

TOWN OF AURORA

OFFICIAL PLAN

AURORA

You're in Good Company



Enacted by By-law 6579-24 dated January 30, 2024.
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The Town of Aurora Official Plan 2024 (Official Plan), enacted by By-law 6579-2024, came into full force and effect through the decision of the Ontario Land Tribunal (OLT) dated April 9, 2026, through Case Number OLT-24-000690. One site specific appeal remains for 245 Edward Street as denoted on Schedule 'D1'. The Official Plan is in full force and effect with respect to all other lands within Town.

LAND ACKNOWLEDGEMENT

The Town of Aurora acknowledges that the Anishinaabe lands on which we live and work are the traditional and treaty territory of the Chippewas of Georgina Island, as well as many other Nations whose presence here continues to this day. As the closest First Nation community to Aurora, we recognize the special relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands, and as a municipality we join them in these responsibilities.

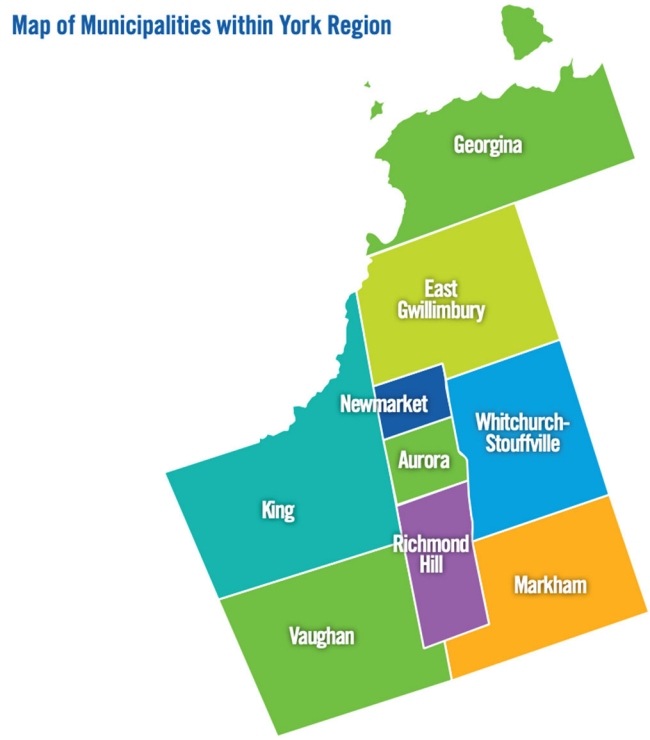
We further acknowledge that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 as well as the Williams Treaties of 1923.

A shared understanding of the rich cultural heritage that has existed for centuries, and how our collective past brought us to where we are today, will help us walk together into a better future.

1 INTRODUCTION

1.1 Context

The Town of Aurora is one of nine local municipalities in York Region. In 2021, the Region had 1.2 million residents and approximately 600,000 jobs and is anticipated to grow by 810,000 residents and 325,000 jobs by 2051 reaching a population of over 2.08 million and employment of 991,000.



A Regional Structure sets out a planning framework to help manage this growth in an orderly and sustainable way. This Regional Structure outlined on Appendix C includes:

- Areas that provide the focus for growth and development including the Urban Area, Towns and Villages, and urban growth centres, strategic growth areas, and **Major Transit Station Areas (MTSAs)** within a system of Regional Centres and Corridors; and

- A Regional Greenlands System and Agricultural System that protect and enhance the natural environment and agricultural land base, where urbanization cannot occur.

The policies of the Aurora Official Plan reinforce the integrity, maintenance and enhancement of the Regional Structure ensuring infrastructure plans support growth, complete communities are realized, and agricultural and natural systems are maintained. The Aurora Official Plan sets the direction for growth

and development impacting how our communities grow and change now, and in years to come.

The Aurora Official Plan provides for a comprehensive, strategic approach to growth management that aligns land use policy with regional and local infrastructure required to support growth while maintaining financial sustainability. This approach allows The Town of Aurora and York Region to leverage existing infrastructure investments, stage and phase new development and infrastructure, align investments with the ability to recover development charge collections and grow in a financially sustainable manner.

1.2 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 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. This Plan is consistent with applicable plans and policy, including the Provincial Policy Statement (2020) and the Provincial Planning Statement (2024), and the Plan conforms to the Lake Simcoe Protection Plan (2009), the Oak Ridges Moraine Conservation Plan (2017), the Growth Plan for the Greater Golden Horseshoe (2019) and the York Region Official Plan (2022). The Plan implements policies in response to major studies and initiatives undertaken by the Region and the Town.

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.

1.3 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 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) This Plan has been prepared in recognition 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 priorities and the direction of Council, including the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019), the York Region Official Plan (2022), the Provincial Planning Statement (2024) and major studies and initiatives undertaken by the Region and the Town.

c) 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 maintained and enhanced while remaining competitive in the larger regional area.

1.4 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 bolded in the text are defined terms found in the Plan's Glossary. If a term is not defined, the standard meaning is implied.

2 THE VISION

The long-term vision guiding this Plan is to develop the Town of Aurora into a healthy, 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 protection of the natural environment.

A healthy, accessible and **complete community** is designed for residents of all backgrounds, abilities and stages of life to lead fulfilled lives. This vision for Aurora includes providing 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 attainable and **affordable housing** options. This vision also includes providing access to a well-connected **natural heritage system**, places to meet and build social connections, and encourage active and healthy lifestyle choices while ensuring accessibility to all residents.

To enhance the quality of life of current residents and to welcome the future residents of Aurora, growth will be managed in a way that preserves the Town's natural features and complements 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. A **sustainable** approach to managing growth to 2051 that integrates land use planning with **infrastructure** and financial planning while protecting the Natural and Agricultural system is critical. 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, and 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 2051. Ultimately, the achievement of Aurora's long-term vision will be dependent on directing this projected population and employment growth to appropriate locations in the Town in a logical and organized progression supported by sound **infrastructure** planning and land needs, which integrates land use, **infrastructure** and financial planning. 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 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**, mitigate and adapt to the impacts of climate change by advancing requirements for **sustainable** communities and buildings, water and energy conservation and management, low or no-carbon energy systems, waste reduction, compact and mixed-use development, green building technologies, including striving towards net-zero greenhouse gas emissions 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 attainable and **affordable housing**, is one of the essential elements required to support a diverse population and a **complete community**.

e) **Protecting Stable Neighbourhoods** – It is the intent of this Plan to 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 Aurora's stable neighbourhoods 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.

f) **Developing Vibrant New Neighbourhoods** – It is the intent of this Plan to create well-designed, attractive and **sustainable** urban residential neighbourhoods that are integrated with the **existing** community in a logical, **compatible**, efficient and cost- effective manner.

g) **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.

h) **Providing Meaningful Community Services and Facilities** – It is the intent of this Plan to ensure the provision of meaningful community services and facilities. 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 consistent with the Town's objectives for becoming a healthy, accessible and **complete community**.

i) **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, encourage a competitive business environment and ultimately advance and sustain Aurora's long-term economic prosperity.

j) **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 promote 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.

k) **Protecting the Agricultural System** – It is the intent of this Plan to protect Aurora's Agricultural System consisting of rural lands which contribute to the open space and environmental character of lands

outside of Aurora's Urban Boundary. This Plan, alongside the Oak Ridges Moraine Conservation Plan, seek to maintain the vitality of lands within the Oak Ridges Moraine designated for both countryside uses and environmental protection.

l) **Establishing a Diverse Parkland & Recreation Area System** – It is the intent of this Plan 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.

m) **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 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.

n) **Connecting the Transportation Network –** It is the intent of this Plan 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 transportation system** for vehicles, active transportation and transit that balances the needs of each mode of travel, while providing for convenience and accessibility.

o) **Providing Sustainable Infrastructure** – It is the intent of this Plan to ensure the provision of **sustainable infrastructure**. The Town's **infrastructure** system, including its 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, sustainability and climate change resiliency. The Town shall plan for and protect corridors and right-of-ways for **infrastructure**, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

3 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 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 2051.

The boundaries of each element of the Town Structure will not change except through a Municipal Comprehensive Review, as applicable. 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 identifies the **Built-up area** as directed by the province. All new residential unit growth within the **Built-up Area** is regarded as **intensification**, while **development** outside of this area is considered greenfield development. 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**. The York Region Official Plan and Town of Aurora Official Plan policies and land use designations shall guide **development** for lands within the Urban Boundary that fall within the boundary of the Oak Ridges Moraine Conservation Plan, subject to other applicable policies of the Oak Ridges Moraine Conservation Plan.

Lands Outside the Urban Boundary:

The lands outside of the Urban Boundary, as shown on **Schedule 'A'**, are identified as Agricultural System and are within the Region's **Rural Area** designation, 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 preferred location for major office uses and focus for accommodating **intensification** and higher-density mixed uses in a more compact built form in line with the policy directions of the York Region Official Plan. 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 GO Station Major Transit Station Area

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 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 minimum density of 150 residents and jobs per hectare at ultimate build out.

3.1.2 Regional Corridor

The Regional Corridor in Aurora consists of properties fronting onto Yonge Street as identified through **Schedule 'A'** of this Plan and being guided by the related policies of the York Region Official Plan. **Intensification** along the Regional Corridor will be greatest within the Aurora Promenade. Along the Yonge Street Regional Corridor, outside of the Aurora Promenade, **intensification** will occur at more limited densities, within low and mid-rise buildings. For lands along the Regional Corridor within the Aurora Promenade and **Major Transit Station Area** Secondary Plan, the maximum building heights shall be in accordance with **Schedule 'D2'**. For the remaining lands along the Regional Corridor, notwithstanding any other policy of this plan, the maximum building height shall be 5 storeys.

3.1.3 Local Corridors

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,** as identified through **Schedule 'A'** of this Plan and being guided by the related policies of the York Region Official Plan. Generally, these areas are made up of residential properties and **existing** commercial areas. **Intensification** is directed to the Local Corridors, at densities and a scale that is **compatible** with surrounding areas. For lands along the Wellington Street Local Corridor within the Aurora Promenade and **Major Transit Station Area** Secondary Plan, the maximum building heights shall be in accordance with **Schedule 'D2'**. For the remaining lands along Local Corridors, notwithstanding any other policy of this plan, the maximum building height shall be 4 storeys or greater if specified within an applicable Secondary Plan or Site Specific Policy.

3.2 Residential Neighbourhoods

Residential Neighbourhoods consist 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** in the form of **additional dwelling units**, as well as slightly denser forms of **development** on the edges of residential neighbourhoods, while maintaining and enhancing the **existing** character of the

neighbourhood. Many of the Town's Major **Institutional uses** are also contained within the Town's **existing** Residential Neighbourhoods.

3.3 Residential Designated Greenfield Area

The Residential Designated Greenfield Area consists of both developed and vacant lands outside of the **Built Boundary** that are planned to accommodate residential and population serving employment growth to the 2051 planning horizon.

3.4 Employment Area

Employment areas consist of both vacant lands within the **Designated Greenfield Area** which are, designated Business Park and will be planned to accommodate new employment growth to the 2051 planning horizon, as well as **existing employment areas** within the Town's **Built Boundary** which are designated General Industrial or Business Park. The General Industrial and Business Park designations align with the identification of core **employment areas** in the York Region Official Plan, while the Major Retail Centre designation aligns with the identification of supporting **employment areas** in the York Official Plan.

3.5 Natural Heritage System

The Natural Heritage System consists of environmental and open space areas that will be protected from the encroachment of urban **development**. The Natural Heritage System includes an array of **significant** natural heritage features and parks and open space systems which reflects the Regional Greenlands System, as well as the Natural Core and Natural Linkage Designations of the Oak Ridges Moraine Conservation Plan, both within and outside the urban boundary.

3.6 Agricultural System

The Agricultural System comprises lands outside of the Urban Boundary and within the Oak Ridges Moraine Conservation Plan Area. These lands are also within the **Rural Area** designation in the York Region Official Plan. These lands are expected to remain as integral components of the **existing** rural/agricultural community. In this Official Plan, the lands are designated Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area and Oak Ridges Moraine Countryside, where **development** will be limited in order to retain the rural character of the landscape and ensure viable **agricultural uses** remain. 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 **Rural Area** policies of Section 5.1 and 5.3 of the York Region Official Plan, as well as the Oak Ridges Moraine Conservation Act, 2001 and the Oak Ridges Moraine Conservation Plan.

4 PROMOTING RESPONSIBLE GROWTH MANAGEMENT

As the Town of Aurora continues to grow as a **complete community** with a vibrant downtown, access to 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 Aurora Promenade, the Aurora GO Station MTSA, Regional Corridors, and Local Corridors. The intensity of growth within the Strategic Growth Areas will vary as set out in the Town Structure and in accordance with regional and provincial policy.

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, and supports sustainability while minimizing land consumption and servicing costs.

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) Direct higher density forms of **development** and **intensification** in the form of mid-rise typologies in 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 4,600 new residential units by 2051, as directed by the York Region Official Plan;

c) **Development** and gentle **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.

4.2 Accommodating Growth Projections

a) Over the next 30 years, the Town of Aurora is expected to experience a significant amount of population and employment growth. By 2051, the Town's population is expected to grow to 85,800 people, with the number of jobs projected to reach 41,600. Table 1 illustrates the projected population and employment growth from 2021 to 2051 in 10-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

	2021	2031	2041	2051
Population:	64,000	71,900	79,600	85,800
Employment:	29,600	34,100	38,300	41,600

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 Growth 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** lands.

c) The Town shall implement a comprehensive approach to the financial management of growth considering the economic, environmental, and social costs of future growth.

d) 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.

e) 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 structure 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;

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.

f) Based on the Town's 2021 population of approximately 64,000 persons, there is a need to accommodate approximately 21,800 additional residents to the year 2051. This projected population growth shall be accommodated by a combination of **intensification** within the **Built Boundary** and new **development** within the Residential Designated Greenfield Areas. It is the intent of this Plan to allocate new population growth as follows:

i. Based on the York Region Official Plan, a minimum of 45 percent of new residential growth is to be accommodated through **intensification** within the **Built Boundary**. The majority of residential **Intensification** will be directed to Strategic Growth Areas based on the following hierarchy:

- The Aurora GO **Major Transit Station Area** as identified on **Schedules 'A', 'B', 'D1', 'D2'** and **'D3**';
  - shall accommodate a minimum density of 150 residents and jobs per hectare.
- The Aurora Promenade as identified on **Schedule 'A'** and **'B'** with sub-designations set out in **Schedule 'D1**' and specifics on permitted heights and land use policies set out in **Schedule 'D2'** and **Section 9** of this Plan;
- Regional Corridors as identified on **Schedule 'A'**:
  - shall have a maximum height of 5 storeys / 18.5 metres
- Local Corridors as identified on **Schedule 'A'**:
  - shall have a maximum height of 4 storeys / 15 metres

ii. Within the Stable Neighbourhoods, new residential **development** is to be accommodated through small scale **intensification** and minor **compatible** infill based on the local context;

iii. Approximately 55 percent of new residential growth is to be accommodated within the Residential Designated Greenfield Area. **Development** within the Residential **Designated Greenfield Area**, outside of the **Built Boundary** shown on **Schedule 'A'** shall achieve a minimum density target of 55 persons and jobs per hectare.

g) 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 edges of residential neighbourhoods, which are those lands generally abutting major roads. **Additional 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 polices in Section 7 of this Plan.

h) Based on the Town's current employment base of 29,600 in 2021, there is a need to accommodate approximately 12,000 additional jobs to the year 2051. Aurora's projected new employment growth shall be accommodated by a combination of new **Designated Greenfield Area development**, **intensification** of **existing** designated **employment areas**, and **intensification** in Strategic Growth Areas. It is the intent of this Plan to allocate new employment growth, as follows:

i. Direct employment growth through the **intensification** of **Existing Employment areas**, Strategic Growth Areas, as well as the **development** of vacant **Designated Greenfield Area** lands:

- The **Existing Employment areas** will continue to function as important **employment areas**. These areas 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;

- 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.

ii. **Development** within the Greenfield **Employment areas**, shown on **Schedule 'A'**, will be planned to achieve a minimum density of 55 jobs per hectare. Additional home-based jobs are also anticipated to be created within the **existing** residential land base.

i) Settlement area boundary expansions may only occur at the time of a Municipal Comprehensive Review in accordance with all applicable Provincial Plans. Settlement area boundaries are not permitted to expand into Natural Core Areas or Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan.

j) The Town shall cooperate with York Region, where possible, in the monitoring of growth within Aurora to implement the population and employment growth policies and projections of this Plan.

5 ENSURING DESIGN EXCELLENCE

Excellence in community design is essential in creating an accessible and attractive **complete community** for 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 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 a high quality and consistent level of urban design for Aurora's public and private realms.

b) Ensure community design practices are age-friendly and barrier-free.

c) 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.

d) 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.

e) 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.

f) Design for a high quality human environment while maintaining the functional quality and enhancing the visual asset of Aurora's Greenlands system.

g) Encourage **sustainable** buildings that minimize energy use and reduce greenhouse gas emissions.

h) Encourage landscaping to increase **tree** canopy, promote community greening and increase climate change resilience.

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 5.3** and **Section 5.4** of this Plan.

b) Urban Design Guidelines shall be developed by the Town or through the private **development** process and used to ensure **development**, **redevelopment** and rehabilitation in Aurora 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** is encouraged to complement its surrounding context including natural landscapes and grades, water courses, **existing** vegetation, cultural heritage resources and **existing** or proposed built form, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.

f) 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) 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.

h) 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.

i) Landscaping and underground wiring may be required to enhance public vistas in visually **significant** areas.

j) 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 program in accordance with municipal standards.

k) 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**.

l) 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 public rights-of-way, public lanes, open spaces, parks, community services and facilities, natural heritage features and privately owned but publicly accessible lands (POPS). 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; and,

- 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. in accordance with York Region's Streetscape Design Standards.

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. Retail, commercial, office and **institutional uses** including mixed use buildings where permitted by the designation shall be designed in a compact form, and be pedestrian oriented and transit-supportive.

iii. Non-residential uses and buildings shall be screened from abutting **existing** or planned residential uses, with an appropriate transition provided.

iv. 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 feel comfortable within their environment;
- Open balconies on upper floors overlooking streets especially in mixed use areas and residential projects; and,
- Protection for pedestrians 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.

v. 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.

vi. 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.

vii. 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.

viii. 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.

ix. 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 York Region:

- Awnings;
- Outdoor cafes and seating for restaurants; and,
- Semi-permanent structures, including entry features, arcades and perpendicular signage attached to the building

x. 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**, the use of low-impact development techniques and the use of light coloured paving materials.

ii. Where feasible, locate **site** elements such as loading, parking, refuse storage areas, transformers 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**

i. 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**

i. 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, transit stops and complementary uses.

ii. 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.

iii. 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.

iv. 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**.

v. 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.

vi. 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.

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

- Reduce minimum and maximum parking standards based on proximity to transit and complementary uses;
- Include shared parking requirements where appropriate;
- Include **site** designs which orient main building entrances towards the street, provide a pedestrian friendly urban form, and where appropriate do not permit surface parking between the main entrance and the street;
- Encourage surface parking to be redeveloped to structured/underground parking as **site development** evolves;
- Identify preferential locations for carpooling and car-sharing spaces, electric vehicle charging and bicycle storage requirements;
- Accommodate designated parking for on-demand deliveries and vehicles; and

- Implement best management practices for use of winter de-icing chemicals (including road salt).

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;

- The Zoning By-law which will set out requirements for drive-through facilities including requiring setbacks from the nearest **lot** line of any adjacent residential use; and,

- 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 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; and,

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) 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.

d) 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 BUILDING A GREENER COMMUNITY

Building a greener community requires the implementation of appropriate measures to prepare for, mitigate and adapt to 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 work towards meeting a net-zero emissions target by 2050.

c) Demonstrate through application of the policies of this Plan, leadership in **sustainable** forms of **development** and design utilizing the Green Development Standards during the **development** process.

d) Encourage **development** proposals that include low or no carbon energy neighbourhood and/or building design and practices in all new **development**.

e) Apply the Town of Aurora Green Development Standards to the review of all public and private sector **applications**.

f) Implement the energy and greenhouse gas reduction strategies from 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) Prioritize reducing the consumption of energy, water, land and other non-renewable resources through the implementation of preservation programs throughout the **development** approval process.

i) Reduce generation of stormwater run-off, sanitary sewage and solid and **hazardous waste**.

j) Develop policies and implement programs to integrate climate change mitigation and adaption strategies, and that are designed to mitigate risks associated with natural hazards and reduce greenhouse gas emissions in industrial, commercial and institutional sectors.

6.2 Green Development Standards

The Town of Aurora Green Development Standards is a tiered set of performance measures with supporting guidelines for new **development**. The Standards promote **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) The Green Development Standards shall be integrated into the **development** review process and be used to evaluate **development applications**.

b) All **development** shall meet the minimum standards established by the Green Development Standards.

c) The Green Development 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 local building expectations, design innovations, emerging trends in **sustainable development**, and current legislative and 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:

i. Working to understand the impacts of climate change on the health and well-being of residents;

ii. Requiring that new **development** is designed to be more resilient and to minimize and/or mitigate and adapt to the effects of climate change by applying a climate change lens in the review of **development applications** and **infrastructure**; and,

iii. Promoting the reduction of energy consumption and the use of low/no carbon, 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, EnergyStar, Passive House and the Well Building Standard.

c) Council shall commit to targeting LEED Silver certification, or equivalent standard, for all new municipal buildings and projects.

d) Council shall commit to the development of a net-zero carbon pathway by 2050 for Town corporate greenhouse gas emissions, including the development of a **Sustainable** Building Design Standard for new municipal buildings and major projects.

e) 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.

f) Council shall encourage the achievement of greater energy and water efficiency in all new buildings, beyond the above minimum requirements.

g) **Development applications** shall have regard for York Region's Climate Change Action Plan, which provides actions for community resiliency, **infrastructure**, low 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.

h) 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.

i) Council shall require, where feasible 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.

j) 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).

k) Multi-unit residential and commercial **developments** are encouraged to provide opportunities for electric and low emissions 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) Council shall encourage building designs that contribute to improved indoor air quality.

6.4 Urban Forestry Management

a) Council shall update the Urban Forest Management Plan, which will include a Town-wide **tree** canopy target to ensure **trees** are protected and the canopy cover is enhanced, a monitoring strategy for the Town's urban forests, as well as guidelines and strategies for maintaining and enhancing species diversity, forest health, invasive species management, soil conservation and climate change mitigation and adaptation.

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 overall urban **tree** canopy in accordance with the Town's policies.

6.5 Alternative and Renewable Energy Policies

a) Council shall promote best practices and innovation in energy conservation, **renewable energy systems**, and low or no-carbon energy alternatives in support of a targeted Regional progression toward net-zero emissions by 2050.

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 alterative 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 alterative energy systems and **renewable energy systems** evolve.

g) 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 within the Town of Aurora shall be consistent with the policies, goals and objectives of York Region in order to meet or exceed the Region's reduction and diversion targets of construction and demolition waste from landfills. Council shall coordinate waste collection and diversion responsibilities with York Region.

b) Council shall co-operate with York Region to manage solid waste disposal to minimize detrimental impact on the environment and adjacent land uses.

c) Council shall encourage and promote alternative waste management such as source separation and resource recovery at the processing

stage, whenever economically and technically feasible.

d) 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.

e) Council shall encourage **existing** multi-unit residential buildings to participate in, and provide convenient access to, three-stream waste diversion programs.

f) Council shall assist and encourage residents' efforts to compost, reduce, reuse, repair and recycle.

g) Council shall encourage industries to co-operate with the policies in this section, and to trade waste recovery products.

h) Areas indicated on **Schedule 'F1'** as waste disposal sites may permit uses indicated on **Schedule '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.

i) Waste disposal sites shall be prohibited on lands within the **Natural Heritage System** identified on **Schedule 'A'** and corresponding Environmental Designations identified on **Schedule 'F'** and **'F1'**.

j) Before approving any **development application** within or on lands in close proximity 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;

k) 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, Conservation and Parks, Ministry of Natural Resources and Forestry, Conservation Authorities, and where applicable, York Region;

iii. 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;

iv. Regulating or prohibiting the placing or dumping of fill and alternations to the grade of the land in accordance with the Town's **Site alteration** By-law; and,

v. 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 and York Region:

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 Town's **Site alteration** By-Law before any vegetation or soil may be removed; and,

ii. **Forest management** policies as outlined in this Plan.

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 shall be located outside of key natural heritage feature and **key hydrologic features**.

e) The quality and placement of fill on sites shall not cause any negative environmental effects or impacts to the current or proposed use of the lands

f) The placement of fill shall not cause an **adverse effect** with regard to **cultural heritage resources**.

g) In accordance with Policy 18.20, Council will enact and enforce the Town's **Site alteration** By-law to regulate or prohibit the placing or dumping of fill and alterations to the grade of the land.

6.9 Noise and Air Pollution Mitigation Policies

a) **Development**, including major facilities and **sensitive land uses**, shall be planned and developed to avoid and/or minimize and mitigate potential adverse effects from odour, noise and other contaminants, consistent with the policies of this Plan and guiding provincial and regional policies.

b) Proposed **development**, **redevelopment** and subdivision approval adjacent to or near any sources of noxious noise, will require a Noise Attenuation Study. New residential **development** within Regional and Local Corridors shall also be required to conduce a Noise Attenuation Study to ensure noise from road traffic is mitigated.

c) Where required, methods of noise abatement measures, according to standards of the Ministry of the Environment, Conservation and Parks 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.

d) 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.

e) Any **development application** within 300 metres of a rail line shall provide evidence that the requirements of the appropriate rail company have been met.

f) 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.

g) Appropriate mitigation measures to reduce and prevent exposure to air pollutants should be incorporated in community, building and **site** design near **significant** known air emissions sources. Council shall require health, environmental and 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.

h) **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.

6.10 Urban Agriculture

a) The Town shall support and enhance opportunities for **urban agriculture** and for the access to healthy and locally grown food and agricultural products.

b) Community gardens and farmers' markets shall be permitted in all land use designations, excluding the Environmental Protection designation.

7 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 of 15 years through residential **intensification** and, if necessary, lands which are designated and available for residential **development**; and,

   ii. Maintaining at all times where new **development** is to occur, land with servicing capacity sufficient to provide at least a minimum 5-year supply of residential units available through lands suitably zoned to facilitate residential **intensification** and **redevelopment**, and land in draft approved and registered plans.

c) The distribution of new housing units shall be consistent with the growth management provisions set out in **Section 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) 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, as applicable, or Official Plan Amendment.

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) 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 shall meet the definition of **affordable housing**, in line with the York Region Official Plan.

b) The Town, in partnership with the Region and **development** community shall promote the following to achieve housing that is affordable for low and moderate income households:

i. 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;

iv. **Affordable** housing units within subdivisions and large scale **developments**; and,

v. The **development** of **additional dwelling units**, subject to **Section 7.4.3** of this Plan.

c) 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 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. Community Improvement Plans;

ii. Inclusionary Zoning; and,

iii. Waiving or reducing the local component of **development** charges.

e) Council will partner 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, including those outlined in this Plan.

i) Council will develop an Affordable Housing Action Plan (AHAP) that provides details of the implementation mechanisms necessary to achieve the targets in this plan. The AHAP will include directions to achieve a mix and range of housing types within each level of affordability, directions 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 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.

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 are not considered apartment buildings.

b) Where permitted, 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 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 Neighbourhood 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 units** 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 Additional Dwelling Units

a) Up to two **additional dwelling units** are permitted on a **lot** containing a single-detached, semi-detached or townhouse dwelling provided that:

i. Where there is no **additional dwelling unit** within an accessory building on the same **lot**, two **additional dwelling units** are permitted within the single-detached, semi-detached or townhouse dwelling;

ii. Where there is an **additional dwelling unit** within an accessory building on the **lot**, one **additional dwelling unit** is permitted within the single-detached, semi-detached or townhouse dwelling; and

iii. All the requirements of the Zoning By-law, including the provision of one parking space per **additional dwelling unit**, the Ontario Building Code and other relevant municipal requirements are met.

b) The **development** of new ground-related housing shall include design options that provide the ability for two **additional dwelling units** per property.

c) **Additional dwelling units** shall not be permitted in natural hazards or in areas rendered inaccessible to people and vehicles during times of flooding hazard or erosion hazards in accordance with guiding provincial and regional policy.

d) Where located within accessory buildings, **additional dwelling units** shall be located outside of natural features and any required **vegetation protection zones**.

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**.

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 on Arterial or Collector Roads, subject to the policies of the applicable land use designation and the policies of this 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 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 multi-unit and apartment buildings and permit "aging in place" 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, emergency housing, transitional housing 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. The Ontario Building Code, as well as all applicable health and safety requirements, can be satisfied;

ii. 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;

iii. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the **Special Needs Housing**; and,

iv. **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. The **site** is adjacent to and has direct access to an Arterial or Collector road;

ii. The **site** is located with convenient access to community services

and facilities;

iii. The **lot** size and configuration is sufficient to accommodate the building, required parking, green space and amenity areas;

iv. The Ontario Building Code, as well as all applicable health and safety requirements, can be satisfied;

v. 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;

vi. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the **Special Needs Housing**;

vii. 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,

viii. **Special Needs Housing** Facility operators shall obtain a license in accordance with the requirements of the applicable authority.

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 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;

ix. A permit has been obtained to operate a Home Occupation, if applicable; and

x. Notwithstanding Section 7.4.8 a) i. and iv. above, outdoor swim schools may be permitted as a home occupation use in addition to related minor outdoor storage, where appropriate and subject to the other policies in Section 7.4.8.

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 'B'**, are protected from incompatible forms of **development**. At the same time, these areas are permitted to evolve and be enhanced over time to accommodate gentle forms of **intensification** that help support the provision of additional housing options, including **additional 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

a) The permitted uses within the Stable Neighbourhoods designation shall be:

i. **Existing** Ground-Related Residential Buildings, including **existing** Multi-Unit Buildings;

ii. New single-detached, semi-detached and street townhouse dwellings;

iii. New Multi-Unit Buildings on the edges of Stable Neighbourhoods along Collector and Arterial Roads, including duplexes, triplexes, fourplexes and stacked townhouses, subject to a site-specific Zoning By-law Amendment application;

iv. **Additional 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) 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.

e) 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. 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.

f) Where new denser housing forms, including multi-unit buildings, are proposed on the edges of Stable Neighbourhoods along Arterial and Collector 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.

g) 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.

h) Home occupations may be permitted within the 'Stable Neighbourhoods' designation subject to the policies 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. **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.

i) 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.

j) Places of Worship may be permitted within the 'Stable Neighbourhoods' designation provided that:

a. 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,

b. Traffic and parking studies are prepared which demonstrate that

the use will not have an adverse impact on the **existing** or proposed traffic network to the satisfaction of Council.

k) 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.

l) Local convenience/service retail and office uses may be permitted within the 'Stable Neighbourhoods' designation provided that:

a. 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,

b. 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 Residential Designation

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 Suburban Residential areas shall be limited to single detached dwellings, **additional 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 following policies shall apply to the Suburban Residential area:

i. Suburban 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 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 c) (above), all Suburban 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 Suburban Residential **development** shall only occur on lands already designated as Suburban Residential within this Plan; shall require a registered Plan of Subdivision under Section 51 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 **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 York Region when evaluating **development** proposals.

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, **additional dwelling units** and **compatible** home occupations.

7.5.3.3 Development Policies

a) Estate Residential density requires:

i. A minimum **lot** area of 0.8 net residential hectare (or 2 acres) per unit; or,

ii. 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;

iii. The ultimate density of **development** proposed on subsurface sewage disposal systems shall be determined through a hydrogeological study; and,

iv. A minimum 75% of the **lot** area shall be preserved 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 51 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:

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 York Region 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 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. **Additional 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 types of townhouses and apartment buildings. **Additional dwelling units** and **compatible** home occupations shall also be permitted within townhouse dwellings.

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. 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.

c) 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 'D1'**. 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 **Section 8.3 c)** (above), 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 THE AURORA PROMENADE AND MTSA

The Aurora Promenade and Major Transit Station Area (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**, 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.

