan of subdivision with existing municipal infrastructure, and in proximity to existing amenities, natural spaces, and public transportation facilities.

Places to Grow Plan for the Greater Golden Horseshoe

It is Planning Staff's opinion that the proposal conforms to the Growth Plan. The subject lands are designated Settlement Area within the Greenbelt boundary pursuant to the Growth Plan, which is intended to accommodate limited growth. The subject property is a residential lot within an approved Plan of subdivision which is serviced by municipal infrastructure for the efficient use of existing land and resources.

Oak Ridges Moraine Conservation Plan (ORMCP)

The subject lands are designated 'Settlement Area' in the ORMCP, which is intended for urban uses. Development within Settlement Areas aims to mitigate the impact to the natural ecological functions and hydrological features of the Oak Ridges Moraine and promote the efficient use of land resources through intensification and redevelopment of underutilized lands within urban areas. The subject lands are not located within a Natural Core Area or Natural Linkage Area, and there are no key natural heritage features present onsite. As such, staff are of the opinion the proposal meets the intent of the ORMCP by providing residential development that does not impact the environmental features of the Oak Ridges Moraine. As such, it is Staff's opinion that the proposed amendments will not generate adverse impacts to the surrounding Natural Heritage Systems.

Conformity to the Lake Simcoe Protection Plan (LSPP)

It is Planning Staff's opinion that the proposed development conforms to the Lake Simcoe Protection Plan. The Lake Simcoe Conservation Authority (LSCRA) has

reviewed and has no objection to the approval of the subject applications as presented. The subject lands are located outside of the LSRCA regulated limits and accordingly no Regulation Permit is required. The subject lands are also free from any natural hazards and are outside of hazardous lands.

Conformity to the York Region Official Plan (YROP)

The subject applications conform to the YROP as they facilitate intensification and population growth within the Region in an area serviced by existing infrastructure. As per section 7.3.8 of the YROP, the proposed Official Plan Amendment is considered a local matter by the Region and no Regional interest is adversely affected. Therefore, the proposed Official Plan Amendment has been exempted from approval by the Region.

The proposed OPA is considered as an appropriate form of intensification.

As noted in the Town's Official Plan, a fundamental principle that will help the Town of Aurora grow into a complete community is to allow for intensification in appropriate areas. Overall, the intent of the "Cluster Residential" designation is to provide for primarily ground-oriented housing. The proposed use and lot sizes are in general keeping with the approved Plan of subdivision (Glen Ridge Estates).

The increase in maximum building coverage to 45% is in keeping with the existing lots within the adjacent subdivision.

The intent of the lot coverage provision is to ensure that the proposed development will not have adverse impact to the drainage, streetscape and to ensure an appropriate amount of private amenity area.

It is staff's opinion that the proposed development will be in keeping with the existing character of the approved subdivision, including built form and lot configuration. The subject lands are within the Minimum Vegetation Protection Zone (30 metres) to the adjacent significant woodland to the east. A Natural Heritage Evaluation produced by GEI Consultants Ltd. has confirmed that the proposed development and related works will not have adverse impacts to the ecological function of the significant woodland. The Lake Simcoe Conservation Authority has reviewed the Natural Heritage Evaluation and has no concerns. The Town's development engineer has no concerns with the proposed drainage for the additional lots. The proposed amendments will allow for the standard 7.5m rear yard setback to ensure an appropriate amount of private amenity space is provided.

The proposal provides for gentle intensification within an approved plan of subdivision.

The proposed development of three (3) additional residential lots provides for gentle intensification within an approved Plan of subdivision with municipal servicing. The proposal represents an opportunity to provide additional housing in close proximity to existing amenities, natural spaces, and public transportation facilities.

A new Block Plan is not necessary as the function of the approved subdivision block remains unchanged.

The intent of the Block Plan requirement is to ensure that new development is appropriately integrated into the surrounding community through elements including natural heritage, road and pedestrian networks, lot patterns, and proximity to community services such as schools, parks, and public spaces.

Through the original subdivision application, a Block Plan was produced and approved, which contextualizes the subdivision within the surrounding community and natural heritage networks. The subject lands are identified as Lot 29 within the approved Plan of subdivision and approved Block Plan.

It is the opinion of staff that the preparation of a new Block Plan for the creation of three (3) additional residential lots is not necessary as the function of the entire approved subdivision block remains unchanged.

The proposed ZBA is compatible with the remainder of the approved Plan of subdivision.

Planning staff are of the opinion that the development is appropriate and compatible with adjacent and neighbouring development, and that the by-law exceptions are appropriate to facilitate the development. The proposed site specific R3 zoning is similar to the remaining single detached lots within the approved Plan of subdivision. Furthermore, the proposed site-specific exception will allow the future buildings to be in keeping with the built form and massing of the other single detached dwellings and will also maintain the required 40% landscaped open space on all lots within the approved Plan of subdivision.

Department / Agency Comments

All external agencies and Town staff have completed their review and have no objections to the approval of the subject applications.

Public Comments

Public comments received are to density, traffic, park space, environmental impact, servicing capacity and clarifications related to previous approval, existing use and communications.

The following is a summary of all written and verbal comments received at the time of writing this report:

- Concern regarding proposed density and lot coverage:
- Building playground infrastructure, adding additional greenspaces, sidewalks, and infrastructure in the community
- Environmental impact and protection of greenspaces in the Oak Ridges Moraine
- Increased vehicular traffic and pedestrian safety issues, and lack of sidewalks on Ridge Road
- Proximity of proposed site to water tower
- Sewage capacity and connection to Ridge Road
- Setting precedent for the other areas of intensification in Aurora
- Why is the current proposal not contemplated in the original subdivision application?
- York Region is currently using this property to store construction material and park construction vehicles.
- Provision of new studies, including environmental impact and traffic study
- Communication outreach in additional languages

The following is Staff's response to the comments made by the Public.

Concern regarding proposed density and lot coverage.

The proposed development will only increase the density by .5 unit / ha, and provides an opportunity for gentle intensification within an established residential area, without expansion to existing municipal services. The Functional Servicing Report (FSR) by Sabourin Kimble and Associates Ltd. has determined that existing sanitary sewers can accommodate the proposed density increase.

In response to the public comments, the applicant reduced the proposed lot coverage from 52% to 45% and has removed the requested relief from the rear yard setback zoning requirement. Further, the proposal maintains the required 40% landscaped open space on all lots ensuring that adequate open space is provided on all lots.

Building playground infrastructure, adding additional greenspaces, sidewalks, and infrastructure in the community.

The Ontario Municipal Board approved the subject Plan of subdivision, with the understanding that the proposed trail connections and environmental protection area will satisfy the intent of the Town's secondary plan and the Town's Trails Master Plan. Staff are satisfied that the sidewalks established through the approved plan of subdivision along Glensteeple Trail, connecting to Ridge Road and Yonge Street.

Environmental impact and protection of greenspaces in the Oak Ridges Moraine.

The subject lands are designated 'Settlement Area' in the Oak Ridges Moraine Conservation Plan (ORMCP), which is intended for urban uses and there are no key natural heritage features onsite. Moreover, the development of the 3 additional lots will not expand the limits of the approved Plan of subdivision. The Lake Simcoe Conservation Authority has reviewed the Natural Heritage Evaluation produced by GEI Consultants Ltd. and has no concerns regarding the proposed residential development in relation to the natural environment.

Increased vehicular traffic and pedestrian safety issues, and lack of sidewalks on Ridge Road.

The Town's Traffic Analysis concurs with the applicant's Traffic Management Plan and has no concerns with the additional traffic generated or pedestrian safety from the 3 additional single detached lots.

Ridge Road is a non-urbanized local road and does not have a sufficient cross section to establish sidewalks. Due to this constraint, Ridge road must first be urbanized by the Town to facilitate the construction of sidewalks. The merits of the urbanization are based on a variety of factors including vehicle volumes, delays to cross traffic, collision history, pedestrian volume and delay, and projected future traffic volumes. Due to the current and projected uses of Ridge Road, the Town does not have plans to urbanize, however this will be reevaluated in the future should pedestrian and vehicular conditions change.

Proximity of proposed site to water tower.

The proposed residential lots abut the Region's Ridge Road Water Reservoir and Pumping Station site. The Region has no concerns with the proposed residential development's proximity to their infrastructure. As per recommendations from the Environmental Noise Assessment prepared by Valcoustics Canada Ltd., the Region requires that a 1.8m tall acoustic fence be installed along the rear lot lines of lots A and B to ensure that any operational or other work-related noise from the Region's Ridge Road Water Reservoir and Pumping Station site is minimized.

Sewage capacity and wastewater sewer connection to Ridge Road.

There is servicing capacity in the system to accommodate the additional 3 single detached residential lots. Currently, there is an existing 200mm diameter sanitary sewer on Glensteeple Trail, which the proposed development will be able to connect to. The sanitary sewer flows south from the development and will ultimately flow to the local sewage pumping station (Elderberry) which directs flows to the Regional trunk sewer on Yonge Street. Staff are satisfied that the existing sanitary sewers can accommodate the proposed residential development.