The Aurora Promenade and MTSA is the place Aurora's residents 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 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 and MTSA:

   i. **Distinct Heritage and Culture** – To build on the distinct heritage and culture of The Aurora Promenade;

   ii. **Vibrant Places** – 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** – 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** – To promote a truly mixed residential community that houses people of different ages, backgrounds, lifestyles and economic status within 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** – To ensure balanced growth and **development**, and the protection and stability of the established stable neighbourhoods within and adjacent to The Aurora Promenade;

vii. **Balanced Modes of Movement** – To accommodate a broad range of choices for travel – all of which are convenient and safe. Yonge Street and Wellington Street will accommodate transit, cyclists, pedestrians, as well as cars through a **complete streets** approach;

viii. **Great Design and Architecture** – 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** – To promote **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 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 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 and MTSA Secondary Plan Area: Shows the boundaries of the precinct designations.

ii. **Schedule 'D2'** The Aurora Promenade and MTSA Building Heights: Shows minimum and maximum building heights as well as lands subject to angular planes; and,

iii. **Schedule 'D3'** The Aurora Promenade and MTSA Streetscapes: Classifies streetscapes and identifies key road/streetscape improvements, potential links and service lanes, 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 2051. The MTSA specifically shall accommodate a minimum density of 150 people and jobs per gross hectare.

c) Within the Aurora GO Station **Major Transit Station area** new land uses and built form that would adversely affect the achievement of the minimum density targets in the Plan will be prohibited.

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.

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, such as retail stores and restaurants, are encouraged at-grade, with office and residential uses on the floors above.

b) Permitted uses in the Downtown designation 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. **Institutional uses**;

v. Cultural, recreational and entertainment uses;

vi. 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 frontage abutting the public realm that exceeds 15.0 metres;

iii. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations; and,

iv. 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 be between 3.5 and 4.5 metres in height to allow a range of typically permitted uses.

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. 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.

b) Parking lots/facilities shall only be permitted within the rear yard and/or below grade.

c) 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 to be 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 Build-Within Zone as defined above;

ii. On **lots** with 40.0 metres or greater frontage, the building envelope is to be 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 Build-Within Zone as defined above;

d) 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.

e) 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.

f) All new **development** within the 'Downtown' designation, specifically south of Wellington Street, 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;

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.

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 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 within the 'Downtown Shoulder' in general, as well as on individual **development sites**, and within individual buildings. Permitted uses in the 'Downtown Shoulder' designation include:

i. Single-detached and semi-detached dwellings;

ii. Multiple-unit buildings, townhouses and apartment buildings;

iii. Tourist accommodations (e.g., Hotels, Tourist Information Centre);

iv. Communal housing;

v. **Additional dwelling units**;

vi. Live-work units;

vii. Home occupations;

viii. Converted dwellings;

ix. Child care facilities;

x. Offices;

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 Street 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 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 surface parking lot shall be 25 percent. There is no minimum **lot** coverage for surface parking lots.

c) The parking lot/facility shall only be permitted within the rear yard and/or below grade.

d) 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.

e) When locating a building on a **lot**, the following policies shall apply:

i. The building envelope is to be 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;

9.5 Promenade General Designation

a) The 'Promenade General' designation, as delineated on **Schedule 'D1'**, is comprised of predominantly auto-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. Mixed use **redevelopment** is encouraged to accommodate residential and convenience retail as well as additional restaurants, entertainment and cultural venues 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 are permitted:

i. Multiple-unit buildings, townhouses and apartment buildings;

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. 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 dwellings; and,

ii. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations.

d) Retail and other active uses 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 residential opportunities.

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 measured from the property line of any property within the Stable Neighbourhood designation.

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 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) When locating a building on a **lot**, 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.

f) No **development application** should proceed within the Promenade General designation 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.

g) 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.

h) Applicants shall be required to prepare a 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 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.

9.6 Major Transit Station Area Designation

a) The 'Major Transit Station Area' designation, as shown on **Schedule 'D1'**, has been delineated by the Region as a Protected **Major Transit Station Area**. Currently, the area is comprised of the Aurora GO Station property, surrounded by predominantly general industrial uses that hold strong potential for future **redevelopment** or new **development**. Portions of the Aurora GO Station MTSA, outside of the 'Major Transit Station Area' designation, are designated as Employment Area in the York Region Official Plan, and Business Park within this Official Plan, where only employment uses are permitted.

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 Major Transit Station Area designation is also intended to transform into a vibrant, pedestrian-oriented mixed-use area and transit-hub. The Major Transit Station Area designation 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 area within the Major Transit Station Area designation 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 'Major Transit Station Area' designation are encouraged to accommodate an array of higher density mixed uses. This mixture of uses is encouraged 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 the floors and above.

b) The following uses are permitted:

i. Multi-unit buildings, townhouses and apartment

buildings;

ii. Live-work units;

iii. Commercial uses including financial institutions, **major office**, offices, retail stores, restaurants and personal services;

iv. Tourist accommodations (e.g., Hotels, Tourist Information Centre);

v. Child care facilities;

vi. **Institutional uses**;

vii. Cultural, recreational and entertainment uses;

viii. Conference centres;

ix. Parking facilities at-grade and/or in structure;

x. Parks and Urban Squares; and,

xi. Public uses and public and private **utilities**.

c) The following land uses are specifically prohibited within the 'Major Transit Station Area' designation:

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 'Major Transit Station Area' 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 Major Transit Station Area 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.

9.6.2 Development Policies

a) The following policies apply to height within the 'Major Transit Station Area' designation:

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

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; and,

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 measured from the property line of any property within the Stable Neighbourhood designation.

b) **Dwelling units**; except those **dwelling units** fronting onto an arterial road, shall be required to be located above the ground floor of all building types.

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) When locating a building on a **lot**, the building envelope shall be 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.

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 Street Grid/Development Blocks

a) A number of new street linkages are recommended in association with **redevelopment** of larger auto-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 be designed to:

i. Prioritize **multi-modal** access and active transportation connections to the Aurora GO Station, as well as other transit routes;
ii. Provide infrastructure to support active transportation, including sidewalks, bicycle lands and secure bicycle parking; and
iii. Provide commuter pick-up/drop-off areas, where appropriate.

e) 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.

f) 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.

g) Road capacity increases are not an objective 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 Streetscapes

a) The hierarchy of 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 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 'D3**'. 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, 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 Streets can also be appealing locations for restaurants, cafés and patios that provide views onto the open spaces. While Parkside 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 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 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

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

a) 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 a 45 degree angular plane 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 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;

e) New buildings shall employ a stepback at the upper storeys. Stepbacks shall be established as follows:

   i. Within the ‘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 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.

f) 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 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) 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.

e) 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.

ii. All **development applications** within the 'Downtown Shoulder', 'Promenade General' and 'Aurora GO Station MTSA' designations, on sites greater than 0.2 hectares in size, are strongly encouraged to 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. Where appropriate, Urban Squares are intended to function as formal pedestrian spaces, in support of adjacent higher density, mixed-use **development**. The following **development** criteria shall apply to the **development** of an Urban Square:

- An Urban Square should 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;
- 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; and

- Urban Squares shall be designed to the satisfaction of the Director of Operations and Planning.

9.9 Policies for Signage and Lighting

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.

9.10 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** 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. 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.

c) 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.

d) 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**.

e) Council, at any time, may require or carry out a Comprehensive Parking 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.

f) 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.

9.11 Design Policies for Parking Lots/Facilities

a) 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.

b) 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.

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

9.12 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) 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.

c) **Community Improvement Plan** – All **development** shall be consistent with The Aurora Promenade Community Improvement Plan. All lands within The Aurora Promenade, shall, over time, be considered for inclusion within the boundaries of a Business Improvement Area as well.

d) **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 PROVIDING 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, 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 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 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 including social, cultural, educational, public recreational, governmental, health, counseling, welfare, emergency services and utility services. Lands designated 'Community Services and Facilities' on **Schedule 'B'** include **existing** major community service uses and facilities such as municipal services and offices, public and private schools, community and **recreation** centres, and 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 'B'** as they are permitted within all Residential land use designations.

b) It is the intent of the 'Community Services and Facilities' designation to protect the function of **existing** uses and to facilitate the **development** of additional facilities to support the local community and strengthen the role of the Town as a regional service provider.

10.2.2 Permitted Uses

a) Permitted uses within the 'Community Services and Facilities' designation include:

i. Government buildings, offices and facilities;

ii. Emergency services including police stations, fire stations and ambulance stations;

iii. Recreational facilities and community centres;

iv. Libraries;

v. Health services;

vi. Museums;

vii. Cultural facilities;

viii. Places of worship;

ix. Public and private schools;

x. Child care centres;

xi. 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;

xii. Housing for students and/or staff of any institutional use; and

xiii. 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, shall be permitted in all Residential designations without the need for an Amendment to this Plan.

c) Retail and service commercial uses that are accessory to, and specifically serve, the primary institutional use, may also be permitted, subject to a review of their suitability by Council

d) If a building and/or property within the Community Services and Facilities designation is deemed to be surplus by the owner of the building/ property, residential uses may be permitted without amendment to this Plan, subject to a **site**-specific Zoning By-law Amendment application to establish appropriate densities and performance standards.

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) Neighbourhood based community services and facilities shall generally locate on Collector Roads, in proximity to intersections with other 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.

d) Community services and facilities which serve the whole Town or are Regionally focused should be located within the Aurora Promenade or Regional Corridor, where appropriate. Larger scale community services and facilities shall have frontage on a Regional Road, or on a Collector Road, in proximity to a Regional Road in close proximity to transit.

e) Council shall co-operate with other levels of government in the provision of an equitable, efficient and effective community services and facilities network.

f) 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.

g) Suitable sites for 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

a) 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, 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. 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 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) School facilities shall be high quality landmark buildings and shall be **compatible** with the character of the surrounding community.

c) 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.

d) New secondary schools shall locate central to their service area, on a Collector Road or a Regional Arterial Road;

e) The Town shall consult with school boards in the design of new elementary and secondary schools as important contributing elements to a **complete community**. 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, transit linkages and active transportation routes;

iii. Be located adjacent to parks, where appropriate;

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 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;

ix. Have relatively level, well drained sites suitable for **development**; and,

x. Be efficiently used, and urban in nature with consideration given to multi-storey buildings and campus configurations.

f) Elementary and secondary schools shall, where feasible, be located adjacent to areas of the Greenlands System, in areas that optimize pedestrian access

g) 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.

h) 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.

i) **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**.

j) 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.

k) 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;

   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.

l) Should surplus school **site** lands become available, Council shall consider the acquisition of the lands in order to meet the needs of the Community such as for a **Community Hub** or affordable or attainable housing.

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 subject to the preparation of a Campus Master Plan, which should 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) 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.

b) 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 designation.

b) 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.

c) 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 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 Town's and York Region'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 an employment base that attracts and retains a highly skilled labour force and quality employers.

b) Create high quality employment opportunities for residents with the goal of one job for every two residents.

c) Promote the continued evolution of a full and viable range of commercial centres and service commercial areas, at the regional, community and convenience level to help meet the material, social and employment needs of Aurora's residents and visitors.

d) Promote opportunities for residents and employees to live, work and shop in Aurora.

e) Ensure that employment lands are protected to accommodate projected employment growth.

f) Recognize the important relationship between planning, economic development, and environmental preservation in **sustainable development** and healthy communities

g) Ensure that employment lands are used to their fullest and highest potential.

h) Encourage private/public partnerships as a vehicle for achieving economic goals.

i) 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**, including enhanced communications and network facilities to support a range of industries;

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 implement York Region's Economic Development Action Plan and 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**' on **Schedule 'A'** of this Plan are intended to accommodate a full range of employment opportunities including industrial, manufacturing, warehousing, office uses and associated retail and **ancillary 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 apply within the Town's **'Employment Areas'** as identified on **Schedule 'A'**:

i. General Industrial; and

ii. Business Park.

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 guiding provincial and regional policies, 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) Encourage **development** of employment generating land uses in consideration of service **infrastructure** allocation.

b) Identify locations to accommodate an adequate supply of serviced land for employment-related uses, and to establish policies to guide employment-related **development**.

c) 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) Minimize and mitigate conflicts with adjacent or nearby **sensitive land uses**.

e) Achieve the highest design standards possible for employment- related **development**.

f) **Development** in **Employment Areas** shall be planned to achieve a minimum density of 55 jobs per hectare in the **developable area**.

g) Recognize the importance of transit in talent and business attraction by aligning current and planned transit service investments with current and planned **Employment Areas**

h) Use tools such as Business Improvement Areas or Community Improvement Plans to promote **redevelopment** and improvements to built form and accessibility in **Employment Areas**

11.3.2 Conversion Policies

a) 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 Municipal Comprehensive Review, as applicable, or Official Plan Amendment.

b) Notwithstanding the above, until the next Municipal Comprehensive Review, lands within **existing employment areas** may be converted to a designation that permits non-employment uses, in accordance with provincial and regional plans and policy and 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 as set out in the York Region Official Plan and provincial policy.
- There are **existing** or planned **infrastructure** and public service facilities available 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 the York Region Official Plan and guiding provincial land use policy.
- The conversion of lands within Regionally identified employment lands to non-employment uses shall only be considered through a **municipal comprehensive review,** as applicable, or an Official Plan Amendment.

c) Brownfield **Site** Re-Use - the **redevelopment** of **Brownfield sites** contributes to the economic prosperity of the Town. The following policies apply to **Brownfield sites**:

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.

11.3.3 Employment Area Design

a) In the review of **development applications**, Council shall ensure conformity with the Ensuring Design Excellence Policies of **Section 5** of this Plan, and shall ensure that the following general **site development** criteria are implemented:

- Buildings shall be street-front oriented and located close to the street, providing direct street access for pedestrians where possible to maximize walkability;
- A diverse mix of **lot** sizes shall be protected and planned for in **Employment areas**;
- Parking and loading areas shall generally be sited to the side or rear of the **lot**, where feasible. Where located in the front yard, it shall be limited and include appropriate screening to mitigate its visual impact;
- High quality landscape treatment shall be provided throughout **Employment areas**;
- 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;

- 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;
- Buildings shall be properly sited with high quality design and landscaping at prominent or highly visible locations; and,
- **Employment areas** should provide for a mix of commercial services and open spaces.
- **Employment areas** shall be flexible and adaptable and include street patterns and building design and siting that allow for redevelopment and intensification.

11.3.4 Land Use Compatibility

a) Permitted uses shall be designed to be **compatible** with their surrounding land uses. Permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact adjacent **sensitive 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, setbacks and receptor-based mitigation measures are undertaken to minimize any **negative impacts**. **Development** proposals impacting adjacent and **sensitive land uses** may be required to carry out relevant technical studies related to air, noise and/or vibration, to the satisfaction of the Town.

11.4 General Industrial Designation

11.4.1 Intent

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

11.4.2 Permitted Uses

a) Permitted uses on lands identified as General Industrial on **Schedule 'B'** include:

i. Industrial and manufacturing uses;

ii. Warehouse facilities and distribution centres;

iii. Storage of goods and materials;

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. Transportation, transit and railway related uses;

vii. Automotive and recreational vehicle related uses including: service and rental, parts sales, gas bars, car washes, service stations and auto body repair;

viii. Business and professional offices/research and **accessory uses** shall also be permitted, with the exception of medical offices;

ix. 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;

x. **Ancillary uses** that include small scale retail and commercial uses that primarily serve the business functions of employment lands, provided it occupies less than 20% of the total floor area, subject to zoning provisions;

xi. Limited institutional and commercial recreational uses; and,

xii. Adult entertainment uses may be permitted in accordance with **Section 11.4.3.h** of this Official Plan, zoning and Town licensing bylaws;

xiii. 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.

11.4.3 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 General Industrial designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.

g) The **redevelopment** of contaminated lands within the General Industrial area shall be undertaken in accordance with the necessary environmental audit requirements of the Ministry of the Environment.

h) 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.

i) Expansions to existing uses in the General Industrial designation that are not permitted in accordance with **Section 11.4.2** of this Plan and were established prior to the date the Plan came into effect are discouraged. If expansions do occur, they shall have regard for existing adjacent employment uses.

11.5 Business Park Designation

11.5.1 Intent

a) The ‘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. The Town’s Business Park designation areas includes those lands along the Industrial Parkway North and South and in the Aurora East **Employment Areas**. It is the intent of the Business Park designation to ensure that employment lands are used to their fullest and highest potential and 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.

11.5.2 Permitted Uses

a) The Business Park designation permits an integrated mix of employment activities and businesses that occur within highly visible buildings and sites, that are designed and landscaped to present a high quality, prestige image. Permitted uses on lands identified as 'Business Park' on **Schedule 'B'** include:

i. Business and professional office/research uses of all types;

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. Service commercial uses;

vii. Commercial recreational facilities;

viii. Hotel and conference uses;

ix. Public and/or private educational facilities;

x. **Ancillary uses** that include small scale retail and commercial uses that primarily serve the business functions of employment lands, provided it occupies less than 20% of the total floor area, subject to zoning provisions;

xi. Parks and **recreation** uses;

xii. Public uses and public and private **utilities**;

xiii. Child care facilities, as an **ancillary use**; and,

xiv. Wholesale facilities;

xv. 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.

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. Sports, health and fitness recreational uses;

v. Banquet halls;

vi. Entertainment uses and night clubs, where internally integrated as a component of an office building or hotel or other **compatible** and complementary use; and,

vii. Automotive and recreational vehicle related uses including commercial uses, service and rental, parts sales, gas bars, car washes, service stations and auto body repair.

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 otherwise be prohibited in all other lands of 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.

11.5.3 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) **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.

c) 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.

d) Accessory retail and accessory automobile sales shall be permitted subject to restrictions on the location and size of such uses implemented in the zoning by-law and provided no more than 20% of the total floor area is used for accessory retail uses.

e) The **redevelopment** of contaminated lands within the Business Park area shall be undertaken in accordance with the necessary environmental audit requirements of the Ministry of the Environment.

f) To ensure a high quality of **development**, the Town shall have regard for the following:

   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.

g) **Development** in the Business Park designation shall display high design standards and shall include uses such as corporate head offices, research and **development** facilities. The visual attractiveness and consistent

image of such areas are of prime importance, with buildings to generally not exceed 7 storeys in height. Council reserves the right to control heights through the implementing zoning by-law process. Along Highway 404, Council may also consider re-zoning applications for greater heights, provided the lands are part of a contiguous and comprehensive development proposal, heights are terraced and part of a landmark architectural design, there will be no adverse impacts on adjacent land uses, surface parking areas are not highly visible from public streets, and the proposal is consistent with the Urban Design Guidelines for the area. The related policies of the applicable Secondary Plans shall also apply.

h) Restaurants, retail and service commercial activities will be strictly controlled by the implementing Zoning By-law.

11.6 Commercial Areas

11.6.1 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) 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.

d) 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.

e) Encourage **intensification** and revitalization of **existing** commercial areas in appropriate locations.

f) Ensure that Commercial Centres provide evidence of adequate sanitary and storm sewer, water and transportation capacity.

g) Council may require proponents of commercial **development** to undertake supporting studies such as transportation, market, social, environmental or design studies.

11.6.2 Objectives

a) Ensure the economic and functional viability and appropriate design of commercial centres.

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.

11.7 Major Retail Centre Designation

11.7.1 Intent

a) The intent of the Major Retail Centre designation is to 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 'B'**.

11.7.2 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.

11.7.3 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.

c) 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.

d) 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. 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.

e) 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.

f) **Development** should be designed to support **redevelopment** and/or retrofitting.

11.8 Community Commercial Centre Designation

11.8.1 Intent

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

residential community.

11.8.2 Permitted Uses

a) Permitted use in the Community Commercial Centre designation shall include full range of retail and service commercial uses including:

i. Food stores;

ii. Convenience stores;

iii. Retail stores;

iv. Personal service shops;

v. Drug stores and pharmacies;

vi. Offices;

vii. Hotels;

viii. Places of entertainment;

ix. Studios;

x. Recreational and health establishments;

xi. Restaurants

xii. Personal services

xiii. Places of religious assembly;

xiv. Public or **institutional uses**;

xv. Specialty stores; and,

xvi. Service stations.

b) Residential uses above or to the rear of commercial uses shall be permitted in accordance with **Section 11.8.3** of this Plan.

c) 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 5** of this Plan;

ii. Building and **site** design of service stations shall be designed to acknowledge the broader context of the Community Commercial and Business Park designations; and,

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.

11.8.3 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 **Section 9** of this Plan, the Aurora Promenade policies in **Section 9** 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 15,000 square metres.

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.

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 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 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;

ii. Co-ordinated design of the **development** within the context of the centre including:

- Setbacks from street
- Facade treatment;
- Signage;
- Street furniture;
- Lighting;
- Landscaping;
- 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.

l) 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 accordance with **Sections 5 and 6** 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.

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.

11.9 Service Commercial Centre Designation

11.9.1 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.

11.9.2 Permitted Uses

a) Permitted uses on lands identified as 'Service Commercial Centre' as shown on **Schedule '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.

11.9.3 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 **Section 9** of this Official Plan, the Aurora Promenade policies in **Section 9** 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.

11.10 Convenience Commercial Centre Designation

11.10.1 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.

11.10.2 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.

11.10.3 Policies

a) The planned size and function of such centres should be designed to serve the trade area of the surrounding residential neighbourhood.

b) Convenience Commercial Centres shall generally be defined as small commercial plazas located in or near residential neighbourhoods, ranging in size from 450 to 2,000 square metres.

c) To ensure that Convenience Commercial Centres are appropriately located and blend harmoniously into surrounding neighbourhoods, they

shall:

i. Be located:

- 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 square metres of floor area. This is to protect the economic viability of community and major retail centres. **Existing** centres of more than 2,000 square metres of floor area shall be permitted.

d) 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.

e) 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.

f) Council shall encourage residential units over Convenience Commercial Centres, while complying with the provisions listed in **Section 11.10.3 e)** (above) of this Plan.

g) 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 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 and water resources system protection, based on the interdependence of the natural environment.

b) Promote an interconnected Regional 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) Protect, enhance and restore natural areas and related functions containing natural features and areas, surface water features, and groundwater features, including **key natural heritage features** and **key hydrologic features**.

d) Make local efforts to help increase the Region's overall **woodland** cover to a minimum of 25% and the canopy cover to a minimum of 40% of the Region's total land area.

12.2 The Greenlands System

a) Council recognizes the important contribution that natural systems and their related ecological and hydrological functions, make to the creation of a healthy, vibrant, livable Town.

b) Aurora's Greenlands System is comprised of the Environmental Protection Area designation as shown on **Schedule 'B'.**

c) Environmental Protection Areas include the following features, and their associated **vegetation protection zones**:

   i. **Areas of Natural and Scientific Interest (ANSIs) (life science)** designated by the Ontario Ministry of Natural Resources (OMNR);

   ii. All components of evaluated **wetlands**, plus any contiguous forest or **wetland** habitat;

iii. Areas supporting regionally, Provincially or nationally **significant** plant and animal species in York Region as designated by the OMNR;

iv. **Woodlands** greater than 4 hectares (10 acres) in size;

v. **Significant** vegetation communities including mature forests (greater than 100 years of age);

vi. **Significant wildlife habitat** including known deer wintering areas, fisheries habitat and waterfowl staging areas;

vii. Natural features that are part of the headwaters of the Holland River;

viii. **Habitat of endangered and threatened species**;

ix. **Fish habitat**;

x. **Significan**t **valleylands**;

xi. Lakes and their littoral zones;

xii. Permanent and **intermittent streams**;

xiii. **Kettle lakes;**

xiv. **Seepage areas and springs**; and,

xv. Landforms that are especially representative of the Oak Ridges Moraine or Schomberg Ponding in their form and/or composition (e.g., kettle depressions).

d) Minimum Areas of Influence and Minimum **Vegetation Protection Zones** are identified in the following Table:

Minimum Buffer/Vegetation Protection Zone (VPZ)			
Feature	**Oak Ridges Moraine Conservation Plan (applies to Natural Core, Natural Linkage, Countryside and Settlement Areas*)**	**Urban Area (outside Oak Ridges Moraine Conservation Plan area)**	**Minimum Area of Influence/ Adjacent Lands**

Habitat of endangered and threatened species	Determined in accordance with Provincial and Federal requirements	Determined in accordance with Provincial and Federal requirements	120m
Fish Habitat	30m	Determined by an *Environmental Impact Study*	120m
Areas of natural and scientific interest (ANSI)	Determined by an *Environmental Impact Study* (earth science heritage evaluation for Earth Science ANSI)	Determined by an *Environmental Impact Study*	120m (50m for Earth Science ANSI in the ORMCP)
Significant valleylands	30m	Determined by an *Environmental Impact Study*	120m
Significant woodlands	30m	10m	120m
Significant wildlife habitat (including significant habitat of special concern species)	Determined by an *Environmental Impact Study*	Determined by an *Environmental Impact Study*	120m
Sand Barrens, Savannahs, Tallgrass Prairies	30m	Determined by an *Environmental Impact Study*	120m
Provincially significant wetlands and wetlands within Provincial plan areas	30m	30m	120m

Other Evaluated Wetlands (outside Provincial Plan area)	N/A	15m	N/A
Permanent and Intermittent Streams	30m	Determined by an *Environmental Impact Study*	120m
Lakes (and their littoral zones), Kettle lakes	30m**	Determined by an *Environmental Impact Study*	120m
Seepage Areas and Springs	30m	Determined by an *Environmental Impact Study*	120m (within shoreline **built-up area**, as defined in the Lake Simcoe Protection Plan)

* In the Urban Area and Towns and Villages, as designated on April 22, 2002, where secondary plans or zoning by-laws that were approved based on, or Master Environmental Servicing, or Functional Servicing Plans, or environmental studies that have identified minimum vegetation protective zones that are different from those identified in the Oak Ridges Moraine Conservation Plan, then the standards established within those Official plans, Secondary plans and/or by-laws shall prevail.
** Minimum vegetation protection zone for **Kettle lakes** within Oak Ridges Moraine Conservation Plan area is the greater of all land within the **surface catchment area** or within 30 metres of any part of feature.
Note: Where features overlap, the VPZ and **adjacent lands** should extend from the furthest extent.

e) The Environmental Protection Areas identified in **Section 12.2 c)** (above) shall be identified and confirmed in accordance with definitions contained within the Glossary of this Plan or, where definitions are not provided, using procedures established by the Province, where applicable.

f) 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.

g) Appendix A identifies the Landform Conservation Areas of the Oak Ridges Moraine consisting of Category 1 Complex Landform and Category 2 Moderately Complex Landform. Within the Oak Ridges Moraine, applications for **development** or **site alteration** in a landform conservation area identified in Appendix A, shall be accompanied by the appropriate study as required by the Oak Ridges Moraine Conservation Plan. Planning, design and construction practices for any **development** or **site alteration** will keep disturbance to landform character to a minimum, subject to the requirements established in the Oak Ridges Moraine Conservation Plan.

12.3 Environmental Protection Designation

12.3.1 Intent

This designation and associated policies are designed to identify, protect and enhance the 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 passive 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, passive 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;

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 'F'**. The boundaries and extent of the Environmental Protection Area designation shown on **Schedule 'F'** are approximate. Minor adjustments or refinements to these boundaries may occur through an **Environmental Impact Study** 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, the determination shall be based on an assessment that the change will not have a net adverse effect on the key natural heritage feature or key hydrologic feature and its functions.

c) Where Council, in consultation with other relevant agencies considers a change to the Environmental Protection boundary to not be minor, such adjustment or refinement shall require an amendment to this Plan. Such an amendment shall be supported by an **Environmental Impact Study** 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.

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 subject to meeting requirements of the applicable Provincial plans. Notwithstanding the policies above, **development** or **site alteration** shall not be permitted within **significant wetlands**, **significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, fish habitat** 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 (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 identified in policies 2.1.3, 2.1.4 and 2.1.5 of the Provincial Policy Statement unless:

i. the ecological function of the **adjacent lands** has been evaluated through an **environmental impact study** and it has been demonstrated that there will be no **negative impacts** on the natural features or on their **ecological functions**;

ii. Authorized through an environmental assessment; or

iii. For **agricultural**, **agriculture-related** and **on-farm diversified uses**.

g) An Environmental Impact Statement is not required for **development** of **agricultural**, **agriculture-related** or **on-farm diversified uses** that fall outside of minimum **vegetation protection zones**.

h) 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 previous condition or better, to the satisfaction of Council, will be required for these lands. Areas where an unauthorized removal has occurred shall continue to be subject to the policies of the Plan as if the feature was still in place.

i) Notwithstanding the policies of **Section 12.3.2**, one new single detached dwelling and **accessory uses**, buildings and structures thereto may be permitted on an **existing** vacant **lot** of record, in accordance with **Section 18.27** of this Plan, subject to obtaining any necessary planning approvals and an **Environmental Impact Study** 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.

j) Notwithstanding the policies of **Section 12.3.2**, low intensity, passive recreational uses may be permitted subject to obtaining any necessary planning approvals and an Environmental Impact Statement that demonstrates to the satisfaction of Council, in consultation with relevant agencies, that the proposed use will not result in an **adverse effects** on any **key natural heritage features** or **key hydrologic features** or their

functions.

k) **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.

l) 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.

m) Where key natural heritage or **key hydrologic 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.

n) Where key natural heritage or **key hydrologic features** are located outside of the Oak Ridges Moraine, appropriate minimum **vegetation protection zones** shall be established in accordance with the policies of the Region of York Official Plan.

o) 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

p) Where a **woodland**, **wetland**, or **Life Science Area of Natural and Scientific Interest** identified for protection which is located both within and outside the boundary (i.e. straddles the boundary) of the Oak Ridges Moraine, the **Lake Simcoe Watershed**, the **Natural Heritage System** of the Protected Countryside in the Greenbelt, or the **Natural Heritage System** for provincial legislation and policy, and more than 50% of the feature is located within that boundary, the vegetation protection zone that is most protective of the feature shall generally apply to the portion outside of the Provincial plan area unless an **environmental impact study** demonstrates that a lesser buffer is appropriate. The vegetation protection zone outside of the Provincial plan area shall be in accordance with **Section 12.2** of this Plan.

q) 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.

r) 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.

s) When the policies in this section are in conflict with any other policy of the Official Plan, the more restrictive policy shall apply.

t) Where in conflict with the policies of the Oak Ridges Moraine Conservation Plan, the more restrictive policy shall apply.

u) 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.

v) 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 and the valley slopes.

w) **Significant woodlands** be verified according to York Region Official Plan Policy 3.4.30 and 3.4.31.

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, Oak Ridges Moraine Natural Core or Oak Ridges Moraine Natural Linkage 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**, 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, Oak Ridges Moraine Natural Core or Oak

Ridges Moraine Natural Linkage designation, or a key natural heritage feature or key hydrologic feature identified on **Schedule 'F'** and '**F1**', shall be accompanied by an **Environmental Impact Study** 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, 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 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.

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** or scope 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 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 any loss of **trees**, the developer shall compensate this loss on the **development site** or in another suitable location as determined by Council. Appropriate

compensation shall be in accordance with the Town's Tree Removal and Compensation Policy and policy 3.4.32 of the York Regional Official Plan, where applicable.

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, in accordance with the policies of **Section 12.8**.

m) An **application** to establish or expand a permitted recreational use shall meet the criteria in Section 38 of the **Oak Ridges Moraine Conservation Plan** and 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;

vii. Stormwater treatment facilities are used to capture and treat runoff from areas with **impervious surfaces**; and

viii. 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.

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 landowners to restore or maintain **existing wetlands** on their property.

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) Buffers shall be left in a natural state and, where possible and appropriate, augmented with native species.

u) Where any policy in this Plan is in conflict with the policies of the Oak Ridges Moraine Conservation Plan 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 and are regulated by the appropriate Conservation Authority under Section 28.1 of the Conservation Authorities Act. These areas are generally included in the Environmental Protection Designation on **Schedule 'F'**, however in instances where natural hazards are not mapped, the regulation limits and text shall prevail.

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 'F'**. The LSRCA uses the Hurricane Hazel storm as the regulatory flood standard for riverine systems in the **Lake Simcoe Watershed**. The Toronto and Region Conservation Authority uses the Hurricane Hazel storm or the 100-year flood event as the regulatory flood standard, whichever is greater. 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** and **site alteration** shall be directed outside of hazardous lands adjacent to rivers and streams.

ii. **Development** shall be planned and designed to demonstrate no negative erosion impacts.

iii. New **development** and **site alteration** will generally be prohibited in areas that are subject to flooding and erosion.

iv. New **development** and/or **site** alternation shall comply with the Provincial Policy Statement.

v. For **existing lots** of record, **development** may be permitted subject to the following:

- That **development** obtain a permit from the appropriate

Conservation Authority and occur in accordance with the Conservation Authority's Watershed Development Policies, as amended from time to time.

- That the building **site** have safe access to lands located above the regulatory flood elevation; and

vi. 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.

vii. The determination of the erosion hazard limit will be based on the combined influence of, but will not be limited to, the:

- Toe erosion allowance;
- Stable slope allowance;
- Erosion access allowance; and,
- **Meander belt** allowance and will be guided by the Natural Hazards Technical Guides prepared by the Ministry of Natural Resources.

viii. Within the Humber and Rouge Watersheds, **development** shall obtain all necessary permits in accordance with the Toronto and Region Conservation Authority (TRCA) regulation, under the Conservation Authorities Act and applicable TRCA policy and procedural requirements, to the satisfaction of the Town and the TRCA.

ix. To prohibit new **lot** creation in hazardous lands and hazardous sites.

x. Incompatible **development** and **site alteration** shall be directed away from hazardous sites that are impacted by flooding and erosion hazards.

b) Hazardous Sites

i. **Development** and **site alteration** shall be directed outside 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.

c) The Town shall partner with the conservation authorities, where appropriate and feasible, to identify remediation opportunities for hazardous lands and hazardous sites.

d) The dedication of hazardous lands and hazardous sites to public agencies through the **development** approvals process is encouraged. Where hazardous lands and hazardous sites are held in private ownership, nothing in this Plan requires that these lands be free and available for public use.

12.4.3 Forest Management Policies

a) Maintain, protect, refurbish and where necessary reforest **significant** forest areas as outlined in **Schedule 'F'** of this Plan.

b) Recognize that Forest Areas provide:

i. Natural habitats for wildlife (flora and fauna);

ii. Erosion and flood control;

iii. Sustenance of the aquifer;

iv. Climate control;

v. Aesthetic and recreational resources; and,

vi. Air pollution control.

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 York Region in the enforcement of the Forest Conservation By-Law 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. 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 Species and Their Habitats

Habitats of endangered and threatened 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 'F'.**

a) **Development** and **site alteration** shall not be permitted in habitat of endangered species and **threatened species**, except in accordance with provincial and federal requirements.

12.5 Oak Ridges Moraine Natural Core Area

12.5.1 Policies

a) Natural Core Areas have been identified in the Oak Ridges Moraine Conservation Plan as areas with a high concentration of **key natural heritage features**, **hydrologically sensitive features** and/or **landform conservation areas**. These areas are critical to maintaining and improving the **ecological integrity** of the Oak Ridges Moraine Area. Additional purposes and objectives for Natural Core areas are also found in Section 11(1) and (2) of the Oak Ridges Moraine Conservation Plan

b) Where the lands are shown as Oak Ridges Moraine Natural Core Area on **Schedule 'B'**, the permitted uses shall include:

i. **fish**, wildlife and **forest management**;

ii. conservation projects and flood and erosion control projects;

iii. transportation, **infrastructure** and **utilities** uses in accordance with the provisions of Subsections 12.5.1 h), 12.5.1 i), and 12.5.1 j) of this Plan;

iv. non-motorized trail uses;

v. natural heritage appreciation;

vi. agricultural uses

vii. legally **existing** uses as of November 15, 2001; and,

viii. **accessory uses**.

c) The use of lands within the Oak Ridges Moraine Natural Core Area as shown on **Schedule 'B'**, shall be in accordance with all applicable policies of the Oak Ridges Moraine Conservation Plan including Subsections 19 (Protecting Ecological and **Hydrological integrity**), and 31(1) (Specific Land Use Policies), and all relevant policies of this Plan.

d) Every **application** for **development** or **site alteration** for a permitted use shall support connectivity by identifying planning, design and construction practices that ensure no buildings or other **site alterations** impede the movement of plants and animals among **key natural heritage features**, **hydrologically sensitive features**, as shown on **Schedule 'F1'**, and **adjacent lands** within an Oak Ridges Moraine Natural Core Area and an Oak Ridges Moraine Natural Linkage Area.

e) Notwithstanding policy 12.5.1 b) (above), where lands are located within the Oak Ridges Moraine Natural Core Area designation are also located within an Oak Ridges Moraine Wellhead Protection Area, or an Oak Ridges Moraine Area of High Aquifer Vulnerability, then the uses permitted shall not include the following uses:

i. Storage, except by an individual for personal or family use, of:

- petroleum fuels;
- petroleum solvents and chlorinated solvents;
- pesticides, herbicides and fungicides;
- construction equipment;
- inorganic fertilizers;
- road salt; and,
- contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990;

ii. Generation and/or storage of **hazardous waste** or **liquid industrial waste**;

iii. Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities;

iv. Storage of animal manure;

v. **Animal agriculture**;

vi. Storage of agriculture equipment; and,

vii. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.

f) Small-scale structures such as trails, boardwalks, foot bridges, fences, and picnic facilities, are only permitted if it can be demonstrated by the applicant, that the **adverse effects** on the **ecological integrity** of the Oak Ridges Moraine Plan Area will be kept to a minimum by:

i. keeping disturbed areas to a minimum;

ii. avoiding the most sensitive portions of the **site**, such as steep slopes, organic soils and significant portions of the habitat of endangered, rare or **threatened species**; and,

iii. ensuring the use of lands within the Oak Ridges Moraine Natural Core Area is in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan, and this Plan.

g) New **lots** may only be created in the Oak Ridges Moraine Natural Core Area designation for the purposes listed below, and shall be in accordance with all other relevant policies of this Plan and Oak Ridges Moraine Conservation Plan:

i. Severance, from a **rural lot**, of a **farm retirement lot** or a **lot** for a **residence surplus to a farming operation**. The maximum permitted is a cumulative total of one such severance for each **rural lot**. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total;

ii. Severance from each other of two or more **rural lots** that have merged in title. The severance shall follow the original **lot** lines or original half **lot** lines;

iii. Allowing land acquisition for transportation, **infrastructure**, and **utilities** as described in Section 41 of the Oak Ridges Moraine Conservation Plan, but only if the need for the project has been demonstrated, and there is no reasonable alternative;

iv. The addition of adjacent land to an **existing lot**, but only if the adjustment does not result in the creation of a **lot** that is undersized for the purpose for which it is being or may be used;

v. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation;

vi. Severance from each other of parts of a **lot** that are devoted to different uses, but only if the uses are legally established at the time of the **application** for severance;

vii. Clause a above applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage;

viii. A **lot** may be created only if there is enough net **developable area** on both the severed **lot** and the remainder **lot** to accommodate proposed uses, buildings and structures and accessory uses without encroachment on **key natural heritage features** or **hydrologically sensitive features**;

ix. When a **lot** is created, the applicant shall enter into a site plan agreement or other agreement with the Town of Aurora to establish conditions requiring that natural **self-sustaining vegetation** be maintained or restored in order to ensure the long-term protection of any **key natural heritage features** and **hydrologically sensitive features** on the **lot**; and,

x. A **lot** shall not be created if it would extend or promote strip **development**.

h) On lands within the Oak Ridges Moraine Natural Core Area designation, transportation, **infrastructure** or **utilities** uses, shall not be approved unless:

i. the need for the project has been demonstrated and that there is no reasonable alternative. Need shall be met through the Environmental Assessment Act, Planning Act, Condominium Act, Local Improvement Act approval processes or other applicable processes;

ii. that the following requirements will be satisfied, to the extent possible, while meeting all applicable safety standards:

- The area of construction disturbance will be kept to a minimum;
- Right of way widths will be kept to the minimum consistent with meeting other objectives such as stormwater management and with locating as many transportation, **infrastructure**, and **utilities** uses within a single corridor as possible;
- The project will allow for wildlife movement;
- Lighting will be focused downwards and away; and,
- The planning, design and construction practices adopted will keep any **adverse effects** on the **ecological integrity** of the Oak Ridges Moraine to a minimum.

iii. the project does not include and will not in the future require a highway interchange or a transit or railway station; and,

iv. the project is located as close to the edge of the Oak Ridges Moraine Natural Core Area designation as possible.

i) Except as permitted in Subsection 12.5.1 j) below, all new transportation, **infrastructure** and **utilities** uses including:

i. public highways,

ii. transit lines, railways and related facilities,

iii. gas and oil pipelines,

iv. sewage and water service systems and line and stormwater management facilities,

v. power transmission lines,

vi. telecommunications lines and facilities, including broadcasting towers,

vii. bridges, interchanges, stations, and other structures, above and below ground, that are required for the construction, operation or use of the facilities noted above, and,

viii. rights of way required for the facilities listed above,

and all upgrading or extension of **existing** transportation, **infrastructure** and **utilities** uses, including the opening of a road within an unopened road allowance, are prohibited within a key natural heritage feature or hydrologically sensitive feature.

j) Notwithstanding the policies of Subsection 12.5.1 i) (above), transportation, **infrastructure** and **utilities** uses may be permitted to cross a key natural heritage feature and/or hydrologically sensitive feature in accordance with the policies of Oak Ridges Moraine Conservation Plan.

12.6 Oak Ridges Moraine Natural Linkage Area

12.6.1 Policies

a) Natural Linkage Areas have been identified in the Oak Ridges Moraine Conservation Plan as natural and open space linkages between Natural Core Areas, and along river valleys and streams. These areas form part of a central corridor system that supports or has the potential to support the movement of plants and animals among the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors. Additional purposes and objectives for Natural Linkage Areas are also found in

Sections 12(1) and (2) of the Oak Ridges Moraine Conservation Plan.

b) Where lands are shown as Oak Ridges Moraine Natural Linkage Area on **Schedule 'B'**, the uses permitted shall include:

i. **fish**, wildlife and **forest management**;

ii. conservation projects and flood and erosion control projects;

iii. **agricultural uses**;

iv. transportation, **infrastructure**, and **utilities** uses in accordance with Subsections 12.6.1 h), 12.6.1 i), and 12.6.1 j) of this Plan;

v. non-motorized trails;

vi. natural heritage appreciation;

vii. **mineral aggregate** operations and **wayside pits** (in accordance with Sections 35 and 36 of the Oak Ridges Moraine Conservation Plan);

viii. legally **existing** uses as of November 15, 2001; and,

ix. **accessory uses**.

c) The use of lands within the Oak Ridges Moraine Natural Linkage Area as shown on **Schedule 'B'**, shall be in accordance with all applicable policies of the Oak Ridges Moraine Conservation Plan, including Subsections 19 (Protecting Ecological and **Hydrological integrity**), and 31(2) (Specific Land Use Policies) and all relevant policies of this Plan.

d) Every **application** for **development** or **site alteration** for a permitted use shall support connectivity by identifying planning, design and construction practices that ensure no buildings or other **site alterations** impede the movement of plants and animals among **key natural heritage features**, **hydrologically sensitive features** as shown on **Schedule 'F1'**, and **adjacent lands** within an Oak Ridges Moraine Natural Linkage Area or Oak Ridges Moraine Natural Core Area.

e) Notwithstanding policy 12.6.1 b) (above), where lands are located within the Oak Ridges Moraine Natural Linkage Area designation are also located within an Oak Ridges Moraine Wellhead Protection Area, or an Oak Ridges Moraine Area of High Aquifer Vulnerability, then the uses permitted shall not include the following uses:

i. Storage, except by an individual for personal or family use, of:

- petroleum fuels;
- petroleum solvents and chlorinated solvents;

- pesticides, herbicides and fungicides;
- construction equipment;
- inorganic fertilizers;
- road salt; and,
- contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990;

ii. Generation and/or storage of **hazardous waste** or **liquid industrial waste**;

iii. Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities;

iv. Storage of animal manure;

v. **Animal agriculture**;

vi. Storage of agriculture equipment; and,

vii. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.

f) Small-scale structures such as trails, boardwalks, foot bridges, fences, and picnic facilities are only permitted if it can be demonstrated by the applicant, that the **adverse effects** on the **ecological integrity** of the Oak Ridges Moraine Plan Area will be kept to a minimum by:

i. keeping disturbed areas to a minimum;

ii. avoiding the most sensitive portions of the **site**, such as steep slopes, organic soils and significant portions of the habitat of endangered, rare or **threatened species**; and,

iii. ensuring the use of lands within the Oak Ridges Moraine Natural Linkage Area is in accordance with the applicable policies of the Oak Ridges Moraine Conservation Plan, and this Plan.

g) New **lots** may only be created in the Oak Ridges Moraine Natural Linkage Area designation for the purposes listed below, and shall be in accordance with all other relevant policies of this Plan and Oak Ridges Moraine Conservation Plan:

i. Severance, from a **rural lot**, of a **farm retirement lot** or a **lot** for a **residence surplus to a farming operation**. The maximum permitted is a cumulative total of one such severance for each **rural lot**. All consents granted on or after January 1, 1994 are

included in the calculation of the cumulative total;

ii. Severance from each other of two or more **rural lots** that have merged in title. The severance shall follow the original **lot** lines or original half **lot** lines;

iii. Allowing land acquisition for transportation, **infrastructure**, and **utilities** as described in Section 41, of the Oak Ridges Moraine Conservation Plan, but only if the need for the project has been demonstrated by the applicant, and there is no reasonable alternative;

iv. The addition of adjacent land to an **existing lot**, but only if the adjustment does not result in the creation of a **lot** that is undersized for the purpose for which it is being or may be used;

v. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation;

vi. Severance from each other of parts of a **lot** that are devoted to different uses, but only if the uses are legally established at the time of the **application** for severance;

vii. Clause a above, applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage;

viii. A **lot** may be created only if there is enough net **developable area** on both the severed **lot** and the remainder **lot** to accommodate proposed uses, buildings and structures and accessory uses without encroachment on **key natural heritage features** or **hydrologically sensitive features**;

ix. When a **lot** is created, the applicant shall enter into a site plan agreement or other agreement with the Town of Aurora to establish conditions requiring that natural **self-sustaining vegetation** be maintained or restored in order to ensure the long-term protection of any **key natural heritage features** and **hydrologically sensitive features** on the **lot**; and,

x. A **lot** shall not be created if it would extend or promote strip **development**.

h) An **application** for a transportation, **infrastructure** or **utilities** use with respect to land in an Oak Ridges Moraine Natural Linkage Area shall not be approved unless,

i. the need for the project has been demonstrated and there is no reasonable alternative. Need shall be met through the Environmental Assessment Act, Planning Act, Condominium Act,

Local Improvement Act approval processes or other applicable processes;

ii. the applicant demonstrates that the following requirements will be satisfied, to the extent that is possible while also meeting all applicable safety standards:

- The area of construction disturbance will be kept to a minimum;
- Right of way widths will be kept to the minimum that is consistent with meeting other objectives such as stormwater management and with locating as many transportation, **infrastructure**, and **utilities** uses within a single corridor as possible;
- The project will allow for wildlife movement;
- Lighting will be focused downwards and away from Oak Ridges Moraine Natural Core Areas; and,
- The planning, design and construction practices adopted will keep any **adverse effects** on the **ecological integrity** of the Plan Area to a minimum.

i) Except as permitted in Subsection 12.6.1 j), all new transportation, **infrastructure** and **utilities** uses including:

i. public highways,

ii. transit lines, railways and related facilities,

iii. gas and oil pipelines,

iv. sewage and water service systems and line and stormwater management facilities,

v. power transmission lines,

vi. telecommunications lines and facilities, including broadcasting towers,

vii. bridges, interchanges, stations, and other structures, above and below ground, that are required for the construction, operation or use of the facilities noted above, and,

viii. rights of way required for the facilities listed above;

and all upgrading or extension of **existing** transportation, **infrastructure** and **utilities** uses, including the opening of a road within an unopened road allowance, are prohibited within a key natural heritage feature or

hydrologically sensitive feature.

j) Notwithstanding the policies of Subsection 12.6.1 i) (above), transportation, **infrastructure** and **utilities** uses may be permitted to cross a key natural heritage feature and/or hydrologically sensitive feature in accordance with the policies of Oak Ridges Moraine Conservation Plan.

12.7 Oak Ridges Moraine Countryside Area

12.7.1 Policies

a) Countryside Areas have been identified in the Oak Ridges Moraine Conservation Plan as areas of rural land use such as agriculture, **recreation**, **mineral aggregate operations**, parks and open space. The Oak Ridges Moraine Countryside Area shall encourage agricultural and other rural uses, by providing for the continuation of agricultural and other rural lands uses and **normal farm practices**. Additional purposes and objectives for Countryside areas are also found in Section 13(1) and (2) of the Oak Ridges Moraine Conservation Plan.

b) Where lands are shown as Oak Ridges Moraine Countryside Area on **Schedule 'B'**, the uses permitted shall include:

i. **fish**, wildlife and **forest management**;

ii. conservation projects and flood and erosion control projects;

iii. golf courses and **unserviced parks** in accordance with the applicable provisions of the Oak Ridges Moraine Conservation Plan;

iv. **agricultural uses**;

v. transportation, **infrastructure** and **utilities** uses in accordance with the policies of this Plan;

vi. home businesses;

vii. home industries;

viii. **bed and breakfast establishments**;

ix. **on-farm diversified uses**;

x. low-intensity recreational uses, including non-motorized trails (in accordance with Section 37 of the Oak Ridges Moraine Conservation Plan);

xi. natural heritage appreciation;

xii. **mineral aggregate** operations and **wayside pits** (in accordance with Sections 35 and 36 of the Oak Ridges Moraine Conservation Plan);

xiii. legally **existing** uses as of November 15, 2001;

xiv. agriculture-related uses;

xv. small-scale commercial, industrial and **institutional uses** (in accordance with Section 40 of the **Oak Ridges Moraine Conservation Plan**;

xvi. residential **development** (in accordance with Section 14 of the Oak Ridges Moraine Conservation Plan); and,

xvii. **accessory uses** to the uses described in this paragraph.

c) Notwithstanding policy 12.7.1 b) (above), where lands are located within the Oak Ridges Moraine Countryside Area designation are also located within an Oak Ridges Moraine Wellhead Protection Area, or an Oak Ridges Moraine Area of High Aquifer, then the uses permitted shall not include the following uses:

i. Storage, except by an individual for personal or family use, of:

- petroleum fuels;
- petroleum solvents and chlorinated solvents;
- pesticides, herbicides and fungicides;
- construction equipment;
- inorganic fertilizers;
- road salt; and,
- contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990;

ii. Generation and/or storage of **hazardous waste** or **liquid industrial waste**;

iii. Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities;

iv. Storage of animal manure;

v. **Animal agriculture**;

vi. Storage of agriculture equipment; and,

vii. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.

d) The use of lands within the Oak Ridges Moraine Countryside Area as shown on **Schedule 'B'**, shall be in accordance with all applicable policies of the Oak Ridges Moraine Conservation Plan, including Subsections 19 (Protecting Ecological and **Hydrological integrity**), and 31(3) (Specific Land Use Policies) and all relevant policies of this Plan.

e) Small-scale structures such as trails, boardwalks, foot bridges, fences, and picnic facilities, are only permitted if it can be demonstrated by the applicant, that the **adverse effects** on the **ecological integrity** of the Oak Ridges Moraine Plan Area will be kept to a minimum by,

i. keeping disturbed areas to a minimum;

ii. avoiding the most sensitive portions of the **site**, such as steep slopes, organic soils and significant portions of the habitat of endangered, rare or **threatened species**; and,

iii. ensuring the use of lands within the Oak Ridges Moraine Countryside Area is in accordance with the policies of Oak Ridges Moraine Conservation Plan and this Plan.

f) **Existing** golf courses which existed on November 15, 2001, may be permitted to expand or redesign a golf course facility in accordance with the policies of Section 38, of the Oak Ridges Moraine Conservation Plan on that portion of their lands which is designated Oak Ridges Moraine Countryside Area. New golf courses shall only be permitted by amendment to this plan.

g) New multiple **lots** or units for residential **development** (e.g. estate residential subdivisions and adult lifestyle or retirement communities), whether by plan of subdivision, condominium or severance, shall not be permitted.

h) New **lots** may only be created in the Oak Ridges Moraine Countryside Area for the following purposes listed below, and shall be in accordance with all other relevant policies of this Plan and Oak Ridges Moraine Conservation Plan:

i. Severance, from a **rural lot**, of a **farm retirement lot** or a **lot** for a **residence surplus to a farming operation**. The maximum permitted is a cumulative total of one such severance for each **rural lot**. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total;

ii. Severance from each other of two or more **rural lots** that have merged in title. The severance shall follow the original **lot** lines or

original half **lot** lines;

iii. Allowing land acquisition for transportation, **infrastructure**, and **utilities** uses as described in Section 41 of the Oak Ridges Moraine Conservation Plan, but only if the need for the project has been demonstrated by the applicant, and there is no reasonable alternative;

iv. The addition of adjacent land to an **existing lot**, but only if the adjustment does not result in the creation of a **lot** that is undersized for the purpose for which it is being or may be used;

v. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation;

vi. Severance from each other of parts of a **lot** that are devoted to different uses, but only if the uses are legally established at the time of the **application** for severance;

vii. Clause a above, applies whether the transaction takes the form of a conveyance, a lease for twenty-one years or more, or a mortgage;

viii. A **lot** may be created only if there is enough net **developable area** on both the severed **lot** and the remainder **lot** to accommodate proposed uses, buildings and structures and accessory uses without encroachment on **key natural heritage features** or **hydrologically sensitive features**;

ix. When a **lot** is created, the applicant shall enter into a site plan agreement or other agreement with the Town of Aurora to establish conditions requiring that natural **self-sustaining vegetation** be maintained or restored in order to ensure the long-term protection of any **key natural heritage features** and **hydrologically sensitive features** on the **lot**; and,

x. A **lot** shall not be created if it would extend or promote strip **development**.

12.8 Water Resource System and Aquifer Vulnerability

12.8.1 Policies

a) The Town shall protect, restore and enhance the **water resource system** as shown on **Schedules 'F', 'F1', 'L', 'P'** and **'Q'** and **Appendix 'B'** of this Plan.

b) **Major development** on the Oak Ridges Moraine is prohibited unless a water budget and water conservation plan is prepared consistent with the applicable **watershed** plan.

c) **Development** and **site alteration** in the **water resource system** shall be designed with the goal to protect, improve or restore ground and surface water quality and quantity and ecological and hydrological characteristics of **key hydrologic features** and **key hydrologic areas**. Efforts to maintain these characteristics and functions shall be demonstrated through master environmental servicing plans, where appropriate, or other technical studies, which include strategies and techniques to address the goal.

d) In recharge management areas as shown on **Schedule 'P'** of this Plan, **development** and **site alteration** will maintain pre-development recharge rates to the fullest extent possible.

e) In **significant groundwater recharge areas** (as shown on **Schedule 'P'** of this Plan), **highly vulnerable aquifers** (as shown on **Appendix 'B'** of this Plan) and significant surface water contribution areas (as shown on **Schedule 'Q'** of this Plan), best management practices are encouraged for all **development** proposals that involve:

i. Manufacturing, handling, and/or storage of organic solvents and dense non-aqueous phase liquids; and,

ii. Application, storage, and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount.

f) The generation and storage of the following shall be prohibited in areas of High Aquifer Vulnerability within the Oak Ridges Moraine Conservation Plan area:

i. Hazardous waste or liquid industrial waste;

ii. Waste disposal sites and facilities;

iii. Organic soil conditioning sites and snow storage and disposal facilities;

iv. Underground and above ground fuel storage tanks that are not equipped with an approved secondary containment device; and,

v. Storage of a contaminant listed in Schedules to Ontario regulations.

g) The restrictions in 12.8.1 g) do not apply to agricultural lands if the owner or operator of the agricultural operation is carrying out operations that are regulated under the Nutrient Management Act, and complies with all the standards established under that Act.

h) An application for **major development** within **Highly Vulnerable Aquifers** as identified on **Appendix 'B'** of this Plan involving the manufacturing, handling and/or storage of bulk fuel or chemicals as

activities prescribed under the Clean Water Act, shall be accompanied by a Contaminant Management Plan, as deemed necessary by the Region.

i) The Town shall consider restrictions on the haulage of chemicals and volatile materials in **Wellhead Protection Areas**, shown on **Schedule 'L'** of this Plan, and Areas of High Aquifer Vulnerability, shown on **Appendix 'B'** of this Plan.

12.9 Mineral Aggregate Resources

12.9.1 Policies for Mineral Aggregate Resources

a) The Town shall protect Mineral Aggregate Resource Areas from land uses and activities incompatible with extractive operations. Mineral Aggregate Resource Areas are shown on **Schedule 'N'** of this Plan. New uses, other than extractive uses may be considered within these areas only if it can be demonstrated through detailed studies that:

i. The proposed land use would not significantly preclude future extraction of mineral aggregate resources;

ii. The proposed land use would serve the long-term interest of the public better than aggregate extraction;

iii. Aggregate extraction would not be economically, socially or environmentally feasible; and

iv. Issues of public health, public safety and environmental impact are addressed.

b) An application for a new operation will be required to demonstrate how:

i. The connectivity between key natural heritage features and key hydrologic features will be maintained before, during, and after the extraction of mineral aggregate resources;

ii. The operator can replace key natural heritage features and key hydrologic features that would be lost from the site with equivalent and/or enhanced features on another part of the site or on adjacent lands;

iii. The **water resource system** will be protected and/or enhanced; and

iv. Any key natural heritage features and key hydrologic features and their associated **vegetation protection zones** will be protected.

c) The Town shall enact by-laws that:

i. regulate truck traffic to minimize adverse impacts on surrounding residents and infrastructure; and,

ii. regulate the removal of topsoil.

d) Portable asphalt plants, **wayside pits** and quarries used on public authority contracts are permitted without requiring an official plan amendment or zoning by-law amendment, except within the Environmental Protection Area designation shown on **Schedule B** of this Plan. A zoning by-law amendment shall be required to permit such facilities in areas of existing development.

e) Extraction and processing activities shall be conducted in a manner that minimizes negative environmental, economic and social impacts, in accordance with all government legislation, standards and policies.

f) Adverse effects of **wayside pits** and quarries will be minimized in accordance with all government legislation, standards and policies. The Town shall support the use of alternative materials to sand and gravel and the reuse of construction materials, where possible, for the conservation of existing aggregate supplies.

g) Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

h) The Town shall require the recovery and recycling of manufactured materials derived from mineral aggregate resources and utilization or extraction of on-site mineral aggregate resources at the appropriate time.

i) The Town shall require the rehabilitation of abandoned pits and quarries and the progressive rehabilitation of operating pits and quarries in a manner that is in conformity with all applicable Town, Region and Provincial policies.

j) Policies and provisions in guiding provincial and regional policies, including but not limited to the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Lake Simcoe Protection Plan shall be complied with in regard to new and existing mineral aggregate operations and **wayside pits** for the proper extraction and rehabilitation of sites.

k) Mineral aggregate operations are permitted in Natural Linkage Areas designation for lands within the Oak Ridges Moraine Conservation Plan.

l) Mineral aggregate operations are exempt from certain landform conservation requirements in accordance with the Oak Ridges Moraine Conservation Plan.

m) Within the Natural Heritage System, as identified on **Schedule 'A'** of this

Plan, mineral aggregate operations, **wayside pits** and/or quarries are subject to applicable Town and Region policies and the applicable Provincial plans, including but not limited to the following:

i. In those portions of the Regional Greenlands System as part of the Greenbelt Plan and Lake Simcoe Protection Plan, no new mineral aggregate operations, **wayside pits** and/or quarries, or any **ancillary** or **accessory uses** thereto, will be permitted in the following key natural heritage features and key hydrologic features:

- significant **wetlands**;
- **habitat of endangered or threatened species**; and,
- **significant woodlands**, unless as specified in the applicable Provincial plan.

13 ESTABLISHING A DIVERSE PARKLAND SYSTEM

A diverse system of **parkland** provides 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.

13.1 Objectives

a) Promote an active, healthy lifestyle for residents through the provision of a diverse system of parks, trails and outdoor **recreation** facilities that are well distributed, strategically located, well connected and well maintained.

b) Create a continuous **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 s 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) 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 '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. 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 15.6.2**.

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 'B'** 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, 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, community gardens, 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 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 '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 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, community gardens, 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 '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 provides 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 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 '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 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, and shall have frontage on a minimum of one road.

13.2.3 Permitted Uses

a) Permitted uses on lands identified as 'Public Parkland' on **Schedule '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 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.

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 1.0 to 1.5 hectares per 1,000 residents; and,

ii. Neighbourhood Parks and Parkettes at 1.0 to 1.5 hectares per 1,000 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. Privately Owned Publicly-Accessible Spaces (POPS) and strata parks shall be considered towards meeting **parkland** dedication requirements.

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 '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, Conservation and Parks 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) Parks 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 'Public Parkland' shall be designed using the principles of CPTED (Crime Prevention Through Environmental Design). 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 should connect to pedestrian sidewalks and trails.

m) View corridors terminating at 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 parks.

o) Council may 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 '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 Private Parkland use, as defined in the Zoning By-Law, shall require Site plan 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 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 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, Conservation and Parks 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 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 14.3** 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;

   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;

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, heritage property tax reduction/rebate program pursuant to the Municipal Act, and the municipal budget; and,

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 heritage easements, community improvement plans, financial incentives, holding provisions within the Zoning By-law, and **development** agreements, as appropriates.

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.

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**, carry out public capital and maintenance works and **development** activities only where it has been evaluated and demonstrated that the heritage attributes of the protected heritage property will be **conserved**.

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.

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 '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; and,

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) The identification and evaluation of **cultural heritage resources** must be based on meeting two or more of the following core values based on the requirements of the Ontario Heritage Act:

i. The property has design value because it is:

- 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:

- 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. 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.

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

a) **Existing** Designated Heritage Conservation Districts are shown on **Schedule 'E'**. Within these Districts, all **applications** and all permits shall be reviewed in accordance with the approved District Plan and in accordance with **Section 14.5 m)** of this Plan. In addition, new District Plans shall be shown on **Schedule 'E'**; such additions to **Schedule 'E'** will not require an amendment to the Official Plan.

b) Lands within the Heritage Resource Area may be considered for a Heritage Conservation District Plan.

c) 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.

d) 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.

e) 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.

f) Properties in a Heritage Conservation District may also be designated under Part IV of the Ontario Heritage Act to ensure consistent and effective protection.

g) 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;

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.

h) Minimum standards for the maintenance of the heritage attributes of property situated in a Heritage Conservation District must be established and enforced.

i) 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.

j) 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.

k) 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.

l) A Heritage Impact Assessment may be required as part of a heritage permit **application** and shall provide information as specified by the Town.

m) 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 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.

n) 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.

o) **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

a) The Town shall cooperate with the Provincial Government to designate Archaeological Sites in accordance with the Ontario Heritage Act.

b) The Town shall adhere to the provisions of the Cemeteries Act as it pertains to **archaeological resources**.

c) The Town shall, in consultation with the Provincial Government, keep confidential the existence and location of archaeological sites to protect against vandalism, disturbance or inappropriate removal of resources.

d) All **archaeological resources** found within the Town of Aurora shall be reported to the Province.

e) An Archaeological Management 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.

f) 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 applicant 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 applicant and prepared by a licensed archeologist.

g) All archaeological assessment reports shall be 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.

h) **Archaeological resources** identified in the archaeological assessment shall be documented, protected, salvaged, **conserved**, and integrated into new **development** as appropriate.

i) If **archaeological resources** are identified Indigenous communities shall be consulted in the identification, conservation, wise use and management of the **archaeological resources**.

j) 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.

k) 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**.

l) Council shall prepare a contingency plan for emergency situations to protect **archaeological resources** on accidental discoveries or under imminent threats.

m) Indigenous **significant archaeological resources** shall be considered resources that are preferably to be protected in place unless it is demonstrated that preservation in situ is not reasonable in the circumstances. The consultant archaeologist shall engage those Indigenous communities with the closest cultural affiliation and in whose traditional territories the **significant archaeological resource** is situated to identify commemorative approaches to assist in maintaining the heritage integrity of the **site**.

n) Where **archaeological resources** are documented during a Stage 2 archaeological assessment and found to be Indigenous in origin, the proponent is encouraged, through their consultant archaeologist, to ensure those Indigenous communities with the closest cultural affiliation and in whose traditional territories the **archaeological resources** were found receive a copy of the Stage 2 archaeological assessment report prior to the **development** proceeding.

o) Where Indigenous **significant archaeological resources** are identified during a Stage 2 archaeological assessment, and preservation in their current location is not possible, the proponent should engage with Indigenous communities with the closest cultural affiliation and in whose traditional territories the **significant archaeological resource** is situated to address their interest in the resource and define interpretive and commemorative opportunities related to the resource.

p) Where a Stage 3 archaeological assessment of such an archaeological resource is being undertaken to define the nature and extent of the resource, the proponent of a **development** is encouraged to notify those Indigenous communities with the closest cultural affiliation and in whose traditional territories the archaeological resource is located, in advance of onsite assessment work.

q) Where **significant archaeological resources** are preserved in situ, the area subject to on-site preservation shall be excluded from land **development** and the municipality shall consider regulatory tools such as zoning restrictions, designation and heritage easements or open space land dedications to protect the resources.

r) The York Region Archaeological Management Plan and Archaeological Potential Map provide guidance on addressing the policies of this

Section. New **development** and **site alteration** shall be screened for archaeological potential using the York Region Archaeological Management Plan and Archaeological Potential Mapping.

14.7 Policies for Town-owned Cultural Heritage Resources

a) 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.

b) The Town will protect and maintain all Town-owned heritage resources to a good standard to set a model for high standard heritage conservation.

c) Town-owned heritage resources shall be integrated into the community and put to adaptive reuse, where feasible.

d) 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.

e) 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.

f) 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

a) All **cemeteries** of cultural heritage significance shall be designated under the Ontario Heritage Act including vegetation and landscapes of historic, aesthetic and contextual value to ensure effective protection and preservation.

b) The heritage integrity of **cemeteries** shall be given careful consideration at all times. Impacts and encroachment shall be assessed and mitigated and the relocation of human remains shall be avoided.

c) 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**.

d) Standards and design guidelines for heritage **cemeteries** conservation shall be developed, including the design of appropriate fencing and commemorative signage.

15 CONNECTING THE TRANSPORTATION NETWORK

The Town's transportation system, including its transportation, transit and active transportation networks, have an essential role in supporting the growth of a **complete community**. The policies of this Plan seek 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**.

15.1 Objectives

a) Promote Active Transportation and the use of alternate transportation modes such as transit, walking and cycling to reduce the dependence on the private motor vehicle.

b) Support the York Region Transit system as an essential, environmentally **significant** public service through appropriate land use and urban design 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.

g) In collaboration with the Province, York Region and surrounding municipalities, plan for, protect and promote an interconnected and efficient **multi-modal** goods movement network that links the Town's **Employment Areas** and Agricultural System to ensure compatibility surrounding areas, utilizing freight-supportive **infrastructure** to meet current and future needs.

15.2 General Transportation Policies

a) The Town shall support the growth of a robust, **multi-modal transportation system** that connects all land uses, enhances **existing** connections, meets the needs of all residents and is consistent with the Town's objectives for managed growth and **sustainable development**.

b) 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.

c) Major capacity improvements to the **existing** road system will only occur when the need exists and all reasonable traffic control options have been implemented.

d) Transportation facilities will be planned, designed and constructed to minimize the effects of noise, fumes and vibration on **existing** and future residential **development**.

e) 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.

f) The Town shall plan and implement continuous collector streets in both east-west and north-south directions in each concession block, in all new community areas.

g) 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.

h) 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.

i) The Town shall participate in the planning and coordination of cross-boundary transportation needs to improve connectivity among **transportation systems** and modes with adjacent municipalities and appropriate agencies.

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.

b) All road improvements and new road projects shall incorporate universal design policies for designing accessible and safe streets.

c) All road improvements and new roads projects shall consider integrating **complete streets** design approaches and York Region's Designing Great Street Guidelines.

d) 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.

e) 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. It also plays a significant role in the movement of goods. Highway 404 is controlled and managed by the Province of Ontario.

iii. 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 York Region, and relevant policies are found in the York Region Official Plan. Direct access to Regional roads shall be limited. Direct connections to local streets and interconnected shared driveways shall be promoted.

iv. 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 York Region Transportation Master Plan.

v. 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 **Section 9** of this Plan, as they relate to the Aurora Promenade.

vi. 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'**.

vii. 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).

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.

f) Notwithstanding the provisions of Section f) (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.

g) 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.

h) 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. Sidewalks, street lighting and street furniture will be required as a condition of new urban **development**.

i) 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.

j) **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.

k) **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.

l) **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.

m) Road Widenings and Intersection Improvements and Alignments:

i. **Schedule 'J'** identifies the planned right-of-way widths for Town and Regional Arterial and Collector Roads. The right-of-way widths identified represent the required widths to provide for traffic surfaces, boulevards, sidewalks, multi-use trails, cycling facilities, high-occupancy-vehicle lanes, public transit lanes and transit facilities, public streetscape enhancements, utility locations and ditches. Each road identified on **Schedule 'J'** shall be subject to road widenings and lands may be required to be dedicated to the Town or Region for the road's planned ultimate right-of-way during **development**. As a condition of the approval of a **development application**, landowners are required to provide land at no expense to the Town and/or the Region for road widenings required to implement the planned right-of-way widths identified on **Schedule 'J'**, based on the following principles and in accordance with the Planning Act:

- That land will be conveyed to the Town and/or the Region for street widenings, sight triangles, cuts, fills, exclusive left and/or right turn lanes, and extra turn lanes required as a result of new growth and **development**, changes in use that generate significant traffic volumes, or additions that substantially increase the size or usability of buildings or structures;

- That in general, street widenings shall be taken equally from the **existing** or approved Environmental Assessment centre line of construction; however unequal or reduced widenings may be required where constraints or unique conditions such as topographic features, historic buildings or other **cultural heritage resources** such as archaeological features, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of the **existing** street right-of-way; and

- That additional land may also be required to construct future grade separations;

ii. In cases where a street widening results in a greater requirement for land on one side of the **existing** right-of-way based on the centre line of construction, which extends beyond the road allowance width identified on **Schedule 'J'**, and if the constraint is the result of **existing** or approved **development**, man-made

physical obstructions which cannot reasonably be relocated, or other **development** related constraint, the Town and/or the Region will, unless otherwise agreed to, compensate the landowner for those lands in excess of the planned road allowance limit;

iii. Land required for new or realigned Town or Regional roads to accommodate land **development** shall be conveyed, at no expense to the Town and/or the Region, up to and including the first 41 metres of the required right-of-way;

iv. Road widenings shall protect and enhance the Greenlands System and shall be in accordance with the policies of **Section 12**, where applicable.

v. The Region and/or the Town may require, at intersections, road widenings for daylighting triangles in order to provide sufficient sight distances, turning lanes, cuts, fills, and locations for traffic control measures;

vi. 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;

vii. Where planned right-of-way widths are greater than 41 metres, the right-of-way width shall include exclusive left and/or right turn lanes;

viii. 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;

ix. 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;

x. 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.

xi. 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,

xii. Implementation of any 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.

xiii. **Schedule 'I'** and **'J'** show a future interchange at St. John's Sideroad and Highway 404.

n) 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.

o) 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**.

p) 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 Arterial Roads, Municipal Collector Roads and Municipal Local Roads 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. Establish a fine grain grid pattern of local roads and small blocks that enhance walkability;

iv. Design all roads to accommodate pedestrians and bicycles as well as vehicles and ensure pedestrian linkages to vistas, view corridors and pedestrian amenity areas ;

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) Council recognizes the importance of goods movement to the health of the Town's economy and shall give appropriate weight to the need to move goods, products and other materials in the resolution of transportation issues.

b) 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.

c) Activities generating substantial commercial traffic will be located near or adjacent to Highway 404 and/or Regional Roads.

d) Traffic calming design features shall be implemented to mitigate potential issues arising from higher commercial vehicle traffic on residential streets.

e) The Town shall maintain and protect efficient goods movement corridors as identified in the York Region Transportation Master Plan and

Provincial Plans.

15.6 Sustainable 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) 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 encourage an active, healthy lifestyle for the citizens of Aurora;

ii. To create a **multi-modal transportation system** that has regard for the environmental, social and aesthetic character and amenities of the community;

iii. To develop a **multi-modal transportation system** that is **compatible** with **existing** and future land use patterns;

iv. To provide a **multi-modal transportation system** which encourages convenient movement within the community as well as providing linkages to external **transportation systems** outside the Town;

v. 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 multi-use trails, wide sidewalks, benches, waste receptacles, bicycle racks, crosswalks, lighting and shade;

vi. To achieve a pattern and density;

vii. To improve accessibility to transit facilities for special user groups;

viii. 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;

ix. To provide sidewalks and street lighting on both sides of all streets with transit services;

x. To require the provision of appropriate active transportation facilities through the **development** approvals process such as covered bicycle storage, lockers, and shower facilities; 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 country 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.

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 trails shall not interfere with the primary ecological function of 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;

   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) 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.

n) 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.

o) 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 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; and,

xiii. Provide a vegetative buffer to all watercourses to the satisfaction of the Town.

p) 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,

v. Comply with the Town's regulations for sidewalks.

q) 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.

r) 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 Hydro One shall be met.

s) The Town shall implement, through conditions of approval of **development** where appropriate, pedestrian and cycle connections including but not limited to:

i. Interconnections between local streets, cul-de-sacs, and across green spaces;

ii. connections between **developments** and adjacent sidewalks;

iii. connections across commercial **developments**; and,

iv. easements across condominium **developments**.

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. The transit network and transit corridors shall be protected and

provided in accordance with the York Region Rapid Transit Network, York Region Transportation Master Plan and York Region Transit Service Guidelines.

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 Master 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, **development** will be designed to incorporate land use, densities and road patterns that facilitate use of public transit and permit convenient access to 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 **development** is located adjacent to **existing** or planned transit routes, 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) Within the Urban Area, all Regional roads and roads with transit routes shall have sidewalks on both sides.

15.6.4 Design Policies for Public Transit

a) Transit routes should be located primarily on Regional Roads and Municipal Collector Roads and provide connections to the Aurora GO Station Major Transit Station.

b) 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.

c) 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.

d) Shelters should be located on the boulevard adjacent to the pavement to maximize passenger convenience.

e) 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.

f) Surface texture changes should be provided at transit stops to assist the visually challenged in locating the stop and/or shelter location.

g) Where four-sided transit shelters are not possible, overhead canopies should be provided to protect transit users from sun, rain and snow.

h) Transit stops shall be designed to offer amenities such as seating areas, lighting and climate protection where it is possible and appropriate.

i) The Town will support the achievement of higher transit usage by supporting improvements in service, convenient access and good urban design in accordance with the following criteria:

i. Minimizing walking distance to planned and **existing** transit stops through measures such as the provision of walkways, sidewalks, and more direct street patterns;

ii. Providing bus bays, transit shelters and but loops with sufficient lighting and accessibility features where warranted as identified by Transit Service Guidelines;

iii. Directed medium and high-density urban **developments** to major transit corridors;

iv. Creating an efficient system of parking and drop-off facilities for commuters;

v. Providing intermodal terminals or hubs and transit services on mid-block collector streets;

vii. Applying industry, Provincial, and Regional best practices and guidelines in the review and evaluation of **development applications** and related studies; and,

viii. Requiring that **development application** include a mobility plan.

16 PROVIDING SUSTAINABLE INFRASTRUCTURE

The Town's **infrastructure** system, including its 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 designed, built and/or retrofitted to meet the requirements of the Lake Simcoe Protection Plan.

b) Strive towards elimination of excess water and energy consumption, and waste production.

c) Support high environmental standards in water and sewage processing.

d) Support opportunities for increased energy generation, supply and conservation, including **alternative energy systems** and **renewable energy systems**.

e) Phase **development** to ensure cost-effective and efficient use of **infrastructure** and **utilities**.

f) The planning and design of water and wastewater **infrastructure** shall consider the potential impacts of climate change.

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** unserviced **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, including Source Protection Plans, as well as the York Region Water and Wastewater Master Plan, and within the financial capabilities of the Town and/or Region on the basis of approved capital budget program.

b) The cost of providing full municipal services to facilitate the **development** of lands within the **Designated Greenfield Area** , 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 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) In areas within the Town where the protection of public health is an issue, in areas of **existing** groundwater contamination as determined by a Medical Officer of Health, and where full municipal sewage and/or water services are not planned, available, or feasible, **existing development** may be serviced by private communal water supply and communal wastewater treatment systems.

f) **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 concurrently with **development applications**. 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 in consultation with York Region.

g) It is expected that landowners within the **Designated Greenfield Area** 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 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 work with York Region and developers to reduce the extent and amount of inflow and infiltration in both local and Regional wastewater systems in accordance with York Region programs and standards, including the York Region Water and Wastewater Master Plan.

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.

m) Plans for servicing shall incorporate conservation strategies and ensure protection of the natural environment including key natural heritage and key **hydrological features**.

n) The location of new municipal sewage system **infrastructure**, wherever possible, shall be located outside of the vulnerable areas within a **Wellhead Protection Area** or Intake Protection Zone where it would be identified as a **significant drinking water threat.** Specific types of **infrastructure** may not be permitted where the activity is identified as a **significant drinking water threat** in accordance with applicable policies in the South Georgian Bay Lake Simcoe Source Protection Plan.

16.4 Sewage and Water Allocation Policies

a) The allocation of capacity to individual **developments** 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 two-year period 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 with the two-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 two-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

a) **Wellhead Protection Areas** are zones around wells where land uses and activities must be planned to protect the quality and quantity of the water supply. In these areas, it may be necessary to restrict or even prohibit certain land uses or activities due to their potential to impact drinking water quality and quantity. The policies of the Plan support the South Georgian Bay Lake Simcoe Source Protection Plan in order to address threats to drinking water quality and quantity.

b) The Town shall implement the Source Protection Plans as required by the Clean Water Act, 2006 and source water protection policies identified in the York Region Official Plan, in coordination with the Province, York Region, and source protection authorities to protect the quality and quantity of the municipal water supplies from overuse and sources of contamination.

c) **Wellhead Protection Areas**, as identified on **Schedule 'L'**, are based on **time of travel** zones as follows:

i. A 100-metre zone around each wellhead (WHPA-A);

ii. 0 to 2 year **time of travel** (WHPA-B);

iii. 2 to 5 year **time of travel** (WHPA-C); and

iv. 5 to 25 year **time of travel** (WHPA-D).

d) In **Wellhead protection areas** outside of the Oak Ridges Moraine, **a Source Water Impact Assessment**, as defined by the York Region Official Plan, shall be prepared and approved prior to the establishment of new land use activities that involve the storage or manufacture of, and/or handling of:

i. Petroleum-based fuels and or solvents;

ii. Pesticides, herbicides, fungicides or fertilizers;

iii. Chlorinated solvents;

iv. Construction equipment;

v. Inorganic chemicals;

vi. Road salt and contaminants as identified by the Province;

vii. The generation and storage of **hazardous waste** or **liquid industrial waste**, and waste disposal sites and facilities;

viii. Organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials;

ix. Snow storage and disposal facilities;

x. Tailings from mines; and

xi. Dense non-aqueous phase liquids (DNAPLS).

e) Where **existing** land use activities in **Wellhead Protection Areas** and areas with high potential for groundwater contamination, involve the storage, manufacture or use of materials detailed in **Section d)** above, a Risk Management Plan or Source Water Impact and Assessment Mitigation Plan (SWIAMP) may be required.

f) Where municipal wastewater systems exist, the Town shall require connections to the municipal wastewater systems in vulnerable **Wellhead Protection Areas**, and/or Intake Protection Zones where individual on-site sewage systems are identified as a **significant** water threat.

g) 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 zone around each municipal well shown on **Schedule 'L'** and may be restricted within the 100-metre to 2- year **time of travel**.

h) Expansion of **existing** incompatible land uses within the 100-metre zone is prohibited and expansion of **existing** incompatible land uses within the 100-metre to 5-year **time of travel** zone will be discouraged, unless a Source Water Impact and Assessment Mitigation Plan (SWIAMP) has been undertaken to the satisfaction of the Region. **Redevelopment** of these uses to more **compatible** uses is encouraged, subject to an appropriate Source Water Impact and Assessment Mitigation Plan (SWIAMP).

i) 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.

16.5.2 Geothermal Systems

Proposed geothermal systems are subject to the following:

a) Geothermal systems are prohibited within **Wellhead Protection Areas** (WHPA) A and B with a vulnerability score of 8 or higher;

b) Only horizontal closed-loop geothermal systems are permitted within the WHPA-B where the vulnerability score is 6 or less, subject to Regional approval;

c) Notwithstanding policies a and b, within **Wellhead Protection Areas**, the entirety of the geothermal systems shall be above the municipal aquifer;

d) Notwithstanding policies a and b, geothermal systems are permitted in WHPAs, and future planned municipal water systems where potable drinking water **site** condition standards can be demonstrated to the satisfaction of the Region; and

e) Notwithstanding policies a and b, within WHPAs and where future planned municipal water systems have been identified, proposed geothermal systems as part of a Planning Act, Condominium Act, and Building Code Act **application**, shall only be permitted if approved by the Region.

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 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 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 should be concealed using a combination of planting, grading and natural stone.

c) Stormwater management facilities shall be built, maintained and financially sustained for the life of the asset in accordance with the applicable legislation and guidelines to ensure they function as designed.

d) Stormwater management plans shall address the impact of climate change by minimizing the disruption of natural draining patterns, addressing flood and erosion risk, and increase the capacity to adapt to climate change by incorporated green **infrastructure**.

e) 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.

f) 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.

g) 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 measures in keeping with the Toronto and Region Conservation Authority's stormwater management planning and design practices.

h) 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.

i) New **development** must satisfy the Town's Design Criteria Manual for Engineering Plans.

j) innovative stormwater management approaches must be implemented and designed in accordance with the 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.

k) 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), conveyance controls (for example bioswales and permeable pipes) and end of pipe treatment (for example **wetlands** and ponds).

l) New stormwater management facilities shall be designed to reduce the risk of contaminating drinking water, and where, possible direct the discharge of stormwater outside of **Wellhead Protection Areas** and Intake Protection Zones where the activity is identified as a **significant drinking water threat** in accordance with the South Georgian Bay Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans. Specific types of stormwater management facilities may not be permitted where the activity is identified as a **significant drinking water threat** in accordance with the South Georgian Bay Lake Simcoe and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plans.

m) All stormwater management plans within the **Lake Simcoe Watershed** shall be consistent with the requirements of the Lake Simcoe Protection Plan.

n) 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.

o) 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 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) 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 the Oak Ridges Moraine Conservation Plan and this Plan.

f) 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.

g) 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.

h) Council shall work with York Region and the Province to identify and protect **existing** and planned utility corridors as determined through the Environmental Assessment Act process where applicable or identified in Provincial plans to support expected growth.

i) Council shall support the implementation of emerging technologies, advanced telecommunications, including broadband, and open access conduit on all **existing** and future municipal roads and within subdivisions, where feasible.

j) Renewable energy projects and **alternative energy systems** shall be permitted throughout the Town in accordance with provincial and federal requirements. The Town shall require a Zoning By-law Amendment to permit such projects and systems.

16.7.2 Transmission Line Policies

a) Council shall encourage a program of burying lower voltage electric wiring underground where feasible:

   i. With priority to heritage areas and the historic town centre and Strategic Growth Areas;

ii. With a requirement for underground wiring in all new **development**, where feasible;

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.

c) Co-location of linear **infrastructure** is encouraged where appropriate.

d) Complimentary uses are encouraged along utility corridors such as trails, transit facilities, commuter parking, community gardens and other low-impact developments.

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 INTERPRETING THIS PLAN

17.1 Interpretation of Policies and Plans

a) When considering the policies of this Plan and the York Region Official Plan, the more restrictive policies shall apply.

b) The Oak Ridges Moraine Conservation Plan designation of **Settlement areas** include portions of the Urban Area in Aurora. In these areas, the policies of this Plan shall guide permitted **development**. Where this Plan is more restrictive than the Oak Rides Moraine Conservation Plan, the more restrictive policies shall apply.

c) All planning decisions shall conform to the applicable Provincial Plans in place at the time and shall be consistent with the Provincial Policy Statement, subject to applicable Provincial transition provisions.

d) Legally existing uses that do not conform to this Official Plan but which comply with The Town's in-force Zoning By-law and/or *Ministerial Zoning Orders*, at the time this Plan is approved, are permitted to continue to the extent provided for in the Zoning By-law and *Ministerial Zoning Orders* in accordance with Provincial plans as applicable.

e) Development applications which have been deemed complete prior to this Official Plan coming into effect shall be reviewed and assessed under the Official Plan in effect at the time the application was deemed complete.

f) Development applications which have not been deemed complete by the date of the Plan's approval shall be subject to the policies of this Plan.

17.2 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 s to this Plan be considered as conceptual and not exact.

b) 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,

where applicable 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.

17.3 Interpretation of Figures and Quantities

a) Population and employment forecasts to the year 2051 for lower-tier municipalities in York Region are established by York Region, in accordance with guiding provincial plans and legislation. The forecasts represent minimum standards to be met.

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.

17.4 Official Plan Review Process

a) The assumptions, principles, vision, objectives and policies of this Plan shall be reviewed at least once every five to ten years at a meeting of Council, which shall be advertised in accordance with the Planning Act, as amended.

b) The 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.

17.5 Amendments to this Plan

a) This Plan should only be Amended when its policies have been found to not address issues or alternatively, issues have been raised with respect to **site** specific proposals that must be addressed.

b) Any Amendment to this Plan shall follow the prescribed information required by the Planning Act and its regulations, as amended.

c) 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.

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, 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 Planning Statement.

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 sections;

iii. Corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or sections;

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 sections; and,

v. Translates measurements to different units of measure or changes references to legislation or changes to legislation where the legislation has changed.

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 IMPLEMENTING THIS PLAN

18.1 Complete Applications

Introduction

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**, 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.

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 vehicle and bicycle 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, air 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. 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) Economics 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.

viii) Green Development Standards

Proponents of **development applications** should demonstrate how the proposed **development** addresses the Town's Green Development Standards.

c) Required Materials

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, 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:

- 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)
- Transportation Demand Management Plan
- 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
- Vegetation Management Plan
- Forest Edge Management Plan
- 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
- Affordable Housing Construction Plan
- Air Quality Study
- Agricultural Impact Assessment
- Containment Management Plan
- Health Impact Assessment
- Mobility Plan
- Section 59 Notice, pursuant to the Clean Water Act
- Sourcewater Impact Assessment and Mitigation Plan

- Assessment of Green Development Standards
- 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

Required studies and plans shall comply with the Town and Region's Terms of Reference, Standards and Guidelines as applicable and amended.

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, 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

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, 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, 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. 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.

e) Peer Review

The Town may require a peer review of any study submitted in support of a proposed **development**, should the Town determine that one be required. The cost of the peer review, if required, will be borne by the proponent of the **development application**.

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 Area Plans, Secondary Plans, or updates to **existing** Secondary Plans shall include, where possible, all matters to be addressed for Secondary Plans within strategic growth areas as follows:

i. Minimum density requirements and targets established by the Region and Town;

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,

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) **'C'** indicates **existing** Secondary Plan Areas.

i. The Secondary Plans identified on **Schedule 'C'** are 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.

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 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 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

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 not withstanding 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;

iv. Confirmation of adequate water and sanitary capacity and allocation; and,

v. Compliance with the growth management policies of this Plan.

b) 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 which exist 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 / alteration 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,

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 are subject to a Site plan Control By-Law under Section 41 of the Planning Act, generally exempting:

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; Single **lots** created by severance; and,

iv. 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 / alteration 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 alteration** 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 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 8 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 alteration**, 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 Medical 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;

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.

d) Council shall engage in a timely and meaningful manner with the public, Indigenous communities, applicable agencies and key stakeholders on related planning issues;

e) Council shall engage with Indigenous communities through the planning process regarding **development** proposals where there is involvement of aboriginal treaty rights;

f) Councill shall build and strengthen relationships with the public, Indigenous communities, external agencies, and key stakeholders;

g) Councill shall consult the appropriate Indigenous community on issues related to **archaeological resources**, burial sites, and activities related to their ancestors;

h) Council shall ensure the proper public consultation procedures and regulations are followed as stated in the Planning Act;

i) Council shall ensure the consultation and engagement process is accessible and inclusive as required under the Planning Act.

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 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 a tree by-law in conformity with Section 135 of the Municipal Act, 2001.

18.19 Site Alteration By-law

a) Council will enforce the **Site alteration** By-law under Section 142 of the Municipal Act, 2001, to regulate or prohibit the removal of topsoil, rehabilitate lands where topsoil removal is permissible and to regulate or prohibit the placing or dumping of fill and alterations to the grade of the land.

18.20 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.

18.21 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.

18.22 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.

18.23 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.

18.24 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 Environmental Protection Areas and trail uses shall be encouraged in appropriate locations designated as ‘Environmental Protection’.

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 '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.

18.25 Parkland Dedication

b) **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 of:

- 1.0 hectare for each 600 **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 1000 **dwelling units** proposed or such lesser rate as may be specified in Town's **parkland** dedication by-law.

c) 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.

18.26 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.

18.27 Existing Lot of Record

Notwithstanding the policies of this Plan to the contrary, legally permitted land uses, including the use, erection and location of **single dwellings** on **existing lots** of record, are permitted, subject to demonstrating conformity with in-force Provincial Plans, as may be applicable, through the provision of any required studies to determine the most appropriate location for the proposed dwelling and obtaining a minor variance where required.

18.28 Monitoring

The Town shall work with the Region to provide assistance in fulfilling their Official Plan monitoring policies.

19 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**.

ADDITIONAL 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 single detached, semi-detached or townhouse dwelling, or building accessory to a single detached, semi-detached or townhouse dwelling.

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 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,

    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.

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.

For the purposes of this definition, “low- and moderate-income households” means the lesser of households with incomes in the lowest 60% of the income distribution for the regional market area or households with incomes in the lowest 60% of the income distribution for 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 (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, and as further maintained by subsequent and applicable provincial plans and legislation as appropriate.

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 as 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.

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.

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, and as further maintained by subsequent and applicable provincial plans and legislation as appropriate.

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, as identified by applicable regional and provincial plans and legislation;

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.

ECOLOGICALLY SIGNIFICANT GROUNDWATER RECHARGE AREA

a) Areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and **wetlands**.

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 as an “endangered species” or “**threatened species**” in Ontario Regulation 230/08 (Species at Risk in Ontario List) made under the Endangered Species Act, 2007, as may be amended for time to time.

ENVIRONMENTAL IMPACT STUDY

a) A study to confirm the presence and/or significance of natural features, the extent of the feature(s) and/or to determine the potential direct and indirect impacts, of a proposed development on the Regional Greenlands System and/or on a **key natural heritage feature** or **key hydrologic feature** and their functions. Where an **environmental impact study** is required, the content and scope will be determined through a pre-consultation meeting and a Terms of Reference submitted early in the application process to the approval authority. The impact evalution shall address environmental systems and features and functions on and adjacent to the site, at site and landscape scales, and shall be consistent with any relevant guidelines prepared by the Province, the Region, the local municipality or the conservation authority, and shall meet the requirements of comparable studies required at the local or provincial level (e.g. Natural Heritage Evaluation requirement of Provincial Plans). Terms of Reference for **environmental impact studies** shall be submitted to the approval authority early in the application process.

Previous work that is still current, including larger scale environmental studies undertaken in support of secondary plans, master environmental servicing plans, block plans, etc., shall be considered when determining the scope of the **environmental impact study**. If it is determined that the requirements of the **environmental impact study** have already been met through these prior studies, no further **environmental impact study** is required. Key components of an **environmental impact study**, which may form part of a master environmental servicing plan, may include:

- Biophysical inventory (e.g. Ecological Land Classification) and analysis of **ecological functions**, including methodology used and relevant maps, figures and illustrations
- Verification of the status or significance of a feature in accordance with Federal, Provincial and/or Regional legislation, criteria and guidelines such as the **significant woodland** criteria as set out in policy 3.4.31 of the York Region Official Plan, the Ontario Wetland Evaluation System, the Natural Heritage Information Centre or the Species at Risk in Ontario List.
- Figures illustrating ecological communities, the location and extent of significant features and their **vegetation protection zone** (including location of significant species and communities), and the proposed development in relation to identified constraints.
- Identification of development constraints, an assessment of impact from the proposed activites, analysis at a local and Regional scale and proposal of mitigation measures, natural system/feature enhancement opportunities, conclusion of net impacts, and demonstration of conformity with applicable policy.
- The identification of monitoring requirements for developments

within the Regional Greenlands System or **key natural heritage features** and/or **key hydrologic features**, hazardous sites and hazardous areas, and their associated adjacent lands.

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, marine animals and the eggs, sperm, spawn, larvae, spat and juvenile stages of **fish**, shellfish, crustaceans and marine animals.

FISH HABITAT

a) 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.

HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES

a) Means

i. With respect to a species listed on the Species at Risk in Ontario List as **endangered or threatened species** for which a regulation made under clause 55(1)(a) of the *Endangered Species Act*, is in force, the area prescribed by that regulation as the habitat of the species; or

ii. With respect to any other species listed on the Species at Risk in Ontario List as an **endangered or threatened species**, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources and Forestry; and

iii. Places in the areas described in clause (i) or (ii), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

HAZARDOUS WASTE

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

HIGHLY VULNERABLE AQUIFER (HVA)

a) Aquifers, including lands above the aquifers, on which external sources have or are likely to have a significant adverse effect.

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 underutilitized **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** include **wetlands**, lakes and their littoral zones, permanent and **intermittent streams**, **kettle lakes**, **seepage areas and springs**.

KEY HYDROLOGIC AREAS

a) **Significant groundwater recharge areas**, **highly vulnerable aquifers**, and significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a watershed.

KEY NATURAL HERITAGE FEATURE

a) **Key natural heritage features** include the habitat of endangered species, **threatened species** and special concern species, **fish habitat**, **wetlands**, **Life Science Areas of Natural and Scientific Interest**, **significant valleylands**, **significant woodlands**, **significant wildlife habitat**, **sand barrens**, **savannahs** and **tallgrass prairies**.

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

LAKE SIMCOE WATERSHED

a) Lake Simcoe and the part 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 descried 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.

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 4,000 m^2 of floor space or greater, or with 200 jobs or more.

MAJOR TRANSIT STATION AREA

a) The area including and around selected existing or planned higher order transit stations or stops (bus rapid transit stations, GO stations

and subway stations) within a settlement area. **Major transit station areas** generally are defined as the area within an approximate 500 to 800 metre radius of a transit station or stop, representing about a 10 minute walk. A minimum density target and boundary delineation are assigned to all protected **major transit station areas**.

MAJOR RECREATIONAL USE

a) Recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to the following:

i. Golf courses;

ii. Serviced playing fields;

iii. Serviced campgrounds; and,

iv. Ski hills.

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.

NEGATIVE IMPACT(S)

a) In regard to water, degradation to the quality or quantity of surface or groundwater, key hydrologic features or vulnerable areas and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;

b) In regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and

c) In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

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.

ON-FARM DIVERSIFIED USES

a) Uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural

products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

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, and/or any other applicable provincial plans and legislation as appropriate.

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 AREA

a) Lands in the *Agricultural System*, which are located outside settlement areas and outside prime *agricultural areas*.

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.

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 in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or **natural heritage system**.

SIGNIFICANT ARCHAEOLOGICAL RESOURCES

a) Resources that, in the opinion of a licensed archaeologist (and confirmed by the Province through acceptance of the archaeological assessment report in the Ontario Public Register of Archaeological Reports) meet the criteria for determining cultural heritage value or interest set out in the Standards and Guidelines for Consultant Archaeologists, as amended, and are to be protected from impacts of any sort.

SIGNIFICANT DRINKING WATER THREAT

a) A condition or activity that has a high potential to have a negative

impact on the quantity and/or quality of groundwater that supplies a municipal well.

SIGNIFICANT GROUNDWATER RECHARGE AREA

a) A *significant groundwater recharge area* identified:

i. as a significant groundwater recharge area by any public body for the purposes of implementing the Provincial Policy Statement;

ii. as a significant groundwater recharge area in the assessment report required under the Clean Water Act, or

iii. as an ecologically significant groundwater recharge area delineated in a subwatershed plan or equivalent in accordance with provincial guidelines.

b) Ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and wetlands.

SIGNIFICANT SURFACE WATER CONTRIBUTION AREAS

a) Areas, generally associated with headwater catchments, that contribute to baseflow volumes which are significant to the overall surface water flow volumes within a *watershed*.

SIGNIFICANT VALLEYLANDS

a) 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) 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 3.4.30 of the York Region Official Plan, except those excluded by policy 3.4.31 of the York Region Official Plan.

SINGLE DWELLING

a) A building containing only one **dwelling unit**.

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**.

SOURCE WATER IMPACT ASSESSMENT AND MITIGATION PLAN

a) A report completed by a qualified person that examines the relevant hydrologic pathways and qualitatively evaluates the level of risk associated with the land uses or land use activities that my pose a threat to the quantity or quality of a municipal drinking water supply. It proposes a plan for the mitigation and management of the identified risks and outlines an emergency response to be executed in the event that a risk is realized.

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) Means land (not including land that is being used for agricultural

purposes or 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% *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.

URBAN AGRICULTURE

a) Food production in urban and settlement areas for personal consumption, commercial sale, education or therapy. It includes gardening and livestock raised in backyards, container gardening on balconies or rooftops and community gardening.

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.

WATER RESOURCE SYSTEM

a) A system consisting of *groundwater features* and areas and *surface water features* (including shoreline areas), and *hydrologic functions*, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The ***water resource system*** will comprise *key hydrologic features* and *key hydrologic areas*.

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. Periodically soaked or **wetlands** being used for agricultural purposes which no longer exhibit **wetland** characteristics are not considered to be **wetlands** for the purposes of this definition.

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 centimeters 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 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 alteration**.

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; and,

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 alteration** 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 alteration** 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 alteration** 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 alteration** 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 alteration** 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 “C” 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.

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 alteration** 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. 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 is 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 dwellings 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 alteration** 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 alteration** 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 alteration** 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 alteration** 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 alteration** 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.

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:

OMB No. 0423

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.

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 alteration** agreement, as may be required by Council. Individual **applications** for **site alteration** approval and building permits shall be required to conform to the general intent of the overall **development** concept and the **site alteration** 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 alteration** 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 5** 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 alteration** 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 alteration** 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 alteration** agreement;

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 alteration** approval on the project.

h) Prior to the Town providing **site alteration** 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 alteration** 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 alteration** 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 alteration** 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 alteration 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 alteration** 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 alteration** 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 alteration** 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 alteration** 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, 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. The following policies apply to the lands designated Stable Neighbourhoods in the Shining Hill Phase 1 and 2 development as shown on Schedule “H” of this Plan:

a) Single detached dwellings are permitted to a maximum height of three (3) storeys or eleven (11) metres.
b) Street townhouse dwellings are permitted to a maximum height of thirteen (13) metres.

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 polices 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 alteration** 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 alteration** approval process.

17. **Site** Specific Policies shall permit an **existing** auto wrecking yard on part of **Lot 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 alteration** 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 alteration** 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 alteration 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 alteration** 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 alteration** 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 under **Section 11**, a home improvement centre and garden centre shall be permitted along additional free standings buildings for which the uses shall be in accordance with **Section 11**;

b) Not withstanding 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 alteration** 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 alteration** agreement;

f) In reviewing an **application** for **site alteration** 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 alteration 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 alteration** 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 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 **Section 11** (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 alteration** 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) shall be provided from the creek along the southern

portion of the property. 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 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), **Subsection 22.3.4.3**.

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 alteration** agreement(s), as may be required by Council. Individual **applications** for **site alteration** approval and building permits shall be required to conform to the general intent of the **site alteration** agreement.

e) Implementation and construction of the **development** contemplated may occur in phases provided that a specific **site alteration** agreement has been executed for the phase contemplated.

f) Council shall require high standards in design, implemented through the **site alteration** 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 alteration 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 alteration** 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 alteration** 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:

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a) the lands being appropriately rezoned;

b) a **site alteration** 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 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 alteration** 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 alteration** 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 alteration** 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 alteration** 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 alteration** 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 devises 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 alteration** 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 alteration** 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 alteration** 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).

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 alteration** agreement(s), as may be required by Council. Individual **applications** for **site alteration** approval and building permits shall be required to conform to the general intent of the **site alteration** agreement.

e) Implementation and construction of the **development** contemplated may occur in phases provided that a specific **site alteration** agreement has been executed for the phase contemplated.

f) Council shall require high standards in design, implemented through the **site alteration** 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 alteration 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 alteration** 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 alteration** 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.

OPA 22
Nov. 24, 2020

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".

Section 22.3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30 is hereby amended by adding the following:

22.3.5.1 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 m^2 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 11,100m^2 of commercial retail space shall be permitted in accordance with **site** specific by-law requirements. Any additional commercial retail uses beyond 11,100m^2 to a maximum of 7,020 m^2 shall only be permitted at a ratio of 1 m^2 of gross floor area of commercial space for every 1.5 m^2 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. The Official Plan is hereby amended as follows:

OPA 1
Sept. 25, 2012

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 m^2 (14,424 ft^2) two storey detached residential dwelling and shall occupy a maximum of 575 m^2 (6,190 f^2) of said dwelling. The remainder of the dwelling shall be used for residential purposes;

b) the second **existing** detached dwelling, being a 110 m^2 (1,184 ft^2) one storey building shall only be used as a guest house; and

c) all other provisions of the "**Oak Ridges Moraine Countryside Area**" designation shall continue to apply (OPA 1).

37. 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"

OPA 2
Nov. 27, 2012

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 alteration** 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 alteration** 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 9.5.2** 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 alteration** 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 alteration** 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 alteration** 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 alteration 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. 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."

OPA 8
July 14, 2015

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 alteration**."

44. 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."

OPA 9
June 14, 2016

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 alteration** agreement; and,

h) the policies contained herein shall be implemented by way of a **site**-specific Zoning By-law amendment and **Site alteration**."

45. 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:

OPA 10
July 12, 2016

a) Automobile Service Station and Retail Sales and Service Commercial uses shall be permitted.

46. Notwithstanding any policies to the contrary as outlined in **Subsection 7.5.1**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:

OPA 12
OMB Order Jan. 23, 2017, amended Feb. 13, 2017

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 **Subsections 9.5.1 b)** respecting permitted uses, **9.5.2** respecting building heights, respecting height and density bonus provisions, respecting **lot** coverage, respecting **lot** coverage by a surface parking lot and 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 **Section 11.7** 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. Item (1): "Schedule "B2", The Aurora Promenade Secondary Plan Area, being

OPA 16
July 11, 2017

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. 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.

OPA 18
July 24, 2018

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. 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.

OPA 20
June 23, 2020

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".

56.

a) Notwithstanding Section 7.5.1.3, the maximum building height for townhouse dwellings is 11.5 metres.

b) Buildings shall have a standard of design consistent with the Urban Design Guidelines. The implementation of the Urban Design Guidelines will be addressed through **Site alteration** Approval.

57.

a) Special provisions for the lands known municipally as 1289 Wellington Street East in the Town of Aurora (PIN 036425499). Notwithstanding any other policies in this Plan to the contrary, the maximum building height shall be 7 storeys.

58.

a) The lands municipally known as 180, 190 and 220 Wellington Street East may hereby be developed to permit an eight (8) storey residential apartment building, containing two (2) towers with a common two (2) storey podium and to remove the requirement for an urban square at this location.

b) Council shall require high standards in design, implemented through the site plan approval process. Conformity with the Aurora Promenade Urban Design policies shall be enforced. The design of the **site** shall provide for safe vehicular and pedestrian access to the **site**. A control architect may be retained by the Town to review the site plan **application** and the cost of such shall be borne by the applicant.

59.

a) Notwithstanding the Land Use Policies in Sections in Policy 9.4.1 b) and 9.4.1 c) v. of the Town of Aurora Official Plan, residential uses at grade and/or below grade are permitted.

b) Notwithstanding any other policy of the Town of Aurora Official Plan, the maximum building height is permitted to be six (6) storeys along Yonge Street and eight (8) storeys at the building rear (west side), and 24.0 metres (78.7 ft).

21 BAYVIEW SOUTHEAST SECONDARY PLAN (OPA 20)

21.1 Location

a) The Bayview Southeast Secondary Plan consists of approximately 360 hectares of land. The lands are generally bounded by Bayview Avenue on the west; Vandorf Sideroad on the south (plus an additional parcel of land west of the Hydro Corridor south of Vandorf Sideroad); Leslie Street on the east; and approximately one concession **lot** south of Wellington Street on the north.

b) The Secondary Plan sets out detailed policies and land use designations as more particularly shown on Schedule "AA" – Land Use Plan, and Schedule "BB" – Environmental Policy Areas and Schedule "CC" – Community Structure and Phasing

21.2 Purpose and Objectives

The purpose of this Secondary Plan is to establish the policies and land use structure that will guide the **development** of the Bayview Southeast community. The objectives of the Plan are as follows:

a) To establish appropriate land use designations and policies consistent with the environmental character capabilities and significance of the lands within the Bayview Southeast Secondary Plan;

b) To identify and detail the general boundaries and significance of environmental features and systems within the planning area, and to establish appropriate policies which preserve protect, manage, and where required, mitigate impacts on natural features such as **significant** woodlots, **wildlife habitats**, **wetlands**, recharge areas and other natural amenities/systems;

c) To establish policies to accommodate primarily a low intensity, environmentally sensitive residential community consistent with the objectives set out in d) above;

d) To set out policies to accommodate the intended **development** on full municipal services in accordance with the Master Servicing Plan;

e) To establish policies to accommodate a functionally sound transportation network that will serve as the basis for subdivision and/or condominium plans;

f) To establish a system of public and private roads which will be **compatible** with the intended future road pattern outside the study area; and,

g) To establish policies which recognize a logical, public and private open space system consistent with the needs of future inhabitants, and encourage the development of linkages within the evolving community. Linkages to the other **existing** neighbourhoods and to the planned growth areas should be encouraged. Attention shall also be given to the establishment of an east-west Oak Ridges Moraine trail connection.

21.3 Intent and General Characteristics

a) It is acknowledged that residential **development** in the Bayview Southeast lands will substantially occur on, or near lands that are either within, or in the transition area to the Oak Ridges Moraine.

b) The lower range of densities contemplated in this Secondary Plan Area, are based on the following:

i. The Secondary Plan recognizes that these lands tend to have an outstanding natural setting, and scenic visual qualities worth preserving. Views and vistas afforded by the current topography are to be preserved;

ii. The Secondary Plan recognizes the need to reduce or minimize the potential for detrimental environmental impacts;

iii. The Secondary Plan shall discourage higher residential densities which result in major landform alterations and which are inconsistent with the principles of landform conservation and preservation;

iv. It is a principle of the Secondary Plan that **development** in the Bayview Southeast area should be done in a manner which has the least amount of impact on Vandorf Sideroad and its adjacent environmental attributes; and

v. The Secondary Plan shall encourage cluster **development** or other forms of innovative housing at lower densities to create generous buffers between transitional **development** lands and their adjacent environmental features.

c) **Development** within the Bayview Southeast lands in proximity to **existing** and proposed **development** at the northwest and southwest corner of Bayview Avenue and Vandorf Sideroad should be **compatible** with, consistent with, and be premised upon similar housing form, buffers, screening, lotting characteristics, and environmental attributes in order to create an appropriate transition into the Moraine area and rural lands south of Vandorf Sideroad. **Development** on these lands should be sensitive to the environmental objectives of this Plan, and to the original environmental objectives of the **existing** developments in the vicinity of the intersection.

In particular, lands to the south of Vandorf Road shall only be developed at very low densities in accordance with the provisions of this Secondary Plan.

21.4 Residential Policies

21.4.1 General Policies

a) Residential **development** shall be in accordance with the policies of **Section 7** of this Plan, except as modified by the additional policies below.

b) It is the intent of this Plan to achieve a gradation in residential density which reflects the environmental attributes of the Secondary Plan Area and the proximity of the rural lands to the south. More specifically:

i. Densities shall diminish as proximity to the rural portion of Town increases;

ii. Densities shall generally diminish as proximity to **significant** Moraine features increases; and,

iii. Densities shall generally diminish as proximity to other environmental features increases.

c) Two housing density categories are established in this Plan as described in Section **21.4.2** and illustrated on Secondary Plan Schedule 'AA':

i. Urban Residential; and,

ii. Suburban Residential.

21.4.2 Housing Categories

a) Urban Residential

i. **Development** within the Urban Residential designation shall be in accordance with the Low-Medium Urban Residential policies of **Section 7.5.4** of this Plan, except as modified by the following additional policies.

ii. All residential **development** adjacent to Vandorf Sideroad or Bayview Avenue shall be set back from Vandorf Sideroad and Bayview Avenue as widened a minimum of 35 metres (115 feet), and

- be situated on a private or public service road parallel to Bayview Avenue or Vandorf Sideroad or;

- have reversed **lot** frontages; and

- be fully screened by planting or a combination berming and planting screen from Bayview Avenue and Vandorf Sideroad in accordance with the Town's requirements.

b) Suburban Residential

i. **Development** and **redevelopment** within the Suburban Residential designation shall be in accordance with the Suburban Residential policies of **Section 7.5.2** of this Plan, except as modified by the following additional policies.

ii. All **development** adjacent to Vandorf Sideroad or Bayview Avenue within the Suburban Residential designation shall be setback from Vandorf Sideroad and Bayview Avenue as widened a minimum of 35 metres (115 feet), and

- be situated on a private or public serviced road parallel to Bayview Avenue or Vandorf Sideroad, or

- have reversed **lot** frontages, and

- with respect to the above be fully screened by a planting screen or combination berming and planting screen from Bayview Avenue and Vandorf Sideroad in accordance with the municipality's requirements.

iii. The maximum height of all forms of housing shall be 3 storeys.

iv. **Development** within the Suburban Residential category which is adjacent to environmentally sensitive features, open space lands, minor watercourses and the limit of the Town's Urban **Settlement area** shall be developed at extremely low densities in order to establish an appropriate transition to the aforementioned adjacent features. Such **development** shall be characterized by wide and deep residential **lots**, with significant setbacks and buffers. The implementing zoning by-law shall reflect such enhanced standards.

21.5 Open Space

a) Open Space within the Secondary Plan, which includes public and private parks, as well as trails and linkages, shall be planned in accordance with the **parkland** policies of **Section 13**, as well as the Aurora Trail Network policies of **Section 15.6.2** of this Plan.

21.5.1 General Policies

The following general policies shall apply to all Open Space categories.

a) Council shall encourage the protection and conservation of the unique aesthetic and environmental assets of the Holland River Valley including the watercourse and its fisheries resource potential, the valley and the valley slopes. Any **development**, construction or other alteration of the natural state in the Holland River Valley or its tributaries shall require the approval of the Town in consultation with the relevant agencies.

b) A vegetative buffer strip shall be maintained along the streambanks of all watercourses. This buffer strip shall be a minimum of 15 metres in width along both sides of the streambanks for warm water streams, and for cold water streams, a minimum of 30 metres along both sides of the streambanks, or a minimum of 10 metres beyond the stable top of bank, where there is a well defined valley (whichever is greatest). This vegetated buffer strip shall be placed in an appropriate zone category to maintain these lands in a naturally vegetated state. However, limited intrusion may be permitted within the buffer area for recreational trails and creek crossings, as well as roads and servicing subject to the approval of the Town of Aurora in consultation with the Ministry of Natural Resources and Forestry and the Lake Simcoe Region Conservation Authority, where applicable. Specific **development** setbacks will be determined in the field by the proponent and the Town in consultation with the relevant agencies. As a general principle in guiding the determination of **development** setbacks, any buffers required to this Secondary Plan, can be part of the **developable area** in land use designations adjacent to the Open Space designations, provided the buffer is zoned in a protective zoning category or other appropriate control mechanisms are implemented prohibiting buildings and structures, and the buffer is naturally vegetated.

21.5.2 Open Space Designations

The following open space designations are established for lands within the Secondary Plan Area:

- Public Open Space;
- Private Open Space; and,
- Oak Ridges Moraine Trail and Linkages.

a) Public Open Space

Lands within the Public Open Space category shall consist of lands which are to be conveyed, or are intended to be conveyed to the municipality and which are classified on Schedule "BB" as Environmental Protection Areas

or which are lands to be conveyed to the municipality pursuant to the park dedication provisions of the Planning Act. Lands designated Public Open Space shall be planned in accordance with the Public **Parkland** policies of **Section 13.2**, except as modified by the following policies.

i. Lands contained within the defined valley wall or within a 30 metre buffer on either side of the East Holland River Branch (whichever is greater), shall be conveyed to the Town of Aurora for Public Open Space, as part of the **development** approval process.

ii. Public open space lands designated as Environmental Protection Areas shall generally be used for passive recreational purposes.

iii. Where **development** in the Secondary Plan Area is contemplated on the basis of a public road system under a freehold form of tenure, the local **parkland** and **recreation** needs of the intended residents shall be met in accordance with the standards of the Aurora Official Plan and may be fulfilled in the form of public parks and/or **recreation** areas, of both an active and/or passive nature.

iv. Council may inherit, purchase, trade, lease, negotiate, receive as a donation or otherwise acquire environmental protection areas such as flood prone areas, **wetlands**, forest or fishery resource areas or areas in the Oak Ridges Moraine.

v. Where lands are designated Public Open Space, such shall not be construed as an obligation on the municipality to acquire such lands until, or unless the municipality deems such to be in the public interest.

b) Private Open Space

Lands within the Private Open Space Category shall consist of lands which are classified on Secondary Plan Schedule “BB” as Environmental Protection Areas, or which are intended to serve private outdoor **recreation** needs, and which are intended to remain in private ownership. Conservation agreements may be required to ensure protection and management of the **significant** natural features. Lands designated Public Open Space shall be planned in accordance with the Public **Parkland** policies of **Section 13.2**, except as modified by the following policies.

c) Oak Ridges Moraine Trail and Linkages

i. Provision shall be made for the routing of the Oak Ridges Moraine Trail through the Secondary Plan Area as shown conceptually on Schedule ‘AA’.

ii. Where feasible the trail shall be located within the **valleylands** of the main branch of the East Holland River. If conditions through

the Leslie Street Swamp (south portion) are such that trail development is constrained, an alternative route may be considered at the southern edge of the Magna lands, along the **existing** hedgerow and the south edge of the forest block.

iii. The final routing of the trail shall insure alignment or provide link opportunities with **existing** and future segments of the Oak Ridges Moraine Trail to the east and west of the Secondary Plan Area.

iv. A north-south link through the planning area shall be considered at the **development application** stage, in order to connect new community areas to the north of Wellington Street with the Oak Ridges Moraine Trail system. This trail route may be accommodated within a landscaped boulevard along a public and/or private roadway, or combination thereof.

v. The valleyland trail system shall be designed as a low-impact, soft surfaced walking trail. No motorized, cycling or equestrian uses shall be permitted within the **valleylands**.

vi. Cycling routes if desired should be developed on environmentally unconstrained lands, such as open space tableland, the Hydro-Corridor, or in an appropriate open space corridor adjacent to proposed public roadways.

vii. The trail may be developed in phases as various components of **development** proceed, provided an overall preliminary routing and design has been established.

viii. The final location of any components of the trail shall be determined and designed as part of any **application** for subdivision, site plan approval or plan of condominium for any lands within the general area upon which the trail is contemplated. The location and design of any components of the trail shall occur in a manner which respects the privacy of **existing** and proposed residences in the vicinity of the trail. As well, the design shall incorporate measures to protect such residences from any **negative impacts** associated with the construction and use of the trail.

d) Acquisition of Public Open Spaces

In accordance with the policies of **Section 21.5.2 a)** herein, it shall be the policy of this Plan to phase in the acquisition of Public Open Space lands as follows:

i. Prior to the commencement of **development** within any portion of Phase III within Lots 17, 18, and 19, Concession II of this Plan, as shown on Schedule ‘CC’, all lands designated Public Open Space

west of the East Holland River within the said Lots 17, 18 and 19, Concession II shall be acquired by the Town;

ii. Prior to the commencement of **development** within any portion of Phase II and Phase IV east of the Hydro lands and north of Vandorf Sideroad within Lot 16, Concession II of this Plan, as shown on Schedule 'CC', all lands designated Public Open Space, south and west of the East Holland River within the said Lot 16, Concession II east of the Hydro lands shall be acquired by the Town. Where multiple property ownerships are involved in these phases, the transfer of Public Open Space lands shall be required as each property ownership is developed. Further, prior to commencement of **development** within those portions of Phases II and IV described above, the Town, in consultation with the landowners shall determine the requirement for the public acquisition of the lands designated Public Open Space north and east of the East Holland River within that portion of Lot 16, Concession II described herein.

iii. Prior to the commencement of **development** within Phase V as shown on Schedule 'CC', the Town, in consultation with the owner shall determine the requirement for the public acquisition of the lands designated Public Open Space east of the East Holland River within Lots 18, 19 and 20, Concession II;

iv. Prior to the commencement of **development** within Phase VI as shown on Schedule 'CC', the lands designated Public Open Space within any **development** plan within this community shall be acquired by the Town. Where multiple property ownerships are involved in this phase, the transfer of Public Open Space shall be required as each property ownership is developed. Further, prior to the commencement of **development** within Phase VI as shown on Schedule "CC", the Town, in consultation with the owner, shall determine the requirement for public acquisition of the lands designated Public Open Space north of the East Holland River within Lot 16, Concession II.

v. To facilitate the phasing plan as contemplated by Schedule 'CC' and the implementation of Public Open Space acquisition, the Town shall make use of the Holding "H" symbol in the implementing zoning by-law(s) such that no "H" symbol shall be removed from residential lands until arrangements have been made to the satisfaction of the Town with respect to the public acquisition of the lands referred to in section d) herein;

vi. In considering the lifting of the "H" symbol, as contemplated above, the Town shall also be satisfied that satisfactory arrangements have been made for the acquisition and design of the Trail System contemplated by the policies of this Plan for public use;

vii. The acquisition of Public Open Spaces contemplated herein shall be dealt with during the consideration of subdivision site plan and/or condominium approvals; and

viii. The policies of this subsection herein shall be considered in addition to any park dedication entitlements under the Planning Act.

ix. For the purposes of the subsection above, the term “Prior to the commencement of **development**” shall mean in conjunction with the process of registration of a plan of subdivision and/or plan of condominium and/or execution of a site plan agreement.

21.6 Golf Course

The lands designated in the Golf Course category shall comply with the following policies:

a) An eighteen hole private golf course including clubhouse facilities and incidental **ancillary uses** relating to the golf course are permitted on the lands designated on Schedule "AA" as Golf Course.

b) A portion of the golf course is intended to be located within a degraded Class 6 **wetland** in what is known as a portion of the Leslie Street Swamp (North Portion). Minor intrusions of the golf course into the Leslie Street Swamp will be permitted subject to compliance with the policies of this Secondary Plan.

c) Despite the golf course intrusion into the **wetland**, the **wetland** function shall be maintained and enhanced without any loss of **wetland** function. A mitigation and enhancement report demonstrating that this can be accomplished shall be approved by the Town prior to considering any **applications** for golf course **development**.

d) It is the intent of this Plan that the golf course Maintenance Protocol shall be premised on golf course maintenance practices which are conservative. Applications of fertilizer and pesticides shall be used only on a minimal basis. Industry Guidelines for integrated pest management shall be used.

21.7 Environmental Management

21.7.1 Significant Natural Features Within the Secondary Plan Area

a) Leslie Street Swamp (North Portion)

The Leslie Street Swamp **wetland** and surrounding **woodland** vegetation shall continue to be recognized as an Environmental Protection Area to protect against future intrusions as well as potential **redevelopment** if land uses change.

b) East Holland River

The main branch of the East Holland River traverses the Secondary Plan Area and supports a cold water **fish** community with **significant** groundwater contributions through some reaches. It is the policy of this Plan to protect river and valley systems by a corridor width of not less than 30 metres on either side of the watercourse, or 10 metres from the stable top of bank in areas of well defined slope, whichever is greater. In locations where **woodlands** on the valley slopes are not present, and the proponent can demonstrate that the entire valley system as a natural corridor including channel, floodplain, and valley walls are protected, the Town at its discretion may reduce the required buffer.

c) Woodlands

The mature mixed forest woodlot located in the centre of the subject lands, the forest cover along the East Holland River and adjacent to the Leslie Street Swamp **wetland** are identified as **significant** natural areas within the Regional Greenlands System and as Environmental Protection Areas in the Town of Aurora Official Plan.

Development on the portion of the mature mixed forest woodlot and along the East Holland River and adjacent to the Leslie Street Swamp **wetland** shall not be permitted. These woodlots, unless otherwise set out in this Secondary Plan, shall be maintained in a natural undisturbed state. The woodlot boundaries shall be staked and surveyed at the **development** approval stage and be protected through the use of subdivision and site plan agreements. Appropriate **forest management** practices may be established in consultation with forestry officials of the Region of York.

d) Landform

The southern and easterly Secondary Plan Area lands reflect the rolling and frequently steep topography which is characteristic of the Oak Ridges Moraine, with long range views afforded from a number of vantage points. Landform conservation is one of the principles for **development** within the Oak Ridges Moraine Area, as a means of preserving the unique visual qualities of the area, as well as protecting the locally sensitive features. Minimizing disruption to landform and landscape, minimizing grading and changes to topography, and clustering of **development** on less sensitive areas of the **site** shall be encouraged as policy of this Secondary Plan.

21.7.2 Environmental Policy Areas

The following environmental policy areas shown more specifically on Schedule ‘BB’ shall apply to the Secondary Plan Area. These lands shall be consistent with

the Greenway policies of **Section 12** of this Plan, in addition to the policies of the more-detailed sub-designations below.

a) Environmental Protection Areas

These lands represent the most **significant** natural areas of the **site**. The environmental protection designation is intended to ensure their preservation and protection from surrounding **development** and future changes in land use. Generally, no **development** of these lands shall be permitted. Lands shown on Schedule 'BB' as Environmental Protection Areas meet one or more of the following criteria:

i. flood prone areas (East Holland River Branch floodplain) and lands within the defined valley wall, where the valley is poorly defined as agreed to with the Town and Lake Simcoe Conservation Authority;

ii. **wetlands** (Class 1-7, ORM Guidelines and York Region O.P.);

iii. regionally **significant** forest resource areas (along the East Holland River, Leslie Street Swamp (south portion), Forest Block 1) and forested steep slopes;

iv. slopes greater than 25% and **significant** or prominent landforms; and,

v. watercourses with identified fisheries resources or corridor function.

b) Environmental Policy Area "A"

These lands pose the highest constraint to **development** outside of Environmental Protection Areas and represent areas which shall require significant evaluation in support of **development** proposals;

i. lands with active seepage or highly permeable soils;

ii. moderately steep slopes 10-25%;

iii. lands within the regulated fill line;

iv. other forest cover areas; and,

v. other watercourses without identified fisheries resources or corridor function.

c) Environmental Policy Area "B"

These lands are generally free of **significant** constraints but have some environmental considerations and/or must have regard for the policies and evaluation criteria of the Oak Ridges Moraine Planning Guidelines such as;

i. lands within the Oak Ridges Moraine Plan Boundary but without **significant** environmental features; and,

ii. lands with localized, diffuse seepage and permeable soils which are contributing to the maintenance of baseflow to the East Holland River.

d) Unconstrained Lands

From an environmental planning perspective, these lands are considered to be free of constraints and offer the highest **development** capability. **Development** within these lands shall be subject to normal servicing and planning requirements, as outlined elsewhere in the Secondary Plan. These unconstrained lands are considered to be:

i. lands outside the Oak Ridges Moraine Plan Boundary; and,

ii. lands with no slope restrictions, regulatory or policy limitations, or natural features.

e) Determining Limits of Environmental Policy Areas

The limits of the environmental policy areas shown on Schedule "BB" are conceptual and will be defined more precisely in the field as part of the **development application** review process, without the need to amend this Plan. The defining of the limits of the environmental policy areas shall be done by the proponent to the satisfaction of the Town in consultation with relevant agencies.

21.7.3 Environmental Protection Areas

a) General Policies

In addition to Environmental Protection policies contained within **Section 12** of this Plan , the following policies specific to Environmental Protection Areas apply to this Secondary Plan:

i. A buffer area of a minimum of 10 metres shall be provided around the Leslie Street Swamp and all **woodlands** identified as **significant** natural areas. This buffer shall be maintained in a natural state or planted with native species. Buffers to **significant** natural features shall also be required as outlined in this Secondary Plan.

ii. Where Environmental Protection Areas are to be maintained in private ownership, the Town shall require Conservation agreements to ensure the long term protection of these lands.

b) East Holland River

i. Crossing of the upper reaches of the East Holland River Branch adjacent to Bayview Avenue with roads or servicing may be permissible upon demonstration that corridor function will be maintained, including groundwater flow and aquatic habitat, as well as minimal disturbance to vegetation. Where disturbances are proposed, mitigation and restoration measures must be undertaken. Roads and services should be consolidated to minimize the number of crossings.

ii. Road crossings shall be designed in a way to ensure that wildlife and **fish** movement is unrestricted through the area, and to accommodate walking trails where needed.

iii. Proposed trails and access points within the valley corridor should be constructed of soft surfaces and appropriately designed to ensure minimal disturbance of vegetation, to protect water quality and fisheries habitat, and to prevent erosion. Appropriate restoration measures shall be undertaken wherever disturbances occur.

iv. Detailed environmental studies must be undertaken prior to the approval of any road or servicing crossing, location and design throughout the East Holland River Valley to ensure maintenance of forest cover, riparian habitat, **significant** slopes, corridor and hydraulic functions.

v. A natural vegetative buffer of at least 30 metres from the watercourse or 10 metres from the stable top of bank where the valley is wooded and well defined (whichever is greater) shall be established along the East Holland River. The top of bank shall be staked in the field by the proponent in consultation with the Town and relevant agencies, to the Town's satisfaction. In areas where there is no well defined top of bank, the proponent shall assess the contribution of other riparian lands, such as springs, **wetlands**, **intermittent streams**, drainage swales and seepage areas and areas of hydric/organic soils, to streamflow and downstream **fish habitat**, in determining the extent of vegetated buffer strip requirements, to the satisfaction of the Town in consultation with the relevant agencies. These buffers shall be maintained in a natural state or planted with native species.

vi. Any rehabilitation or restoration measures which will enhance the functions and attributes of the East Holland River shall be encouraged, particularly those in support of cold water **fish habitat** enhancement.

c) Significant Forest Resources

i. **Development** shall not be permitted within the central mature mixed forest or its associated linkages with the East Holland River. The owner(s) shall agree in the site plan agreement to maintain the woodlot in a natural undisturbed state according to sound forestry management practices, and shall have the limits of the woodlot staked out and surveyed to the satisfaction of the Town of Aurora prior to any **development** occurring.

ii. Any trail **development** proposed within the forest block, should generally be located along **existing** laneways where practical. New trails if proposed should be constructed as soft surfaced walking trails and appropriately designed to protect mature **trees**, rare and sensitive plants and **existing** drainage courses, and to prevent erosion. Appropriate restoration measures shall be undertaken wherever disturbances occur. Equestrian and cycling uses should be discouraged except along **existing** laneways.

iii. A 10 metre permanent buffer from adjacent **development** shall be established measured from the drip line of the **trees**. The site plan shall ensure that grading and other changes will not adversely impact the adjacent **trees**. Additional planting with native species will be permitted.

iv. Forested areas within the East Holland River corridor shall be maintained in a natural undisturbed state.

v. Linkages between **significant** natural areas on the **site** shall be maintained as natural corridors and enhanced through golf course and community layout and planting plans.

21.7.4 Environmental Policy Area "A"

a) Moraine/Highly Permeable Soils

i. **Applications** for **development** including plans of subdivision, condominium and site plans shall include best management practices and mitigative measures to maintain:

- predevelopment infiltration conditions;
- direction of groundwater movement;

- aquifer recharge function; and
- groundwater quality.

b) Landform Conservation

i. New **development** shall be of a form that protects the characteristic Oak Ridges Moraine terrain, including prominent landforms, rolling topography, steep slopes, **significant** landscapes and views and vistas.

ii. Clustering of **development** and innovation in design are to employed in order to maintain the **existing** landform and natural topography to the greatest extent possible.

iii. Grading must ensure that changes to natural topography are minimized.

c) Woodlands and Tree Conservation

i. All **development** areas shall be accompanied by a strategy that maximizes the protection of **tree** cover, rationalizes the proposed removal of **tree** cover and identifies areas where indigenous **tree** planting should occur for enhancement purposes.

ii. Wherever possible hedgerows shall be protected and preserved along rear and side **lot** lines, as buffers between land uses, or in open space areas or natural linkages.

iii. Tree Preservation and/or Conservation agreements may be required by the Town to ensure future protection of woodland resources within a developed setting.

iv. Protective measures must be employed during construction activities including the establishment of buffers and temporary protective fencing.

d) Minor Watercourses

i. Except as otherwise permitted by policies in this Plan, minor watercourses and their related valley systems shall be retained and integrated within **development** areas as natural corridors. Alterations may be permitted to intermittent watercourses which have no demonstrated **fish habitat** value, provided that corridor and hydraulic functions can be maintained.

ii. A vegetative buffer of a minimum of 15 metres on either side of all minor watercourses and warmwater fisheries shall be established.

21.7.5 Environmental Policy Area "B"

a) General Policies

i. **Development** proposals for lands with localized, diffused seepage and permeable soils contributing to the maintenance of baseflow to the East Holland River must demonstrate that these functions can be maintained.

21.8 Transportation

a) The collector road system shall contain public road linkages where deemed appropriate by the Town to insure that lands adjacent to the Magna **development** can be developed in the future as part of an overall transportation network as shown more specifically on Schedule 'AA'.

b) The internal road system contemplated for the Secondary Plan Area may contain private road elements, provided that any such private road design shall not preclude or inhibit the overall traffic functions.

c) **Development** of any private roads within the planning area shall generally be to municipal standards, except where it can be demonstrated that for environmental reasons such would not be appropriate and traffic function will not be compromised.

d) All **applications** for subdivision approval and site plan approval should be accompanied by a Pedestrian Movement Plan/Report. This plan/report shall demonstrate that appropriate linkages exist within the contemplated **development** to facilitate pedestrian movement to and from public trail systems, public or private parks, community facilities, **employment areas**, public sidewalks, and to external public transit opportunities. The plan/report shall be approved by the Town prior to a recommendation for approval of any subdivision plan or site plan.

e) There shall be public collector road linkages serving the various plan elements, as shown more specifically on Schedule 'AA'. They are:

i. east side of Bayview Avenue opposite the north leg of Stone Road connecting to Magna industrial lands and on to Wellington Street, and through the 2b lands to Leslie Street;

ii. east side of Bayview between Vandorf Sideroad and the south leg of Stone Road connecting easterly to **development** lands in the southern section of the Secondary Plan Area. The location and timing of construction for this linkage shall be tied to phasing and

environmental considerations; and,

iii. two additional roads (public or private) connecting to Leslie Street and Wellington Street in the northeast portion of the Secondary Plan shall form part of Phase I in order to ensure adequate traffic circulation to this phase creating at least two points of access.

f) Based on the densities and environmental considerations intended by the principles established in this Secondary Plan, no mid-block east-west collector road between Bayview Avenue and Leslie Street shall be required in the Secondary Plan Area. Further, for similar reasons, no north-south midblock collector road shall be required between Wellington Street and Vandorf Sideroad. However, a mid-block connection is required in part through the 2b lands south of Wellington Street (Magna Drive). Prior to final approval for either Phase I or II, arrangements satisfactory to the Town shall be made to dedicate this connecting link as a public road.

g) The design of internal local roads, whether private or public, shall be premised on the eventual connection of the two east west public collector roads intersecting Bayview Avenue.

h) The exact location and route alignment of collector roads contemplated by this Plan shall be determined as part of the submission of an **application** for plan of subdivision, condominium and/or site plan approval, to the satisfaction of the Town.

21.9 Urban Design

a) **Development** contemplated by this Secondary Plan shall be in accordance with the Urban Design Policies of **Section 5** to the Aurora Official Plan.

b) In recognition of the high standard of design associated with the Magna Corporate head office to the north of the Secondary Plan Area, all **development applications** shall be subject to urban design review by the Town at the site plan/subdivision review stage of **development** to insure compatibility.

c) The Town may retain an urban design consultant in consultation with, and at the proponent's expense to prepare architectural and design guidelines. The consultant will review and evaluate design proposals in accordance with the guidelines and make recommendations to the proponent. Alternatively, the proponent may retain an urban design consultant to prepare and submit architectural and design guidelines to the Town for review and approval by its urban design consultant. Administration and implementation of the design guidelines will then be carried out by the proponent's design consultant.

d) A high quality landscaping strip of substantial width along Bayview Avenue and the westerly portion of Vandorf Sideroad shall be encouraged to create "green" linkages to the valley system, forested areas and other **significant** moraine features.

21.10 Services

The Bayview Southeast Secondary Plan lands shall be developed based on the servicing policies of **Section 16** of this Plan.

22 BAYVIEW NORTHEAST AREA 2B SECONDARY PLAN (OPA 30)

22.1 Introduction

a) The Secondary Plan area includes two major areas connected by the Wellington Street East corridor:

i. Land generally bounded by Bayview Avenue on the west, St. John's Sideroad on the north, the East Holland River Valley on the east, and the Magna International Corporate Headquarters to the south of Wellington Street East; and,

ii. Land to the north and south of Wellington Street East between Leslie Street and Highway 404.

The area of this Secondary Plan and the detailed pattern of land uses is indicated on Schedule 'AA' - Land Use Plan.

b) The location of public uses such as school and park sites, roads and other community facilities shown on Schedule 'AA' are conceptual. These public uses may be relocated, or deleted where it can be demonstrated that a particular use is not needed, without an amendment to this Plan. In order to ensure that property owners contribute their proportionate share towards the provision of major community facilities such as schools, day care centres, bridges, roads and road improvements, external services and stormwater management systems, property owners will be required to enter into one or more agreements, as a condition of **development** of their lands, providing for the equitable distribution of the cost (including that of land) of required public uses and common facilities.

22.2 Purpose and Objectives

22.2.1 Purpose

The purpose of this Secondary Plan is to establish land use structure and policies and establish a Secondary Plan for the subject lands shown on Schedule 'AA'. The Secondary Plan will guide the **development** of a new community (Bayview Northeast Area 2B).

a) Urban Design Guidelines for the Wellington Street East Corridor have been prepared for lands generally within 200 metres of the Wellington Street right-of-way between Bayview Avenue and Highway 404, and for lands designated Business Park fronting Highway 404.

22.2.2 Objectives

This Plan addresses the following objectives:

a) The need to accommodate new residential neighbourhoods providing a range and mix of primarily at-grade housing;

b) The need to provide additional employment land at Highway 404 and on Wellington Street in the vicinity of Magna International's Corporate Headquarters and the intersection of Magna Drive;

c) The need for additional commercial services, retail and office uses;

d) The need to establish design guidelines for land fronting Wellington Street to address such considerations as:

   i. Its role as a highly visible and accessible entryway to the Town, and key structural component and activity area of the new urban expansion area;

   ii. Opportunities to mix uses, provided it is done in a manner which complements and is **compatible** with the intended form and function of Wellington Street and adjacent **development**;

   iii. Ensuring that it does not develop into a strip or highway commercial area;

   iv. Promoting a **development** density and form that contributes to a high quality streetscape, supports the provision and use of transit, and complements the anticipated low profile **development** on adjacent land;

   v. Encouraging a high level of landscaping and pedestrian amenity along Wellington Street and with suitable transportation linkages to the adjacent land;

   vi. Examining community design and **development** opportunities that would allow for the emergence of a local centre at the intersection of Bayview Avenue and Wellington Street;

e) The need to protect the East Aurora Wetland Complex and other environmental features;

f) The need to develop a road system that has appropriate connections to **existing** and future arterial road network, offers a choice and flexibility in routes, and provides continuous mid-block collectors, where possible;

g) A system of walkways and bicycle paths recognizing the Town's desire to establish an east-west trail connection; and,

h) The need to provide certain additional and complementary uses, including parks and schools, that were not provided for in the Council-adopted Bayview Southeast Area 2A Plan (OPA 20) due, in part, to the unique environmental and ownership context of the Bayview Southeast lands.

22.3. Land Use and Development Policies

22.3.1 The Bayview Northeast Area 2B Plan Concept

The Bayview Northeast Area 2B is intended to include: a primarily low intensity residential community; a multi-use corridor along Wellington Street with a high quality streetscape showcasing the Magna International Corporate Headquarters; protection of the East Aurora Wetland Complex; an open space corridor along the East Holland River Valley; community shopping and other services such as schools and parks; and, a prestigious new business park at Highway 404, the eastern gateway to the Town of Aurora.

22.3.3.1 Intent and General Characteristics

a) It is intended that all land uses be developed on full urban services, unless otherwise permitted by this Plan.

b) The **development** of lands at Highway 404 have been identified by Council as a high **development** priority and are designated Business Park to encourage high quality building and **site** design in the near to long term. A portion of these lands may also be attractive for Regional-serving Retail Commercial uses.

c) The Wellington Street East corridor will fulfill a role as a major gateway to the Town from the east, a key structural component for the neighbourhoods of Bayview East, and as a superior urban setting complementing the Magna International Corporate Headquarters.

d) Linear and Other Open Space will be provided along the Holland River East valley. This designation will provide a continuous open space corridor providing a general boundary for urban **development** within the secondary plan; protect and maintain the East Aurora Wetland Complex; provide **significant** opportunity for resource management, habitat creation and enhancement; and a **significant** land base on which to create an “urban wildlife park”.

e) The community structure of the Bayview Northeast area recognizes the emerging Bayview-Wellington Centre. Access via street connections to the Bayview-Wellington Centre lands to the west is made possible at key locations and the design of uses on the east side of the Bayview-Wellington intersection shall have regard for the unique open space gateway to the **existing** urban area of the Town created by the

Bayview-Wellington Secondary Plan and the North Bayview Residential Neighbourhood.

f) A road system to connect to the arterial road network at appropriate locations, offering a choice and flexibility in routes and providing continuous mid-block connection is provided.

g) A trail system will link the Bayview Northeast neighbourhoods internally and externally to the Aurora Trail within certain east-west collector roads, Wellington Street, and the Linear and Other Open Space area along the East Holland River Valley. Within the Linear and Open Space designation, this trail will not be permitted within the boundary of the East Aurora Wetland Complex.

h) With the exception of lands within the East Holland River Valley and the East Aurora Wetland Complex, remaining lands within the Bayview Northeast Area 2B exhibit relatively few environmental constraints.

i) The Secondary Plan will generally be phased in an orderly and efficient manner from west to east. The location and rate of growth will be managed recognizing the need to: maximize available capacity in **existing** municipal **infrastructure** first; extend services and allow **development** along Wellington Street to the Business Park at Highway 404 as a high priority; provide major new municipal **infrastructure** to service lands closer to the Holland River Valley and in the Bayview Northeast Area 2C; and accommodate the cost of urban growth in a fiscally responsible manner. Final details with respect to the implementation of this Plan will be secured through future subdivision plans and agreements and any other agreements as required by the Town.

22.3.1.2 Wellington Street East Corridor

Wellington Street East is a highly visible and accessible entryway to the Town from Highway 404 and points east. This role will become increasingly important as the Town grows. The Wellington Street East corridor is a key structural component of the entire Bayview East urban expansion area linking the Magna International Corporate Headquarters, new residential neighbourhoods to the north and south respectively, and the Highway 404 Business Park lands.

The Urban Design Guidelines for the Wellington Street East Corridor establish a detailed distribution of land use and densities, and establish specific urban design principles to guide new **development** generally within 200 metres of Wellington Street between Bayview Avenue and Highway 404, and lands designated Business Park fronting Highway 404.

22.3.2 Residential Policies

22.3.2.1 General Policies

a) The residential community in Bayview Northeast shall be predominantly low intensity residential uses. The **development** and design of neighbourhoods shall have regard for the character of **existing** Aurora neighbourhoods and should provide a range and mix of primarily at-grade housing forms.

Along Bayview Avenue and Wellington Street East, medium to high density housing, primarily in the form of townhouses or low-rise buildings, some of which may contain ground floor commercial uses, is intended to ensure that a full range of housing types is offered in the urban expansion area east of Bayview Avenue.

b) Two residential land use designations are established in this plan as illustrated on Schedule 'AA':

i. Low-Medium Density Residential
ii. Medium-High Density Residential

Development and **redevelopment** in the residential land use designations shall be in accordance with the residential policies of **Section 7** of this Plan.

c) Consideration shall be made in the phasing of **development** to encourage a balanced mix of housing densities for each stage of **development** in the Bayview East urban expansion area.

d) The reuse of heritage buildings within residential areas is encouraged further to **Section 14** of this Plan.

e) Integration of the natural amenity area of the East Holland River Valley with the residential neighbourhood shall be achieved in terms of visual, physical and public access.

22.3.2.2 Residential Designations

The following residential designations are established for lands within the Bayview Northeast Area 2B Secondary Plan.

a) Low-Medium Density Residential

Lands within the Low-Medium Density Residential designation shall be planned in accordance with the Low-Medium Urban Residential designation policies of **Section 7.5.4** of this Plan, except as modified by the following additional policies.

i. The maximum density for any individual residential **lot** and/or block on lands designated Low-Medium Density Residential shall be 44 units per net residential hectare.

ii. The maximum proportion of multiple unit housing including triplexes, quadruplexes, street rowhouses and/or block rowhouses relative to the total number of **dwelling units** on land designated Low-Medium Density Residential shall be 25 per cent.

iii. The least intensive residential uses are encouraged adjacent to lands designated Linear and Other Open Space and the Recommended Environmental Protection Line as shown on Schedule "AA".

b) Medium-High Density Residential

Lands within the Medium-High Density Residential designation shall be planned in accordance with the Medium-High Urban Residential designation policies of **Section 7.5.5** of this Plan, except as modified by the following additional policies.

a) It is the intention of this Plan to locate Medium-High Density Residential designations on lands adjacent to certain parts of Bayview Avenue, St Johns Sideroad near Bayview**,** and Wellington Street East where commercial, recreational, community services and transit facilities will be most accessible. The location and size of such areas are intended to allow for a wider range of housing choices in the Bayview East area, provide a strong built form presence along these major roads, and ensure an appropriate transition to the lower intensity housing comprising most of the community. In evaluating **development** plans, the Town shall seek appropriate vehicular circulation and parking arrangements in Medium-High Density Residential Designations.

22.3.3 Mixed Use Policies

Lands within the Mixed Use designation shall be planned in accordance with the Mixed Use designation policies of **Section 8** of this Plan, except as modified by the following additional policies.

a) **Development** within the Mixed Use designations shall generally not exceed four storeys in height. At certain locations on Wellington Street East, building heights may increase provided such an increase is considered appropriate as articulated in the Urban Design Guidelines and does not exceed seven storeys in height as set out in the Official Plan.

b) Outdoor parking shall be well-screened and buffered along Wellington Street East, with specific requirements determined through rezoning **applications** and the site plan approval process.

22.3.4 Commercial Policies

22.3.4.1 General Policies

a) Commercial **development** is to be primarily focused on Wellington Street East to enhance the street's role as an important element in the new community. Commercial uses along Wellington Street East are intended to primarily serve the shopping and service needs of residents, businesses and employees of the new community, as well as elsewhere in Aurora. A key focus of commercial **development** in the Bayview Northeast Plan is the Bayview-Wellington intersection in order to emphasize the importance of this location in the Town's structure and to complement the commercial uses newly established and planned in the Bayview-Wellington Centre.

b) The **development** of lands at Highway 404 has been identified as a high priority, with an intent to encourage high quality building and **site** design in the near to long term. These lands, are designated for a combination of Business Park uses, in recognition of the high visibility and accessibility of lands between Leslie Street and Highway 404, and the attractiveness of this location for uses serving not only the growing population of Aurora but also the surrounding urban and **rural areas**. The **development** of these lands shall be subject to site plan approval to ensure pre-eminent **site**, building and landscape design.

c) For the purposes of this Secondary Plan, the following commercial categories are hereby established:

i. Community Commercial
ii. Convenience Commercial
iii. Business Park

d) A high standard of building design and landscaping shall be encouraged in all commercial areas, particularly where those **developments** are adjacent to residential **development**. Buildings shall be sited, where feasible, close to the street lines in order to provide definition and enclosure to the street and mitigate the negative visual impact of extensive parking in front of a building. Design shall ensure that parking areas are landscaped, lit, shaded and screened to be visually attractive, safe and supportive for pedestrians.

22.3.4.2 Convenience Commercial

Lands within the Convenience Commercial designation shall be planned in accordance with the Convenience Commercial designation policies of **Section 11** of this Plan, except as modified by the following additional policy.

a) Where upper level residential or office uses are proposed, the maximum building height shall generally not exceed three storeys.

22.3.4.3 Community Commercial

Lands within the Community Commercial designation shall be planned in accordance with the Community Commercial designation policies of **Section 11** of this Plan.

a) The Community Commercial designation applies to certain lands along Wellington Street East predominantly at the intersections of Bayview Avenue and Leslie Street. This designation is intended to provide opportunities for low-rise multi-tenant buildings to accommodate uses which generally cater to weekly shopping and service needs of residents and businesses in the community.

22.3.5 Business Park Policies

Lands within the Business Park designation shall be planned in accordance with the Business Park policies of **Section 11** of the Official Plan.

22.3.6 Institutional Policies

22.3.6.1 Schools

Schools within the Secondary Plan shall be planned in accordance with the Elementary and Secondary School policies of **Section 10** of this Plan, except as modified by the following policies.

a) Council recognizes that a new secondary school is expected to be needed for students in the Bayview East urban expansion areas. A possible location for the secondary school within Bayview East Area 2B has been schematically shown on Schedule 'AA'. Council acknowledges that the secondary school may be relocated when detailed secondary planning for the Bayview East Area 2C lands occurs. Any alternate location should be centrally located within the Bayview Northeast area, and should have access on a major collector road. The final location and configuration of the secondary school should support the community structure and pattern of land use and shall be further defined through plans of subdivision, and in consultation with and approval of the Public School Board.

22.3.6.2 Other Community Services

Community services shall be planned in accordance with the Community Services and Facilities policies of **Section 10** of this Plan.

a) These community services, particularly those requiring larger areas or buildings that may serve residents from beyond the Bayview East communities, shall be encouraged to locate within the Community Commercial and Mixed Use designations of the Wellington Street East corridor. Council may require traffic studies to demonstrate adequacy of parking and acceptability of traffic impacts.

22.3.7 Parks and Open Spaces

Parks and Open Spaces within the Secondary Plan shall be planned in accordance with the **Parkland** designation policies of **Section 13** of this Plan.

22.3.7.1 General Policies

a) The Parks and Open Space designations in this Secondary Plan will provide a continuous green way system throughout the community which links neighbourhood parks, community facilities, and adjacent **development**, as appropriate. Such designations also generally serve to protect the Holland River Valley system and specifically the East Aurora Wetland Complex, while providing the foundation for a Wildlife Park.

b) This Secondary Plan identifies a trail system to be created along the East Holland River Valley with street connections to the **existing** community in the west and the proposed community to the south, acknowledging possible future connections to the north and east. The trail along the Holland River Valley may be established within the buffer areas adjacent to the East Aurora Wetland Complex, but not within the Wetland Complex.

c) For the purposes of this Secondary Plan, the following Parks and Open Space categories are established in this Secondary Plan:

   i. Linear and Other Open Space
   ii. Neighbourhood Parks
   iii. Parkettes
   iv. Wildlife Park

d) Woodlots and **tree** stands worthy of preservation may be incorporated as areas for passive **recreation**, in addition to the minimum amount of clear land required by the Town to accommodate the desired active recreational facilities. Where a park is entirely or partly established to preserve wooded areas only passive recreational uses and supportive conservation practices approved by the Town shall be permitted within those wooded areas.

22.3.7.2 Parks and Open Space Categories

Where appropriate, functions and facilities of the Parks and Open Space categories may be combined or integrated.

a) Linear and Other Open Space

The Linear and Other Open Space designation generally consists of the East Holland River Valley which is identified as an Environmental Protection Area on **Schedule 'B'** of the Official Plan. These lands should be protected and planned for in accordance with the Environmental Protection Area policies of **Section 12** of this Plan. Uses within this designation shall generally be restricted to passive **recreation**, including trails along the Holland River and in the setbacks adjacent to the East Aurora Wetland Complex, and other uses and activities that contribute to conservation and enhancement of the natural landscape and features.

No **development** and **site alteration** will be permitted in the Aurora East Wetland Complex. As a first priority , **development** proponents shall stake and survey the **wetland** boundary of the provincially **significant** East Aurora Wetland Complex. In addition, a **development** setback from the boundary of the Aurora East Wetland Complex and other lands designated Linear and Open Space along the Holland River Valley, shall be provided as shown by the Recommended Environmental Protection Line on Schedule 'AA'. In addition to this **development** setback, the following environmental management policies shall apply:

i. The adjacent **development** setback area should be significantly landscaped with a mixture of conifer and deciduous planting so as to ensure the open water ponds are effectively screened from adjacent **development**.

ii. The two southerly ponds should be rejuvenated to achieve **wetland** values and enhance **wildlife habitat**.

iii. Water levels in the two northern ponds should be maintained at lower management levels than present to enhance **wetland** vegetation and habitat.

iv. A program for managing water levels on a regular basis should be developed and maintained for all pond areas.

v. Part of the existing conifer plantation on the east side of the central pond on lands adjacent to this secondary plan and referred to as Bayview Northeast Area 2C should be managed to increase diversity and provide more open field habitat.

vi. Only one road crossing of the Linear and Other Open Space designation should be provided in the location conceptually shown on

Schedule 'AA', so as to minimize impacts on the East Aurora Wetland Complex and reduce fragmentation of this natural open space corridor along the Holland River valley.

b) Neighbourhood Parks

i. The Neighbourhood Park designation is established in accordance with **Section 13** of this Plan.

ii. Council has identified the need to provide an expanded Neighbourhood Park on the east side of the Holland River valley just south of the proposed east-west collector road crossing, to supplement and complement the smaller Neighbourhood Parks schematically shown on Schedule 'AA', and to provide for some of the needs of larger-scale, active, outdoor **recreation** including basketball, soccer, baseball, tennis and playgrounds for Bayview Northeast 2B residents as the area grows. This Neighbourhood Park shall have direct access to a collector road and shall be located and planned to minimize adverse impacts on the potential Wildlife Park.

iii. Council anticipates the need to expand the larger scale Neighbourhood Park identified schematically on the east side of the Holland River valley, so as to accommodate a potential Community Park that could serve residents of both the Bayview Northeast Areas 2B and 2C over the longer term. Council will, accordingly, protect for this potential **parkland** expansion during any future secondary planning of the Bayview Northeast Area 2C. The parks final location, size and configuration will be determined by the Towns Leisure Services Department, in consultation and agreement with affected area landowners.

c) Parkettes

i. Small Park spaces over and above those designated as Neighbourhood and Community parks on Schedule 'AA' will be encouraged to be incorporated into **development** along Wellington Street as urban design elements and amenities for residents, employees and shoppers, and/or as connecting links with the open space system. Parkettes shall be designed in accordance with **Section 13** of this Plan.

d) Wildlife Park

Council endorses the concept of a Wildlife Park, a **significant** natural base for which is provided in the general vicinity of the East Aurora Wetland Complex and other environmental protection areas within the Linear and Other Open Space designation as identified on Schedule 'AA'. In addition to the policies below, policies for the Wildlife Park are contained in **Section 13** of this Plan.

The western boundary of the Wildlife Park shall be consistent with the Recommended Environmental Protection Line as shown on Schedule 'AA' of this Plan and will be staked and surveyed in accordance with the recommendations of the Environmental Management Plan update.

The following policies shall apply:

i. Natural features east of the Holland River valley within lands referred to as Bayview Northeast Area 2C, including its extensive forested areas, fields and tributaries, should be identified and evaluated in detail and **development** setbacks determined. Such a study should occur prior to, or in concert with, any future secondary planning for the Bayview Northeast Area 2C area.

ii. Investigate opportunities to naturalize stormwater management facilities located immediately west of the Linear and Other Open Space designation, as additional open space areas that could improve **wildlife habitat** and provide enhanced visual and physical buffers to the East Aurora Wetland Complex.

iii. In addition to allowable **parkland** dedications under the Planning Act, creatively explore other regulatory controls and methods of protecting or securing additional open space either independently or in combination, including:

- Bonusing provisions
- Conservation Easement Agreements, as provided for in Conservation Land Act
- Conservation Land Tax Rebate Program
- Voluntary Land Dedication, as provided for in the federal Income Tax Act
- Fundraising and sponsorship
- Municipal purchase through general tax revenue

No further amendments to this Plan will be required should additional lands designated for urban uses west of the Recommended Environmental Protection Line, be negotiated and secured for the purpose of broadening and enhancing the Wildlife Park.

22.3.8 Urban Design

a) In several locations within the Secondary Plan area, especially adjacent to the East Holland River Valley and east of Leslie Street, lands reflect the rolling topography which is characteristic of Aurora. Long range views are afforded from a number of vantage points.

i. Protection of views and view corridors shall be determined as part of the submission of **applications** for plans of subdivision,

condominium and/or site plan approval, to the satisfaction of the Town.

ii. **Development** within the Secondary Plan area shall conform to the principles of landform conservation to preserve the unique visual qualities of the area.

iii. Minimizing disruption to landform and landscape, minimizing grading and changes to topography, and clustering of **development** on less sensitive areas of the **site** shall be encouraged as a policy of this Secondary Plan.

22.3.9 Transportation

22.3.9.1 Roads and Circulation

a) The road network shall generally be comprised of a grid of roads which connect to **existing** major arterial roads (Bayview Avenue, Wellington Street East, Leslie Street and St. John's Sideroad) at intersections with **existing** and proposed roads within adjacent communities to the west and south.

b) The alignment of collector roads, as shown schematically on Schedule 'AA' and the location of local roads, shall be determined as part of the submission of **applications** for plans of subdivision, condominium and/or site plan approval, to the satisfaction of the Town and the Region.

c) In order to minimize **negative impacts** on the East Aurora Wetland Complex and as described in the Environmental Management Plan and update, only one crossing of the East Holland River Valley, designed to function as a collector road, will be allowed in a northerly location as conceptually shown on Schedule 'AA'.

d) Roads terminating at the East Holland River Valley shall be designed to provide open vistas to the valley at the valley edge, wherever possible.

e) Alternative road **development** standards are encouraged where such reduced standards complement the policies of this Plan and are acceptable to the Town of Aurora and the Region of York.

f) The east-west collector road connecting the Bayview-Wellington Centre is an important entrance to the new community and a potential connecting east-west link in the trail system. Its entrance design east of Bayview Avenue to approximately the first north-south collector road shall be comparable to Hollidge Boulevard on the west side of Bayview Avenue. The right-of-way could be up to 30 metres through this section in order to accommodate a landscaped median, vehicular traffic, a

bicycle path, sidewalk and landscaped boulevard. East of the first north-south collector road, the collector road right-of-way may be reduced to 20 to 26 metres, subject to further subdivision design and review.

g) The Town recognizes that the deletion of a portion of the designated east-west collector road, located south of Wellington Street along the southern boundary of the "Mixed Use" and "Business Park" designations, re-enforces the need for the implementation of the portion of the collector road system linking Bayview Avenue to Wellington Street in order to maximize accessibility to the abutting lands to the west without compromising traffic operations of the intersection. The Town shall require the collector road to be in place prior to, or at the same time as the **development** of the abutting lands to the west.

22.3.9.2 Transit

a) The Secondary Plan has been designed to encourage more intensive activities and **development** along Wellington Street and Bayview Avenue to encourage the provision of transit. The internal configuration of collector roads has also been generally designed in a grid to facilitate the provision of transit on roads internal to the community.

b) Design of pedestrian circulation in all **developments** shall have regard for access to possible future transit routes along Wellington Street, Bayview Avenue, and along collector roads within the residential neighbourhoods.

22.3.10 Services

Development within the Bayview Northeast Secondary Plan shall be planned in accordance with the servicing policies of **Section 16** of this Plan.

a) **Development** approvals, including the subdivision of land and site plan control, shall require implementation of the findings and recommendations of the Master Servicing Plan and Environmental Management Plan, and any updates made to those Plans. The number and location of stormwater management facilities on Schedule 'AA' is conceptual based on the Master Servicing Plan, and Environmental Management Plan and update. The precise number, location and design of the stormwater management plan will be determined through future subdivision planning subject to the criteria set out in the Master Servicing Plan and the Environmental Management Plan and update.

b) The Town will consider private servicing arrangements for lands designated Community Commercial on the southeast corner of Wellington Street and Leslie Street on an interim basis only, provided

such arrangements are satisfactory to the Town and do not preclude connection to municipal services when such services are extended.

22.4. Implementation

22.4.1 Densities

Subject to all other provisions in this Plan, areas for a range of residential densities are shown on Schedule 'AA' attached hereto. Minor modifications to the area and location of the lands so designated may be permitted without an amendment to this Plan, provided that the intent of the Plan is maintained. Specific densities shall be determined as part of the **development** review process.

22.4.2 Cost Sharing

In addition to Development Charges capital contributions, the Town will require the use of Developer Cost Sharing Agreements or other suitable arrangements amongst landowners to address **infrastructure** and other public uses and services among related Plans of Subdivision 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 establishment of school and park sites.

The Town will not negotiate or be a party to such arrangements but must be assured that the document assigns cost sharing in an equitable manner. 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.

23 YONGE STREET SOUTH SECONDARY PLAN (OPA 34)

23.1 Introduction - General Concept and Objectives

23.1.1 General Concept

23.1.1.1 The Yonge Street South area is contained within the Oak Ridges Moraine (ORM), a **significant** and sensitive landform of Provincial interest. Within the Secondary Plan area, the ORM includes the height of land and **watershed** divide of the moraine and contains **significant** landforms and natural features including **significant** wooded areas and other plantation areas, kettle features and fishery resources. Control of **existing development** and permission for new **development** will be based on an Environment First approach to ensure that future **development** shall only be supported based on demonstration that the natural environmental features and functions are protected, enhanced, restored and sustained over the long term.

23.1.1.2 It is intended that the area will continue to develop as a low density, primarily residential precinct designed to co-exist in a harmonious manner with the natural environment. New **development** will be characterized primarily by ground-oriented housing located in clusters of smaller **lots** within a setting of **significant** open space or on larger individual **lots**. A limited number of small-scale **institutional uses** which are **compatible** with the residential fabric and environmental objectives of the area may also be developed in the area of Yonge Street near Bloomington Road.

23.1.1.3 Yonge Street, the historic north-south arterial road within the Region, will continue as the central transportation spine of this area linking it with the downtown core as well as with other municipalities to the north and south within the Region. While Yonge Street is identified as a Regional Corridor by the York Region Official Plan, due to the location of the Secondary Plan within the Oak Ridges Moraine, the development of higher density housing forms will be tempered with the objective to reflect the open space character of the Oak Ridges Moraine and respect the unique topography of the Oak Ridges Moraine. It is intended by the Town that **development** along Yonge Street will continue to serve as a gateway to Aurora. Despite its function as a Regional Corridor, new **development** along the edges of Yonge Street and urban design within the corridor will be encouraged to reflect a distinctive landscape amenity by minimizing the impact of built form, maintaining generous setbacks from the street, limiting building height or massing and requiring a high standard of new landscaping.

23.1.1.4 Through the **development** of new areas permitted by the Plan, additional open space trail linkages will be provided to further pedestrian access through the area and connections to areas beyond, in order that the topography and environmental features of the moraine can be enjoyed by residents of the area, the Town and the wider region.

23.1.1.5 Implementation of anticipated **development** over the planning period will occur in a manner which matches growth with the capacity for full municipal servicing,

new roads, and other identified **infrastructure** improvements, and may require phasing.

23.1.1.6 This Plan is intended to provide an approach to **development** which will require more focused study and refinement at subsequent stages of the **development** process. 'Block Plans' supported by identified studies are intended to provide a determination of local road pattern, internal servicing, and definition of environmental areas including Ecological Buffers, Ecological Restoration Areas, Environmental Protection Areas and Environmental Function Areas, as well as areas suitable for residential clusters on lands designated Cluster Residential. Further specific and detailed studies shall occur at the final **development** approval stage which may be a plan of subdivision, a plan of condominium, or a site plan.

23.1.2 General Objectives

23.1.2.1 To establish an 'Environment First' approach to future **development**, which means that **development** shall only be approved where it is demonstrated that **significant** natural areas, features and the **ecological functions** of the area are protected, enhanced, restored and sustained over the long term.

23.1.2.2 To provide a high quality of life for present and future residents with respect to health, amenity, and security; and to recognize that continued enjoyment and stewardship of the natural environment is a component of the special quality of life within this area.

23.1.2.3 To establish a **development** pattern which continues to provide a high quality human environment while equally maintaining the visual and functional quality of the natural environment as characterized by the rolling topography, vistas, **significant** natural areas, features, and hydrogeological function provided by the Oak Ridges Moraine.

23.1.2.4 To implement the principles, criteria and study requirements of the Oak Ridges Moraine Conservation Plan and the environmental policies of the York Region Official Plan.

23.1.2.5 To continue the distinctive community identity and heritage character of the area through a low intensity **development** pattern which blends with, and reinforces, the natural landscape quality of this primarily residential precinct.

23.1.2.6 To identify, protect, enhance and restore the distinctive environmental attributes of natural areas, and wherever possible and environmentally feasible, to provide for public access, trail systems and natural, open space linkages between such identified natural areas.

23.1.2.7 To maintain the ground water recharge function provided by the Oak Ridges Moraine in this area and prevent any **negative impacts** on ground water quantity or quality.

23.1.2.8 To encourage a linked and integrated system of pedestrian trails including development of a pedestrian route along Yonge Street and to locate and, where necessary, construct such facilities in an environmentally sensitive manner.

23.1.2.9 To minimize the need for additional roads and paved surfaces while maintaining safe and convenient access to **existing** and new residents of the area.

23.1.2.10 To provide an opportunity for the **development** of a limited number of new, small scale **institutional uses** that are **compatible** with the residential character of the area; are able to develop in a manner which maintains the topography and landscape quality of the area; and do not result in pressure for increased levels of service to the area.

23.1.2.11 To provide for a variety of housing types and forms **compatible** with the desired low density, environmentally sensitive character of the area.

23.1.2.12 To match the approval of new **development** with the ability to provide full municipal services, roads and other necessary **infrastructure**.

23.1.2.13 To provide design criteria which maximize the aesthetic qualities of the Secondary Plan area; ensure that new **development** is **compatible** with the **significant** environmental qualities of the area; and with other established or planned uses; as well as to provide detailed direction for **development** of the Yonge Street Corridor.

23.1.2.14 To implement the objectives and land use direction presented in this Secondary Plan through preparation of detailed Block Plans, additional studies, as well as procedures provided by the Planning Act including re-zoning, plans of subdivision, plans of condominium and site plan approval.

23.1.2.15 To provide policy direction with respect to continued use and potential expansion of **existing** uses within the Secondary Plan Area in accordance with the General Concept and Objectives for the area.

23.1.2.16 To provide public works and public services under the jurisdiction of the Town and to co-ordinate public activities involving residents and/or other government agencies in a manner which is **compatible** with the objectives of this Plan.

23.2 Residential Land Use Policies

The following policies apply to lands which are designated Estate Residential, Transitional Residential, Suburban Residential, Low Density Suburban Residential or Cluster Residential on Schedule 'AA' to this Plan.

23.2.1 Intent

The intent of these policies is to encourage the **development** of the residentially designated lands for the purposes set out herein. In addition, the policies are to be used as a guide for Council when considering the

appropriateness of **development** proposals.

23.2.1.1 These policies are designed to create a **development** framework that will reinforce the distinctive identity and character within the Yonge Street South Secondary Plan Area. The policies are intended to provide a range of **development** patterns which are mutually **compatible** with the low density of **existing development** and the environmentally sensitive features and function of the area.

23.2.1.2 Within **existing** Estate Residential designations, additional **development** of a limited number of new **lots** created by infill shall be permitted to continue on private services. No new areas designated Estate Residential will be approved.

23.2.1.3 Matters such as building size, **lot** coverage, height, setbacks, minimum areas of open space and parking for each designation are to be set out in one or more implementing zoning by-laws which may be further refined to reflect individual **site** characteristics and proposed **development** pattern for **site** specific locations.

23.2.2 Designations and General Policies

The Residential land use designations are shown on Schedule 'AA' and include the following:

a) Estate Residential

b) Transitional Residential

c) Suburban Residential

d) Cluster Residential

e) Low Density Suburban Residential

23.2.2.1 Density Policies

a) Density transfers for the purpose of clustering residential **development** in a manner which assists in the preservation or conservation of landscape features such as treed areas, slopes, or other desirable features, may be permitted within and between residential **development sites** without amendment to this Plan provided that:

i. land from which density is transferred is deeded to the municipality or subject to a conservation easement, restrictive covenant or other form of legal agreement which ensures that it will remain in an undeveloped and natural form, in perpetuity, continuing its environmental function within the community; and

ii. the resultant building form, location and density of clustered housing is in accordance with the policies, provisions and general intent of this Plan.

b) 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/acre).

23.2.2.2 Compatibility, Buffering and Transitional Density Policies

a) Generally more dense **development** shall be directed towards Yonge Street and lower densities shall form a transition to Estate Residential interfaces.

b) New units abutting properties on Ridge Road shall be in the form of detached **dwelling units**.

23.2.2.3 Estate Residential Infrastructure

a) **Development** in Estate Residential designations is expected to continue on the basis of private septic disposal systems and individual wells. It is not intended that such areas will be retrofitted with municipal water or sewer services.

b) In the future, should municipal water and/or sewer service become desirable or necessary, the Town may consider installation of water and/or sewer services in **existing** Estate Residential areas to be paid for by local improvement levy after undertaking the following procedures:

i. consultation with affected property owners;

ii. completion of a study which provides full consideration of the impact on servicing allocation within the Town and fiscal impact of servicing in this area; and,

iii. consideration of the planning implications that municipal servicing may have for **redevelopment** and **intensification** within the respective area under consideration as well as for any abutting areas which may remain on private services.

23.2.2.4 Block Plan Requirements

Prior to approval of an **application** to permit new **development** (including a rezoning, consent **application**, plan of subdivision, plan of condominium, or a site plan) within any Transitional, Suburban, Cluster or Low Density Suburban Residential designation, a Block Plan for the respective area as identified on Schedule 'CC' must be approved by the Town in accordance with **Section 23.10.1**.

23.2.2.5 Supporting Studies

Prior to approval of a **development application** within any Residential designation, the proponent shall submit appropriate Supporting Studies in accordance with **Section 23.10.2**.

23.2.3 Estate Residential

The following policies shall apply to lands having an Estate Residential designation on Schedule 'AA'. **Development** and **redevelopment** within the Estate Residential designation shall be in accordance with the Estate Residential designation policies of **Section 7.5.3** of this Plan, except as modified by the following additional policies.

23.2.3.1 Within the area fronting Ridge Road a very limited amount of additional **development** may be permitted through division of an **existing** oversized **lot** to create one or more new **lot**(s) subject to the following provisions:

a) the minimum area of any new **lot** as well as the remaining **lot** shall not be less than 0.6 hectares (1.5 acres);

b) the minimum frontage of any new **lot** or any remaining **lot** shall not be less than 30 metres (100 feet) fronting onto a municipal road;

c) a high standard of urban design is achieved;

d) a supporting hydrogeological study is submitted which demonstrates to the satisfaction of the Town and appropriate agencies that each **lot** meets the established requirements to support a subsurface sewage disposal system;

e) supporting documentation is submitted to the satisfaction of the Town and appropriate agency, as necessary, which demonstrates that each **lot** is able to be supplied with a potable source of water; and

f) any other study described in this Plan which is deemed necessary by the Town or other authority having jurisdiction, in order to evaluate an environmental feature or function of significance on the **site**.

23.2.3.2 Any proposed **development** of the approximately 4.4 ha. property at the end of Ridge Road shall also address, to the satisfaction of the Town, the following matters:

a) the creation of a cul de sac built to municipal standards;
b) relocation of the communication tower and related **infrastructure** from the **site**; and,
c) resolution of the extent of the municipal right of way at the end of Ridge Road.

23.2.4 Transitional Residential

The following policies shall apply to lands having a Transitional Residential designation on Schedule 'AA'. **Development** and **redevelopment** within the Transitional Residential designation shall be in accordance with the Suburban Residential designation policies of **Section 7.5.2** of this Plan, except as modified by the following additional policies.

23.2.4.1 To ensure a high standard of **development** for this low density use, the following standards shall be achieved:

a) a minimum **lot** area of 0.4 hectare (1 acre);

b) a minimum **lot** frontage of 30 metres (100 ft.); and,

c) a high standard of urban design.

23.2.4.2 **Development** in a Transitional Residential designation shall ensure sensitivity to the natural environment through conservation of topography, Environmental Function Areas and meaningful areas of natural open space. Compatibility with the interface of an **existing** area of Estate Residential **development** shall be maintained through a minimum building setback of 35 metres from any **lot** line adjacent to such interface and such screening or landscaping as may be appropriate.

23.2.4.3 Lots shall preserve a minimum of 70% of the **lot** area in an open, landscaped or natural condition and 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.

23.2.5 Suburban Residential

The following policies shall apply to lands having a Suburban Residential designation on Schedule 'AA'. **Development** and **redevelopment** within the Suburban Residential designation shall be in accordance with the Suburban Residential designation policies of **Section 7.5.2** of this Plan, except as modified by the following additional policies.

23.2.5.1 **Lots** within the Suburban Residential designation of this Plan shall preserve a minimum of 55% of the **lot** area in an open, landscaped or natural condition and 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.

23.2.5.2 There shall be no direct access from an arterial road to any Suburban Residential **lot**. Access shall be by means of a local road. Innovative **lot** patterns may be approved which would enable houses to face Bloomington Road while providing access from a local internal street.

23.2.5.3 **Lots** in a Suburban Residential designation abutting Bathurst Street shall provide a generous setback in order to provide a transition between urban **development** and rural or **agricultural uses** within the Township of King. **Significant** areas of native **trees** and vegetation shall be required to be provided on the portion of **lots** facing the

inter-municipal boundary to further buffer the impact of urban **development** on the adjacent municipality.

23.2.6 Cluster Residential

The following policies shall apply to lands having a Cluster Residential designation on Schedule 'AA'. **Development** and **redevelopment** within the Cluster Residential designation shall be in accordance with the Suburban Residential designation policies of **Section 7.5.2** of this Plan, except as modified by the following additional policies.

23.2.6.1 In addition to the permitted uses of the Suburban Residential designation, semi-detached dwellings, linked housing, townhouses and Private Open Space shall also be permitted. Where the Regional Corridor has been identified on **Schedule 'A'**, apartments may also be permitted. Land may be conveyed to the municipality as Public Open Space without amendment to this Plan. The Block Plan process will encourage an appropriate mix of units related to consideration of landform conservation efforts and overall compatibility with **existing development**.

23.2.6.2 Buildings shall not cover more than twelve percent (12%) of all the lands with a Cluster Residential designation. To the greatest extent possible, land within a Cluster Residential designation shall be retained in an open or natural condition, either as Private or dedicated Public Open Space and shall not form part of individual **lots**, or similar area devoted to exclusive use in a condominium. Areas of open space shall be significant and sufficient to visually and functionally distinguish **development** clusters from one another, in order to reduce the impact of massing and to enable the landforms and retained natural areas of the Oak Ridges Moraine to be visually and functionally linked to areas of low intensity **development**. Areas retained as open space are intended to preserve the natural landscape quality of the area and shall not contain buildings, swimming pools or other areas of paved or impervious surface covering more than 5% of such area. Any necessary setbacks, roads, parking areas or private driveways shall not be considered to form any portion of this open space area.

23.2.6.3 Within a Cluster Residential designation, residential units within individual clusters shall be sited in a manner that provides for:

a) adequate set back and buffering from environmental features, including conformity with the requirements of any **Environmental Impact Study** as required in **Section 23.10.2.1.1**;

b) arrangement and design which conserves landform in accordance with the Oak Ridges Moraine Conservation Plan and has minimal effect on the natural hydrogeological recharge function of the moraine as established by a Hydrogeological Study in accordance with the provisions of **Section 23.10.2.1.4**;

c) screening by topography and/or vegetation, from **existing** areas of Estate Residential designation, **institutional uses**, arterial roads and rail corridors, and maintenance of a minimum separation of 35 metres between

any Estate Residential designation and the **lot** line or limit of any area of private amenity space of any cluster residential unit;

d) separation from other clusters of residential **lots**, and from other residential or institutional land use designations, by areas of zoned open space which will remain in common private use or may be dedicated to the municipality; and

e) minimum setback, and screening by topography or vegetation, from Yonge Street in accordance with the Urban Design Guidelines in Section 5.0 of this Secondary Plan.

23.2.6.4 **Lots** within the Cluster Residential designation of this Plan shall preserve a minimum of 40% of the **lot** area, or similar area devoted to exclusive use within a condominium, in an open, landscaped or natural condition and 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.

23.2.6.5 In the preparation of Block Plans, areas suitable for residential clusters shall be identified. Such potential areas will be evaluated by the Town based on the above criteria, required studies, and the degree to which the proposed siting of clusters and open space areas conforms with the overall policies and intent of this Plan.

23.2.6.6 A Block Plan shall be further refined during approval of a plan of subdivision or of condominium, to more specifically address the constraints and amenities of a given **site** in accordance with the provisions of **Section 23.10.1**. This more specific and detailed **development** scheme shall form the basis of a **site** specific Zoning By-law.

23.2.6.7 **Development** within a Cluster Residential designation which is proposed to proceed by means of a tenure arrangement which does not include a plan of subdivision or condominium shall be subject to the provisions of Site Plan Control and Supporting Studies required in accordance with the provisions of **Section 23.10.2** of this Plan.

23.2.7 Low Density Suburban Residential

The following policies shall apply to lands having a Low Density Suburban Residential designation on Schedule 'AA'. **Development** and **redevelopment** within the Suburban Residential designation shall be in accordance with the Suburban Residential designation policies of **Section 7.5.2** of this Plan, except as modified by the following additional policies.

In addition to the permitted uses of the Suburban Residential designation, semi-detached dwellings, duplex dwellings, linked housing and **compatible** home occupations as well as private or public open space shall also be permitted.

23.2.7.1 The predominant form of housing shall be single detached dwellings. Semi-detached, link housing and duplex dwellings may be integrated in the design of Low Density Suburban Residential areas provided that the overall density does not exceed 15 units per hectare of gross residential land within an area designated Low Density Suburban

Residential and, further that the overall density of the Block Plan area within which such designation is contained (as shown on Schedule 'CC') is no more than 5 units per hectare of gross residential land.

23.2.7.2 Maximum density within a Low Density Suburban Residential area may only be achieved if it can be demonstrated that roads, servicing and housing construction can occur with minimal disruption to the natural topography.

23.2.7.3 All **lots** within the Low Density Suburban Residential designation of this Plan shall preserve a minimum of 50% of the **lot** area in an open, landscaped condition and such required landscaped area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.

23.3 Institutional Land Use Policies

The following policies apply to Institutional land uses and areas containing municipal **utilities** as indicated on Schedule 'AA'.

23.3.1 Intent

It is the intent of this Plan to recognize **existing institutional uses** and provide for a limited number of new small scale Minor Institution uses that are designed to blend with the topography and landscaped context of the Oak Ridges Moraine and with the surrounding low density residential precinct. Institutions which provide a public service to the **existing** and future residents of the community (and potentially, to other areas of the Town) such as schools or a place of worship, are permitted. Such uses shall not create a demand for higher levels of service than are presently available, or intended to be provided, within the Plan area in the future.

Development and **redevelopment** within the Institutional designation shall be in accordance with the Community Services and Facilities designation policies of **Section 10** of this Plan, except as modified by the following additional policies.

23.3.1.1 Designations

The following **Institutional uses** are recognized and permitted by designations illustrated on Schedule 'AA':

a) Elementary Schools (depicted by symbol);

b) Minor Institution; and,

c) Major Institution.

23.3.1.2 Range of Uses and Future Provision

a) The difference between Major and Minor Institution uses is related to matters of scale, intensity of use and/or area to be served. Major Institution uses are large scaled buildings and sites, serving a large portion of the Town or broader region.

They are utilized by significant numbers of people, may require a higher level of community services, and have a noticeable impact either visually or functionally on surrounding uses with respect to such matters as building size, noise, traffic, extent of parking and normal hours of operation. No new Major Institution uses are anticipated by this Plan.

b) A limited number of new Minor Institution sites designed to be of modest scale, functionally **compatible** with the predominant low density residential fabric, and serving a local population may be created in accordance with **Section 23.3.3.2** and will be placed in separate zoning categories in the Zoning By-Law to reflect specific use requirements for parking and buffering and any other applicable considerations.

23.3.1.3 Buffering and Compatibility

a) All Institution uses within the Secondary Plan area shall be required to maintain as much of the **site** area as possible, and a minimum of 40% of the **site** area as an open area, landscaped or in natural condition and such area shall not include any driveway, parking area or other area related to the use or storage of vehicles. No outdoor area covered by an impervious material shall be included as part of the required landscaped area.

b) The Institutional user shall be required to use its best efforts to identify and use designs, materials and ground treatments that ensure maximum permeability and infiltration. Innovative alternatives which achieve a similar infiltration rate with further open space reductions, will be considered subject to satisfying the Town and the Lake Simcoe Conservation Authority, without further amendment to this Plan.

23.3.2 Elementary School

The proposed location of a public Elementary School **site** of approximately 2 to 2.4 hectares is shown by symbol on Schedule 'AA' and relates to a publicly funded institution. The **development** of the elementary school shall be in accordance with the Elementary and Secondary School policies of **Section 10.4** of this Plan, except as modified by the following additional policies.

23.3.2.1 The location of this school is approximate and may be relocated in consultation with the York Region District School Board without amendment to the Plan, subject to the following provisions:

a) The specific size, configuration and location of a school **site** will be determined in consultation with the York Region District School Board during the preparation of a Block Plan and shall be co-ordinated with the planning of municipal **parkland**. The co-ordinated use of recreational space and facilities to meet the needs of both the school and the local area will be encouraged;

b) The selected **site** will generally be a maximum of 3 hectares in size, and shall have frontage on a local road;

c) The selected **site** will be able to develop in accordance with the Oak Ridges Moraine Conservation Plan including preservation of environmental features and functions, and the necessity for minimal grading in order to preserve the landform; and

d) The public elementary school **site** is to be located within the first phase of **development**.

23.3.2.2 If the elementary school **site** is not required in future for school purposes, it may develop in accordance with the underlying Cluster Residential designation.

23.3.3 Minor Institution

The **existing** locations of Minor Institution uses are shown on Schedule 'AA'.

23.3.3.1 Permitted uses in a Minor Institution designation include small scale public service uses including places of worship, private schools, daycare and residential facilities for children, nursing homes, senior citizen homes, government operated clinics or counseling services, and similar uses which are deemed by the Town to be **compatible** with **existing** or proposed **development**, oriented to the local population, and requiring a limited number of support services.

23.3.3.2 On **sites** with Yonge Street exposure on the east side of Yonge Street as indicated on Schedule 'AA', new **compatible** Minor Institution uses may be permitted within the Cluster Residential designation subject to amendment of the Zoning By-law, and further provided that the following matters have been addressed to the satisfaction of the Town:

a) the relationship of the use to surrounding **development** in an approved Block Plan;

b) safe and, where possible, co-ordinated access to Yonge Street to be shared with other **compatible** uses, in order to limit the number of access points;

c) the proposed grading preserves topographic features and functions in accordance with the Implementation Guidelines for the Oak Ridges Moraine;

d) building height, massing, location of parking, landscaping, pedestrian and vehicle circulation, have been addressed in a Site plan and are in accordance with the Urban Design Guidelines in **Section 23.7.4** of this Secondary Plan;

e) availability of municipal servicing;

f) completion of required studies in accordance with **Section 23.10.2**; and

g) 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.

23.3.3.3 Sites containing municipal **utilities**, including a water tower or storm water detention pond, have been designated as Minor Institution sites but such designation shall not imply that such sites are intended to be redeveloped for any use except a utility without amendment to this Plan.

23.3.4 Major Institution

23.3.4.1 The permitted uses for Cardinal Carter Secondary School on Bloomington Road include a secondary school, daycare centre, **recreation** uses, open space uses and related activities normally associated with these uses.

23.3.4.2 The permitted uses of the Provincial government **site** designated Major Institution at the north west corner of Yonge St. and Bloomington Road include administrative offices, a driver testing centre, Ontario Provincial Police headquarters and open space.

a) The Town shall seek to obtain an open space trail linkage along the northern boundary of this **site** and a conservation easement over the landform depression identified as an Environmental Function Area on Schedule 'AA'.

b) Any future **development** or **redevelopment** of this **site** shall preserve and respect the identified Heritage Resource in accordance with the provisions of **Section 14** of the Official Plan.

23.3.4.3 The permitted use of the York District Catholic School Board **site** on Bloomington Road includes administrative offices, **recreation**, open space and activities normally related to such uses.

23.3.4.4 Any significant change of use on a permitted Major Institution **site** and any **application** for a new Major Institution use designation shall require an Official Plan Amendment. In considering an **application** for Official Plan Amendment, the Town shall be satisfied that:

a) municipal services are available;

b) the use will not create a demand for higher levels of community services than are intended by this Plan;

c) the proposed Major Institution use is **compatible** with the intent and policies of this Plan;

d) satisfactory Supporting Studies required in **Section 23.10.2** have been submitted;

e) the proposed use can develop and function in a manner both sensitive to the environment and **compatible** with surrounding low density residential uses; and

f) 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.

23.4 Open Space Land Use Policies

The following policies recognize the significance of Open Space areas to the use and enjoyment of recreational activities as well as to the passive use and enjoyment of the natural environment, within the Yonge Street South Secondary Plan area of the Oak Ridges Moraine. The following policies shall apply to Open Space designations on Schedule 'AA', including a proposed Neighbourhood Park, linear park linkages, trails, areas of private open space and other areas which are intended to be preserved in a natural state.

23.4.1 Intent

The Open Space resources within the Plan area, whether in public or private ownership, are intended to maintain the characteristic topography and open, landscaped quality of the Oak Ridges Moraine; preserve and protect natural features; and maintain the aquifer recharge function. Council recognizes that the general character of the Town's landscape (and in particular that of the Oak Ridges Moraine) is a natural resource which is essential to the well-being of the Town's residents and visitors, and will attempt to maintain and enhance such landscape characteristics. The Plan area provides a unique opportunity to provide for passive recreational use in a natural setting with significant vistas and views. Public enjoyment of this environmental resource and connections to **significant** natural resources in the broader region will be obtained through provision of linear park and trail linkages between and through natural features as appropriate if it can be demonstrated that public access will not have **negative impact** on the natural features and their functions.

23.4.1.1 Open Space Linkages

Lands designated Open Space and Environmental Protection Areas on Schedule 'AA', as well as Environmental Function Areas, Ecological Buffers and Ecological Restoration Areas which have been dedicated to the Town, will be linked wherever possible and environmentally feasible to form a system of connected natural features both within the Plan area and with other **significant** natural areas within the Region and beyond in order to form an interconnected recreational and environmental system.

23.4.2 Public Open Space

Lands designated Public Open Space on Schedule 'AA' are owned or proposed for public acquisition or access by the Town or other public authority and intended for active or passive **recreation**. The Public Open Space designation shall be in accordance with the Public **Parkland** designation policies of **Section 13.2** of this Plan, except as modified by the following additional policies.

23.4.2.1 A Neighbourhood Park of approximately 1.12 hectares (2.8 acres) shall be located in conjunction with any elementary school to be provided within the Secondary Plan area as shown by symbol on Schedule 'AA'.

23.4.3 Private Open Space

Lands designated Private Open Space on Schedule 'AA' are held in private ownership and shall not be construed as being open or available to the public. The Private Open Space designation shall be in accordance with the Private **Parkland** designation policies of **Section 13.3** of this Plan, except as modified by the following additional policies. Lands with this designation include the Aurora Cemetery, the Beacon Hall Golf Course and the Timberlane Tennis Club.

23.4.3.1 Within Private Open Space designations, Council may promote measures which will maintain and enhance the aquifer recharge function of the Oak Ridges Moraine, protect the topography and landform character representative of the Oak Ridges Moraine, or protect natural features. Such measures may relate to the treatment of storm water quality or quantity, use of pesticides or herbicides, control of grading, landscape design, or protection of environmental features and shall be implemented through site plan and zoning controls or through such legal agreements as conservation easements or restrictive covenants, as well as through encouragement of stewardship initiatives.

23.4.4 Trails

The location of **existing** and proposed trails is identified on Schedule 'DD'. The exact location of proposed trails may be altered without amendment to this Plan. The trail network shall be planned in accordance with the Aurora Trail Network policies of **Section 15.6.2.**

23.4.4.1 Wherever possible, identified trails will be brought into public ownership and designated as Public Open Space. In some areas, trails may utilize public road allowances, utility rights of way or easements over private land, including areas designated as Private Open Space. Nothing in this Plan shall imply that any trail shown on private land is open to public use until it is acquired, or alternative legal arrangement is made for public access.

23.4.4.2 Wherever possible, public access to exceptional Vistas as identified on Schedule 'DD' shall be provided by means of trails.

23.4.4.3 It is the intent of this Plan to secure an alignment for the Oak Ridges Trail which provides an opportunity to enjoy the Oak Ridges Moraine in its natural setting and minimizes reliance on access provided along roads.

23.5 Environmental Land Use Policies

The Environmental designations on Schedule 'AA' contain natural features and functions of significance which are intended to be protected and, where possible, enhanced whether in public or private ownership. Lands within the Environmental designations shall be protected and planned for in accordance with the Greenlands System policies of **Section 12** of this Plan, except as modified by the following additional policies.

23.5.1 Environmental Protection Areas

23.5.1.1 Environmental Protection Areas contain the most **significant** areas of ecological importance within the Secondary Plan area. It is Council's intent to acquire such areas or ensure their preservation through conservation easements.

23.5.1.2 The intent in designating Environmental Protection Areas is to protect ecological structure and function, and **significant** landforms representative of the Oak Ridges Moraine. In these areas, the quality of the landform, vegetation and/or wildlife is high and should be protected on its own merits, in addition to the functional value it may have such as erosion control, **wildlife habitat**, enhancement of infiltration, nutrient cycling, etc.

23.5.1.3 Environmental Protection Areas include the following features:

i. all components of evaluated **wetlands**, plus any contiguous forest or **wetland** habitat;

ii. areas supporting regionally, Provincially or nationally **significant** plant and animal species in York Region as designated by the OMNR;

iii. **woodlands** greater than 4 hectares (10 acres) in size;

iv. **significant** vegetation communities including mature forests (greater than 100 years of age);

v. **significant wildlife habitat** including known deer wintering areas, fisheries habitat and waterfowl staging areas;

vi. natural features that are part of the headwaters of the Holland River; and

vii. landforms that are especially representative of the Oak Ridges Moraine or Schomberg Ponding in their form and/or composition (e.g., kettle depressions).

23.5.1.4 No new **development** or land alterations shall be permitted in an Environmental Protection Area except for erosion and flood control works; **fish**, wildlife or conservation management measures, or ecologically based restoration or management.

23.5.1.5 Pedestrian paths and essential public works may be permitted, subject to an **Environmental Impact Study** or an Environmental Assessment prepared under the Environmental Assessment Act, provided that the ecological function for which the area was identified is maintained and environmental impacts are adequately mitigated.

23.5.1.6 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.

23.5.1.7 Removal or significant alteration in the boundaries of an Environmental Protection Area will require an amendment to this Plan. Changes to the boundaries of an Environmental Protection Area, due to the conclusions of an approved **Environmental Impact Study** conducted in accordance with the provisions of Section **23.10.2.1.1**, shall not require an amendment to this Plan.

23.5.1.8 **Existing** homes and new homes on **lots** of record are permitted subject to other policies of the Official Plan and the provisions of the Zoning By-law.

23.5.1.9 Where residential density is transferred from an Environmental Protection Area to other lands within the Secondary Plan area, the Environmental Protection Area shall be dedicated to the Town at no cost. Where it is not dedicated to the Town, conservation easements or other legal agreements shall be required to ensure that the environmental features and functions of the area are protected and maintained, and that wherever possible, public access is provided, if it can be demonstrated that public access will not have a **negative impact** on the Environmental Protection Area.

23.5.1.10 Land designated Environmental Protection Area will be placed in separate categories in the Zoning By-law to reflect the relative sensitivity of a given area and specific uses to be permitted. Amendments to the By-law may be **site** specific in nature.

23.5.1.11 The Environmental Protection Area which has been designated northeast of Old Bloomington Road and Yonge Street is believed to include a kettle feature. If further on-site investigation in accordance with an **Environmental Impact Study** reveals that such a feature is not present, the Environmental Protection Area may be reduced or removed subject to the recommendations of such Study without amendment to this Plan.

23.5.2 Environmental Function Areas

23.5.2.1 The Environmental Function Area designation contains natural areas with a moderate level of environmental significance but which provide an important environmental function. The intent in designating Environmental Function Areas is to protect ecological function only. Many of these areas are located on soils with potentially high infiltration, with treed vegetation cover. In such instances, the vegetation itself does not have high enough quality to warrant protection. However, the presence of **trees** ensures that the soils will not be graded, compacted or otherwise disturbed, thus preserving their capability to infiltrate precipitation to the water table. Thus the vegetation plays a role in preserving function.

23.5.2.2 The Environmental Function Area designation includes:

a) areas that have high/moderate potential for **groundwater recharge** and support native forest cover (including early successional areas) and coniferous plantations;

b) areas that provide potential **significant** linkage within and outside of the Plan area; and,

c) areas that exhibit **significant** Oak Ridges Moraine landform characteristics, i.e. **kames**, ridges, and slopes over 10%.

23.5.2.3 **Development** of residential **lots** or land alterations including pedestrian paths, storm water management facilities and public works may be permitted in an Environmental Function Area provided that it is demonstrated, through:

a) an **Environmental Impact Study**, that the ecological function for which the area is identified and areas that exhibit **significant** Oak Ridges Moraine landform characteristics are, at a minimum, maintained;

b) a Vegetation Preservation Plan prepared by a qualified professional to include a **tree** inventory, an assessment of alternative **development** options, identification of means of protecting high quality vegetation during and after construction, and other matters as set out in **Section 23.10.2.1.3**, that vegetation is maintained to the greatest extent possible; and,

c) a Landform Conservation Plan as described in **Section 23.10.2.1.2** that illustrates how the landform is to be preserved.

23.5.2.4 Where an Environmental Function Area is adjacent to lands designated Cluster Residential, every effort shall be made to retain the area by transferring the residential density from the Environmental Function Area to the lands designated Cluster Residential. **Development** shall not be permitted within such Environmental Function Areas until it has been demonstrated that it would not adversely impact the function provided.

23.5.2.5 Deletion of an Environmental Function Area shall not require an amendment to this plan provided that all other relevant policies of this Plan have been addressed to the satisfaction of the Town.

23.5.2.6 **Existing** homes and new homes on **lots** of record are permitted subject to other policies of the Official Plan and the provisions of the Zoning By-law.

23.5.2.7 Where possible, the boundaries of Environmental Function Areas shall be staked in the field and surveyed to the satisfaction of the appropriate authorities during the preparation of a Block Plan.

23.5.2.8 Where residential density is transferred from an Environmental Function Area to other lands within the Secondary Plan area, the Town may request that the Environmental Function Area be dedicated to the Town at no cost. Where it is not dedicated to the Town, Conservation Easements or other legal agreements shall be required to ensure that the environmental features and functions of the area are protected and maintained and that, wherever possible, public access is provided.

23.5.2.9 Notwithstanding any other provision of this Section, no stormwater management facility will be permitted on slopes greater than ten percent (10%), and grading of slopes over 10% shall be strongly discouraged.

23.5.3 Ecological Restoration Areas

23.5.3.1 Ecological Restoration Area's have been identified through additional investigation within Block "F" as shown on Schedule 'CC'. An Ecological Restoration Area is intended to link and enhance Environmental Protection Areas and Environmental Function Areas to provide wildlife movement corridors and habitat. Such areas may or may not contain natural features in their current state, however, it is intended that they will eventually resemble those areas in terms of species diversification and ecological function.

23.5.3.2 The boundaries of an Ecological Restoration Area shall be determined at the Block Plan stage and where possible, shall be staked in the field and surveyed to the satisfaction of the appropriate authorities at the Block Plan stage.

23.5.3.3 Ecological Restoration Areas are generally not to be developed. Within such areas, appropriate trails, stormwater management facilities and public works are permitted provided that the **ecological functions** of these areas are not compromised. **Development** within an Ecological Restoration Area is restricted to pedestrian paths, stormwater management facilities, roads and public works provided it is demonstrated that ecological function is maintained and vegetation is preserved to the greatest extent possible through the following studies:

a) an **Environmental Impact Study** to assess the ecological function for which the area has been identified; and

b) a Vegetation Preservation Plan prepared by a qualified professional to include a **tree** inventory, an assessment of alternative **development** options, means of protecting high quality vegetation during and after construction and other matters set out in **Section 23.10.2.1.3**.

23.5.4.4 Ecological Restoration Areas will be the subject of further study to determine what interventions, if any, are required to encourage the process of increasing species diversity, **wildlife habitat** and ecological function. Interventions may range from "do nothing" (allow natural regeneration to occur), to removal of invasive plant species, to planting of native **trees** and shrubs.

23.5.5.5 Road crossing of Ecological Restoration Areas will be designed to provide wildlife crossing in an appropriate manner. Design considerations may include: narrow pavements widths with vegetated edges to minimize road width, culverts to provide amphibian crossings under the road, and warning signage to motorists of wildlife crossing areas and maintenance of adjacent vegetation in a natural state.

23.6 Environmental Management

The following policies shall apply to **development** throughout the Secondary Plan area as well as to specific identified **sites** within the Secondary Plan Area which have inherent environmental constraints. These areas are designated Environmental Protection and Environmental Feature Areas on Schedule 'AA' and include the Area of High/Moderate Infiltration Potential shown on Schedule 'BB'.

23.6.1 Ground Water Management

The Oak Ridges Moraine (ORM) is amongst the most important aquifer systems in southern Ontario. From a hydrogeological perspective, the ORM is a regional recharge area characterized by a hummocky surface and permeable soils which collect and infiltrate precipitation through a network of channels, tunnels and subterranean lenses of sand and gravel into three aquifers at increasing depth beneath the surface. The Upper and Intermediate Aquifers appear to be connected and supply most domestic water requirements. The Deep Aquifer supplies municipal potable water to the Town of Aurora and other municipalities within the Region. A portion of infiltrating water is discharged as baseflow to the headwaters of streams originating in the ORM and is of a quality sufficient to support a cold water fishery south of Vandorf Road in the eastern portion of the area.

23.6.1.1 It is Council's intent that additional **development** within the Yonge Street South area will preserve or enhance the water budget in terms of both quantity and quality in order to maintain the **significant groundwater recharge** function of the area.

23.6.1.2 The area of permeable soils related to the identified aquifer recharge function of the Environmentally **Significant** Area has been further refined through studies leading to the preparation of this Secondary Plan as shown on the High/Moderate Infiltration description of Schedule BB. The limits of the High/Moderate Infiltration area shall be more precisely determined at the time of preparation of Block Plans or **development applications** in consultation with the Town and Lake Simcoe Region Conservation Authority through preparation of a Hydrogeological Study in accordance with the provisions of **Section 23.10.2.1.4**. Proposed new **development** shall demonstrate that the current level and quality of infiltration will be maintained through natural rather than engineered means, to the greatest extent possible.

23.6.1.3 Stormwater runoff from paved surfaces may contain a wide range of contaminants including chloride, petroleum, hydrocarbons and metals (such as cadmium, zinc and lead) which may remain in solution and negatively impact groundwater quality. The Town shall require that stormwater Best Management Practices be implemented to prevent groundwater contamination.

23.6.2 Fisheries Habitat

23.6.2.1 A Fisheries Habitat area is located in portions of the Holland River watercourse. Areas of **fish habitat** are designated as Environmental Protection Areas on Schedule 'AA' and protected from **development**.

23.6.2.2 Any future **development** proposed adjacent to areas of Fisheries Habitat identified in the Official Plan shall demonstrate through an **Environmental Impact Study** that there will be no damage to the **fish habitat**. **Development** agreements may also restrict the timing of construction in the vicinity of **fish habitat** to reduce potential impacts.

23.6.2.3 Storm water management planning shall take account of the necessity for control of quality and quantity of run-off, so that damage to **fish habitat** is avoided.

23.6.3 Landform Conservation

23.6.3.1 The Oak Ridges Moraine feature is a **significant** and sensitive landform. However, it is also recognized that at a local scale, it is feasible to undertake low intensity **development** that results in minimal impact to the topography and still preserves that essential topographic character of the Moraine which forms part of the distinctive character of this Secondary Plan area.

23.6.3.2 Where **development** is proposed within or around **landform features** that are characteristic and representative of the moraine (including rolling or hummocky terrain, steep slopes, flat segments, seasonally wet areas, **significant** landscapes, views and vistas), a Landform Conservation Plan as described in **Section 23.10.2.1.2** shall be prepared during the preparation of a Block Plan. Where **landform features** are considered to be highly representative of the moraine and contribute to the distinctive character of this Secondary Plan area, they shall be preserved. Features of lesser significance also contribute to the distinct character of the precinct and shall be retained to the greatest degree possible.

23.6.3.3 The preservation of **significant** representative **landform features** shall be achieved, wherever possible, through incorporating them within Environmental Function Area or Open Space designations. Where **development** is proposed, grading may be controlled, and clustering of **lots** or other innovative **development** configurations shall be used to maximize the retention of **landform features**. Permitted **development** will generally be directed to less **significant** areas or shall be required to proceed in a manner which is **compatible** with the natural landform feature.

23.6.3.4 In order to preserve **significant** and representative landforms, the Town shall permit and may encourage the transfer of residential density to other **development** areas within the Secondary Plan area and shall secure the preservation of the landform through the establishment of a conservation easement or other legal agreement.

23.6.3.5 Proponents of a plan of subdivision or plan of condominium may also be required to demonstrate means of protecting the landform in accordance with the provisions of **Section 18**.

23.6.3.6 In order to preserve landforms, some flexibility may be exercised in implementing the Town's and the Region's road grades and cross section standards, where practical.

23.6.3.7 Areas of **significant** Vistas are intended to be preserved and protected from **development** which would encroach on the area or impede the view. Wherever possible, such areas shall be secured in public ownership and made accessible through public trail linkages.

23.6.3.8 A number of prominent Vistas have been identified on Schedule 'DD'. Additional Vistas may be identified during preparation of Block Plans.

23.6.3.9 Where areas which are seasonally wet have been identified during the preparation of Block Plans, to the greatest extent possible, **development** shall be directed away from these areas so that they may continue their natural drainage or recharge function. Seasonally wet areas may form a yard area which is well setback from buildings or other more intensive uses of the **site**, or may form part of a common open space area within areas of clustered **development**, or may be used as a stormwater management feature.

23.6.4 Kettle Lakes

23.6.4.1 Groundwater systems which serve to maintain the hydrology of kettle lakes, are to be protected.

23.6.4.2 For purposes of these policies, groundwater systems are defined as any of the following:

a) local, shallow groundwater flow from the area immediately adjacent to the kettle feature;

b) shallow perched groundwater flow from within the **watershed** of the kettle feature; and/or,

c) the regional groundwater table in instances where it intercepts the base of the kettle feature.

23.6.4.3 Proponents of **development** in or near the **watershed** of a lake shall be required to undertake appropriate hydrology and hydrogeology studies to demonstrate that the **development** will not have a **negative impact** on any of the groundwater systems.

23.6.4.4 Kettle lakes and their immediate local **watershed** shall only be used for wildlife or conservation management, or scientific study.

23.6.4.5 Within the **watershed** of a lake, no new **development** shall be permitted which alters the natural shoreline; results in a loss of natural vegetation along the shoreline or **fish** and **wildlife habitat**; adversely affects the natural hydrological characteristics of the lake including baseflow, water quality, temperature, storage levels or capacity or has any **negative impact** on the **ecological functions** of the feature.

23.6.4.6 Prior to approving new **development** that is demonstrated to contribute groundwater and/or surface water to kettle features within the amendment area, Council shall be satisfied that the **development** shall not have an adverse impact on the water quality or quantity of the kettle feature.

23.6.5 Vegetation Preservation

23.6.5.1 In addition to the Environmental Protection Areas, Environmental Function Areas, and Ecological Restoration Areas, other wooded areas are present within the Secondary Plan area including non-native plantations, hedgerows and early succession communities. These wooded areas, as well as individual **trees**, can be of

environmental benefit, and require recognition and consideration in the detailed planning for the **development** of land uses designated by Schedule AA. Although such areas do not require **development** to be precluded, it is the intent of the Town to retain vegetated areas of good quality wherever feasible.

23.6.5.2 Where **development** is proposed within an Environmental Function Area, Ecological Restoration Area or other wooded areas, it is intended that **development** be designed and carried out in a manner which maintains the wooded areas as a protected amenity within the **development** area, and that construction activities, **lot** patterns, road locations and building footprints will be controlled as necessary to maintain the ecological function of the feature and as much of the wooded area as possible.

23.6.5.3 When assessing a **development application**, the Town may request that other wooded areas be identified through a Vegetation Preservation Study described in **Section 23.10.2.1.3** which shall assess the location and quality of **trees** and vegetation, and assist in organizing land uses and **development** patterns to retain good quality **trees** wherever possible.

23.6.5.4 The Town shall encourage, that wherever possible and environmentally feasible, other wooded areas are contained within open space linkages and are used to link Environmental Protection Areas, Environmental Function Areas, Ecological Restoration Areas and other areas of open space.

23.6.5.5 In considering **applications** for **development**, the Town may request an applicant to enter into an agreement providing that only such **trees** as directly impede the approved construction of buildings and services may be destroyed and the applicant may be required to replace them, in reasonable amount, by **trees** of sufficient maturity to enhance the appearance of the **development** at completion. Alternatively, such agreement may attach a specific Vegetation Preservation plan and require **development** in compliance with that plan.

23.7 Community Identity, Heritage and Urban Design

The Yonge Street South Secondary Plan area provides a respite from more intense urban **development**, allowing the rolling topography and natural landscape quality of the Oak Ridges Moraine to prevail within a setting of low intensity human activity. The area has been largely developed with estate and clustered residential **development** which has retained topographical features, wooded areas, and large preserves of open space thus providing a distinctive identity within the Town.

Heritage resources consist of both built and natural resources which have played a part in the **development** of the Town and are a reminder of its history and evolution. In particular, the stream corridors, forested areas and hummocky terrain remain as **significant** remnants of the natural features within the Town, while the Aurora Cemetery, former De La Salle College and other historic buildings bear testimony to the human history within the area. **Archaeological resources** may also be found that will contribute to this record. The sensitive integration of limited additional **development** within the established character will be guided by urban design and policy provisions.

23.7.1 Community Identity

23.7.1.1 The Yonge Street South community is a distinctive preserve within the Town of Aurora and is intended to retain its low intensity, landscaped character in order to provide visual relief from more intense forms of urban **development**, and to preserve and enhance the environmental amenity that is provided to the Town and wider region.

23.7.1.2 The **significant** environmental features, natural areas and topography of the Oak Ridges Moraine shall be preserved and enhanced as a fundamental component of the identity of the Yonge Street South area.

23.7.1.3 Areas currently developed with large, estate residential **lots** on private services are intended to be retained and to continue to accommodate low intensity residential use in harmony with the natural environment. New **development** shall reflect the established heights, massing and landscape quality found in the area and shall be integrated in a sensitive manner within the natural environment and alongside the established residential fabric.

23.7.1.4 The area has developed with scattered clusters of **development** set within environmental and open space preserves. This pattern is intended to continue with local roads providing a linkage to the arterial road system but not intended to provide a continuous route through the community.

23.7.1.5 To preserve the quiet character of **existing** low intensity **development**, connections shall be discouraged between **existing** local roads providing direct access to estate **lots** and new public or private roads or driveways providing access to **development** which involves a significant number of residential units, a more intense, or a different land use that will introduce increased levels of traffic. Where a connection cannot be avoided, it may be limited to a minor, secondary, or emergency access for new **development** rather than the principle means of access.

23.7.1.6 Connection within the area shall be provided through natural open space areas, linear parks, trails and pedestrian linkages.

23.7.1.7 The **existing** and planned low density and intensity of **development** is not expected or intended to generate a demand for such additional services within the area as commercial facilities, major institutions, social services, or local transit internal to the area.

23.7.1.8 Council does not consider industrial, commercial or intensive institutional facilities to be **compatible** with the low density, environmentally prominent identity of this portion of the Town due to the visual and functional impact which is characteristic of such land uses, including: required grading, extensive parking and building coverage and related traffic generation.

23.7.1.9 Yonge Street is a major gateway to the Town and a central focus for the Yonge Street South community. The height, massing and setback of buildings along Yonge Street, landscaping, streetscape treatment and entrance locations shall be in keeping with

the intended character of the area and shall be further described in the Urban Design Guidelines contained in **Section 23.7.4** of this Secondary Plan.

23.7.2 Heritage

23.7.2.1 It is Council's intention that heritage features, sites or structures shall be preserved and enhanced within the Yonge Street South area and that **development** proposed on related sites shall be massed, situated, designed or landscaped to respect and enhance the visual and contextual relationships that are important to retention of the heritage amenity.

23.7.2.2 The Aurora Cemetery, including the House of the Dead and the Keepers House, are heritage resources of significance within the Town. All proposed **development** abutting the Aurora Cemetery **site** shall have regard for maintenance or enhancement of the visual character and quiet amenity related to this **site**, as well as the potential impacts of drainage of adjacent areas.

23.7.2.3 Council supports the preservation and enhancement of the former De La Salle College and the related **tree**-lined trail known as Monk's Walk as identified heritage resources of historic and social significance to the Town. Proposed **development** abutting these resources shall have regard for the visual relationship of the former De La Salle College to Yonge Street and to means of preserving the amenity of Monk's Walk as a tranquil, **tree**-lined pedestrian trail.

23.7.2.4 In consultation with the Local Architectural Conservation Advisory Committee, any future **development** of the Yonge Street portion of Beacon Hall Golf Course shall consider means of preserving the historic Beverley farmhouse and sensitively integrating it within the Yonge Street context of the **site**.

23.7.2.5 A number of properties along Yonge Street have been identified for their architectural or historic significance. Future **development** of the Yonge Street corridor shall occur in consultation with the Heritage Advisory Committee and shall investigate means of maintaining as many of these structures as is considered advisable and feasible.

23.7.3 Urban Design

23.7.3.1 Within the Yonge Street South area, urban design shall emphasize the sensitive visual and functional integration of buildings and structures into the natural setting of the Oak Ridges Moraine in a manner that blends with, protects, and enhances the important features and functions of this significant environment.

23.7.3.2 The location, height, size and massing of all proposed **infrastructure** and **development** will be designed to be visually unobtrusive and **compatible** with the landform and landscape character, and with the **existing** low intensity character of **development** within the area.

23.7.3.3 Location of buildings, individual **lots** or clusters shall be encouraged to complement the natural landscape, vegetation, and adjacent heritage features in addition to

respecting the spacing, landscaping and open space amenity of **existing development**.

23.7.3.4 Additional landscaping shall be required:

a) in areas which are deficient in vegetation;

b) where buffering is required to screen facilities or more intense land uses;

c) to augment natural features or functions; or,

d) as a means of providing a landscaped transition from **existing** areas of lower density.

23.7.3.5 To preserve and enhance the distinctive historic, low intensity, environmentally prominent identity of this portion of Yonge Street as the central corridor of the Yonge Street South community and as a principal approach to the more urban core of the Town, buildings shall be set back a minimum of 60 metres from the centerline of the road and other elements of **development** related to the use and perception of lands within or abutting the roadway will be guided by the provisions of the Urban Design Guidelines in Section 5.0 of this Plan, including:

a) building height, massing;

b) landscape treatments; and,

c) location of parking areas, driveways, and access roads.

23.7.3.6 In accordance with the Urban Design Guidelines in **Section 5.0** of this Plan, it is Council's intent to provide a distinctive gateway comprised of natural elements on both sides of the intersection of Yonge Street and Bloomington Road to mark this significant entrance into the Town and to the Yonge Street South community.

23.7.3.7 In order to facilitate the safe and convenient travel of pedestrians along both sides of Yonge Street, Council in co-operation with the Regional Municipality of York intends to develop a lighted path **compatible** with the character of the area and sensitive to the environment, in accordance with the more detailed provisions of the Urban Design Guidelines.

23.7.3.8 At the intersection of Elderberry Trail and Yonge Street, extensive treed areas shall be retained, and on the southern property, new bermed and landscaped areas created, to ensure that the natural environment continues to form the dominant character at this gateway to the **existing** estate community.

23.7.4 Urban Design Guidelines

The Yonge Street corridor, as it traverses the Secondary Plan Area, has been designated as a Heritage Resource in the Aurora Official Plan in recognition of its significance to the Town. The low intensity, environmentally prominent visual

impression creates a distinctive entrance to the Town of Aurora. Its pastoral character provides both a visual and functional break and noted contrast to the more urban streetscape that has developed along this corridor to the south in Richmond Hill and to the north of the CNR where the urban core of the Town of Aurora is located. The rolling topography, wooded preserves and low intensity of **development** are fundamental components of this image.

This portion of the corridor is significant along Yonge Street with respect to its unusual and distinctive topography, landscape quality and unobtrusive level of human construction. Means of preserving or strengthening these elements, while continuing to incorporate historic buildings and providing for **compatible** new **development** are enunciated through the Urban Design Guidelines.

Intent

23.7.4.1 It is intended that the incorporation of new **development** along the Yonge Street corridor within the Secondary Plan area shall occur in a sensitive and unobtrusive manner which preserves and enhances the distinctive topography and landscaped quality. This character will be further re-inforced through the encouragement of private actions and the implementation of public actions and works.

Landscaped Gateway at Yonge Street and Bloomington Road

23.7.4.2 A 'Gateway' to Aurora and to the Secondary Plan area shall be provided in a natural, landscaped format utilising property on the north-east and north-west corners of the intersection of Yonge Street and Bloomington Road.

a) The easterly component of such Gateway consists of a wooded area owned by the Aurora Hydro Electric Company. The Gateway feature to be provided on the approximately 40 metre by 40 metre parcel of land may consist of landform elements such as berms and shall include native coniferous and deciduous **trees** and shrubs to be planted or maintained in sufficient quantity to create a natural wooded feature adjacent to the roadways. Consultation with an arborist and with other environmental consultants as necessary, shall ensure that such feature is designed in a manner which will be self sustaining and sensitive to the environmental function of the area.

b) The westerly component of the Gateway shall be implemented through negotiations between the Town and the Province, on a similarly sized area of property to that on the east side of Yonge Street which will be designed to mirror the gateway component to the east, thus providing strong vertical landscaped elements to frame this entrance to the Town.

Yonge Street Frontage

23.7.4.3 Parking areas should be located in areas which are removed or screened from Yonge Street.

23.7.4.4 Buildings should be sited and designed to function within the **existing** topography by avoiding grading, and being of a height, scale, and materials to blend within the natural elements of the **site**.

23.8 Transportation Policies

23.8.1 It is the intent of this Plan to provide a transportation network that offers ease of travel within and around the community in a manner that is **compatible** with the intended low density character of the area and with the environmental sensitivity of the Oak Ridges Moraine.

23.8.2 New **development** will be served by local roads which will take access primarily from the arterial road system at locations satisfactory to the Regional Municipality of York. The location of required roads will be determined during the preparation of Block Plans as indicated on Schedule 'CC'.

23.8.3 No new road connections to **existing** local roads shall be permitted which would significantly increase current levels of traffic. New road access points to **existing** local roads shall only be permitted where traffic studies indicate this is feasible and appropriate. The location of the new road access as identified with an * within Block 'E' on Schedule 'CC' shall be subject to addition traffic and design studies to ensure that the sight lines and grades are acceptable to the Town of Aurora.

23.8.4 The Town supports the installation of new traffic signals on Yonge Street within the Secondary Plan Area to create breaks in the traffic flow which will facilitate access onto Yonge Street and to provide controlled locations for pedestrians to cross the street.

23.8.5 The level of **development** intended for the Yonge Street South area will not support an internal transit system. In determining locations of housing clusters and pedestrian linkages, proximity and accessibility to the arterial road system will be considered in order that the majority of new residents will be within reasonable walking distance of an arterial road which has or may in future be provided with, local or inter-regional transit service.

23.8.6 The location of future points of access from **development** blocks to the arterial road grid is shown on Schedule 'CC'. Such locations may be refined or altered during the preparation of a Block Plan, subject to approval of the Region or other authority having jurisdiction over the arterial road.

23.9 Development Policies & General Municipal Policies

23.9.1 Development Charges and Financial Agreements

23.9.1.1 It is a requirement of this Plan that the costs of all services, roads, and other facilities within a proposed development necessary to serve that development shall be borne by the proponent. As a condition to the draft approval of a plan of subdivision, plan of condominium or a consent **application**, the proponent developer shall enter into an

agreement with the Town and, if required, York Region, to provide for the construction of such works within the development.

23.9.1.2 Where development of a **site** occurs by means of plan of subdivision or plan of condominium, the draft approval conditions shall specify that financial or development agreements are to be executed prior to final approval of any plan of subdivision or condominium.

23.9.1.3 These agreements may incorporate front-end financing, accelerated development charge payments and/or services-in-lieu provisions under the authority of the Development Charges Act or other applicable legislation and may also contain provisions relating to the conveyance of land for park purposes to the Town or cash-in-lieu payment, in accordance with The Planning Act and conservation easements, restrictive covenants or other legal mechanisms to ensure that land from which density has been transferred remains undeveloped and environmental features or functions are preserved.

23.9.1.4 Agreements shall be registered against the land to which it applies, and the Town or Region shall enforce the provisions thereof against current and subsequent owners of the land.

23.9.2 Functional Servicing Plan

23.9.2.1 In accordance with the requirement of **Section 18**, a Functional Servicing Plan shall be prepared as a component of the approval of a Block Plan. No development shall occur within the Yonge Street South Area, without the preparation of a Functional Servicing Plan to the satisfaction of the Town. The only exception to this provision will be limited infill approved by consent within an Estate Residential designation.

23.9.2.2 A Functional Servicing Plan must conform to the Master Servicing Plan and shall demonstrate the feasibility of providing the following facilities and works to appropriately serve the Block Plan area. It may be necessary to investigate lands beyond the boundaries, as is appropriate, to properly plan the following servicing facilities and works forming components of the Functional Servicing Plan:

a) Water supply and distribution;

b) Sanitary sewage system;

c) Storm water management provisions, in accordance with an approved Storm Water Management Report as outlined in **Section 23.9.4** and **23.10.2.1.5**;

d) Location of local roads and access to the arterial road system;

e) All other **utilities**, which shall be located underground wherever possible;

f) Locations for Canada Post centralized mail delivery systems; and,

g) Other necessary works as required by the Municipality.

23.9.2.3 A development **application** for draft plan of subdivision or other development approval shall be accompanied by a report demonstrating conformity with the Functional Servicing Plan for the respective Block.

23.9.3 Private Sewage Systems

23.9.3.1 Future development on private services within the community is generally not permitted by this Plan. The policies applicable to the Estate Residential designation allow new development on private sanitary sewage disposal systems to be considered only on the basis of infilling or completing established development, primarily on Ridge Road. Any such development proposal shall be required to undertake hydrogeological and other technical studies relating to soil condition, groundwater, and the suitability of the area for septic tank systems and tile beds. Such detailed studies are to determine, among other matters, whether the **lot** is of a size which would be acceptable for the accommodation of a private disposal system. Any such proposal shall be subject to the approval of the appropriate authority.

23.9.3.2 It is not intended that areas currently designated Estate Residential will be retrofitted with municipal water or sewer.

23.9.4 Storm Water Drainage

23.9.4.1 The preparation of a Functional Servicing Plan, as required by **Section 18**, shall include a Storm Water Management Report, prepared by a professional engineer on a **sub-watershed** basis in order to take account of all drainage areas affected by the proposed development. Among other requirements, the following shall apply:

a) Studies shall address methods of draining individual **lots** in a manner that provides maximum **groundwater recharge** in accordance with the established water budget and may include a variety of Best Management Practices. Studies shall also address methods of controlling erosion and sediment during and after construction, and the location and registration of any easements required for storm drainage purposes;

b) Studies shall be prepared in consultation with the Town, and in accordance with the requirements of the appropriate authorities having jurisdiction;

c) Due to the environmental sensitivity of the area, methods of storm water disposal are to be designed to minimize any **negative impact** on the aquifer recharge function of the Oak Ridges Moraine and the health of natural areas including areas of **fish habitat** and may require non-traditional methods of disposal; and,

d) Stormwater retention areas should be located adjacent to areas of open space or **parkland** and designed in a manner which is sensitive to the environment and is cognizant of the safety of children and other members of the public who may be utilizing adjacent areas.

23.9.5 Phasing

23.9.5.1 Development permitted by this Plan shall proceed in an orderly and logical sequence, so that extensions or improvements of roads and services are made available in a timely and efficient manner. By co-ordinating the provision of needed **infrastructure** with the development approval process, those facilities required to satisfy the needs of the new development for servicing capacity, road access and transportation capacity shall be concurrently provided.

23.9.5.2 Development permitted by this Plan shall proceed by plan of subdivision, plan of condominium, rezoning approval or other development **application** only when the municipal water supply and distribution facilities, municipal sanitary sewer services and storm drainage facilities, required by this Plan are available or will be made available in sufficient capacity to serve the subdivision or development **application** under consideration.

23.9.5.3 The new facilities, extensions or improvements which would rectify the deficiencies shall be identified together with relevant information as to their anticipated availability and timing.

23.9.5.4 As appropriate, approval of such subdivision or development **application** shall be considered premature pending the completion of actions which would rectify the deficiency, or alternatively, may be subjected to conditions of approval. Such conditions include holding provision by-laws or other measures which would ensure that the development, or portion thereof, for which a deficiency has been identified would not be permitted to proceed prior to the completion of the works necessary to rectify the deficiency.

23.9.6 Buffering and Compatibility Policies

23.9.6.1 Buffering requirements shall apply to the development of differing adjacent land uses, or the impacts of transportation facilities where there is the potential for environmental hazard, nuisance, or other forms of incompatibility, and shall include the following measures:

a) Control on the location, orientation and design of buildings, vehicular and pedestrian circulation routes, outside storage, lighting, parking, loading, structures, signs, works and other service areas so as to minimize detrimental effects;

b) Maintenance of sufficient acoustic, vibration, visual and other buffering through the establishment and maintenance of adequate separation distances, vegetation barriers, and works such as walls, fences, screens and landscaped berms;

c) Consideration of visual conditions, where proposed development may adversely affect the aesthetic quality of adjacent areas, in order to identify how the aesthetic quality of the area will be affected and the methods which would be employed to minimize adverse impacts;

d) Conformity with the regulations of any Federal or Provincial ministry or agency having jurisdiction; and,

e) Conformity with required buffers pursuant to an **Environmental Impact Study**.

23.10 Implementation

It is intended that this Secondary Plan will be implemented through successively more detailed studies and plans related to specific areas of development. The location of local roads, boundaries of **significant landform features** and environmental areas, hydrogeological analysis and methods of servicing will be determined during the preparation of Block Plans for individual development areas defined on Schedule 'CC'. Such analysis will be to a level sufficient to determine a specific pattern of development, natural areas to be preserved, location of trails and community **infrastructure**, and means of servicing in an environmentally sound manner. Depending upon the constraints of a specific area, the number of landowners and the level of detail for each property which is provided in the Block Plan, more detailed studies and analyses will be required to accompany development **applications** such as plans of subdivision or condominium. The approach is intended to permit development within a Block Plan area composed of multiple ownerships where development may occur at different times or in a somewhat different format. By requiring that fundamental matters of common interest are addressed at the Block Plan stage, other more detailed **site** issues may be addressed at the time of development of a specific **site**.

The following section provides detailed policy provisions with respect to additional studies and plans which will be required in order to refine locations and types of new development so that a **compatible** integration of new uses within both the natural environment and established development patterns in the Yonge Street South Planning Area can be achieved.

23.10.1 Block Plan Requirements

23.10.1.1 Prior to approval of any development **application** within an area identified as being within a Block Plan on Schedule 'CC', a Block Plan at a minimum scale of 1:2000 must be prepared by development proponents in consultation with the Town and appropriate agencies, and approved by the Town indicating:

a) **existing** topography at 1 metre contour intervals;

b) location of new public or private local roads;

c) location of intersections with **existing** arterial roads to the satisfaction of the appropriate Region or Town jurisdiction;

d) boundaries of **landform features**, Environmental Protection Areas and related Ecological Buffers, Environmental Function Areas and Ecological Restoration Areas;

e) boundaries of **significant** vistas;

f) locations of proposed parks and trails;

g) location and size of any potential residential clusters and areas of common open space;

h) identification of any **existing** or proposed non-residential uses;

i) **areas of archaeological potential** as identified by a qualified archaeological consultant;

j) means of servicing as supported by a Functional Servicing Plan;

k) identification of a water budget, through a supporting Hydrogeological Study; and,

l) consideration of the interface with adjacent areas which contain an Environmental Protection Area, an Environmental Function Area or an Ecological Restoration Area, or have developed for a less intense use; and means of screening or buffering such environmental feature or less intense land use**.**

23.10.1.2 As part of the supporting documentation, prior to the approval of a Block Plan for areas indicated on Schedule 'CC', the following studies shall be required:

a) a Functional Servicing Plan in accordance with **Section 18**;

b) a Landform Conservation Study in accordance with **Section 23.10.2.1.2**; and,

c) a Hydrogeological Study in accordance with **Section 23.10.2.1.4**.

23.10.1.3 Development of a Block Plan shall involve consultation with affected property owners within the respective Block. Wherever possible, a co-operative approach which includes a sharing of responsibilities and costs of supporting studies amongst those landowners having development potential shall be encouraged by the Town.

23.10.1.4 Block C contains a number of small property ownerships and is oriented to two different roads, Yonge Street and Old Bloomington Road. The Town may consider the preparation of more than one Block Plan for this area provided that it is satisfied that:

a) road entrances and provision for road and trail linkages within the entire Block C area have been adequately addressed;

b) the ultimate extension of municipal water and sewer services to the entire Block C area has been adequately considered and will not be impaired;

c) stormwater drainage and continued hydrogeological function of the entire Block C area has been considered and can be adequately addressed;

d) there will be no adverse impact on **landform features** and vistas in the remaining portions of Block C;

e) there will be no adverse impact on Environmental Protection Areas or Environmental Function Areas within the reduced Block Plan area or adjacent to it; and,

f) the policy provisions of **Section 23.10.1** and **23.10.2** will be satisfied.

23.10.1.5 Within Block F, as shown on Schedule 'CC' further detailed technical studies have been completed to determine the limits of environmental features and **significant** landforms. These studies include environmental impact review, landform conservation review, hydrogeological review, traffic analysis and Functional servicing study. Such studies and provisions for additional hydrogeological analysis shall be used, as appropriate, as a basis for completion of the Block Plan requirements for Block F. The Block Plan will determine appropriate road access from Yonge Street to serve Block F and demonstrate that any proposed access from Ridge Road will only be for emergency purposes. [OPA 38]

23.10.1.6 Additional studies have been undertaken related to the Elderberry Farm property (part of Block E) and have determined the limits of environmental features and **significant** landforms. These studies and the terms of reference for a Hydrogeological Study will be used in the preparation of a Block Plan. [OPA 39]

23.10.2 Supporting Studies

The following section describes Studies which are required in the preparation of a Block Plan, or prior to approval of a more specific development **application** or rezoning.

23.10.2.1