Setting precedent for the other areas of intensification in Aurora.

The existing provisions in the York Region Official Plan direct a significant portion of growth for the Region and Town through intensification of existing settlement areas.

Why is the current proposal not contemplated in the original subdivision application?

Following the registration of the Subdivision in 2018, the lands were sold to the current owners. It is the current Owner's intention to follow the new planning policies as directed by the Province and York Region. The planning policies at the time of the original planning application from the Province and the York Region.

York Region is currently using this property to store construction material and park construction vehicles.

At the time of receiving the public comment, York Region was using this property to store construction vehicle and materials in order to complete the construction of a new sanitary sewer pumping station just north of the subject lands. The Region's contractor (North Rock) has been notified to keep the road clean during and at the end of the day.

In addition, Staff asked North Rock use additional gravel and/or a proper mud-mat to help stop the mud and dirt tracking. At the time of this report, it is Staff's understanding that the Region is no longer using the subject lands for construction equipment and materials storage.

Provision of new studies, including environmental impact and traffic study.

Since the May 9, 2023, Public Planning Meeting, the applicant has submitted a Natural Heritage Evaluation. The Lake Simcoe Conservation Authority has reviewed the Natural Heritage Evaluation produced by GEI Consultants Ltd. and have no concerns. Town Staff also reviewed the Traffic Management Plan submitted as part of the previous subdivision application and have no concerns.

Communication outreach in additional languages.

In accordance with the *Planning Act*, public notices are not required to be published in additional languages. However, The Town of Aurora recognizes that providing information in languages that reflect the linguistic diversity of the town is an important way for the public to engage, participate, and be informed. As such, translation of documents is available on a case-by-case basis.

Advisory Committee Review

As per the memo dated March 1, 2022, the Town's Accessibility Advisor has reviewed the subject applications on behalf of the Accessibility Advisory Committee and has no comments.

Legal Considerations

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

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

receipt of the application, then the applicant (or Minister) may appeal the application to the OLT.

The applications were deemed complete on February 22, 2022, and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

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

Communications Considerations

On February 28, 2022, a Notice of Complete Application respecting the Official Plan Amendment and Zoning By-law Amendment applications were published in the Auroran and Aurora Banner newspapers.

On April 13, 2022, a Community Information Meeting was held at the Aurora Public Library.

On April 19, 2023, a Notice of Public Planning Meeting was mailed out to all addressed property owners within 120m of the subject lands and the circulation was expanded to include the existing properties on Ridge Road and Glensteeple Trail. In addition, the notice was published in the Auroran and Aurora Banner newspapers. Signage on the subject lands was posted with information regarding the Public Meeting, with all notification provided in accordance with the Planning Act.

Climate Change Considerations

Through the approved plan of subdivision, the necessary sustainability measures were integrated into the plan, including establishing an environmental protection block for stormwater management to ensure the proper retention and treatment stormwater runoff and implementing appropriate buffering to surrounding natural heritage features. Further, construction management practices including erosion and sediment, and dust control measures would be required to ensure minimal impacts to surrounding natural areas.

Link to Strategic Plan

The subject applications support the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying the requirements in the following key objectives:

Strengthening the fabric of our community: Through the addition of three (3) residential lots, housing is provided in accordance with the Collaborate with the development community to ensure future growth includes housing opportunities for everyone action item.

Strengthening the fabric of our community: Through the approval of an infill residential development, the Work with the development community to meet intensification targets to 2051 as identified in the Town's Official Plan action item is realized.

Alternative(s) to the Recommendation

1. Refusal of the application with an explanation for the refusal.

Conclusions

Planning and Development Services has reviewed the proposed Official Plan Amendment and Zoning By-law Amendment applications in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed Official Plan Amendment and Zoning By-law Amendment applications are considered to be in keeping with the development standards of the Town. Staff recommends approval of the Official Plan Amendment OPA-2022-01 and Zoning By-law Amendment ZBA-2022-01.

Attachments

Appendix A – Draft Official Plan Amendment

Appendix B – Draft Zoning By-law Amendment

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Site-Specific Official Plan Policy Area #42

Figure 4 – Existing Zoning By-law

Figure 5 – Proposed Official Plan Amendment

Figure 6 – Proposed Zoning By-law Amendment

Figure 7 – Conceptual Site Plan

Figure 8 – Conceptual Building Elevations

Previous Reports

Public Planning Report No. PDS23-063, dated May 9, 2023.

Pre-submission Review

Agenda Management Team review on March 14, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer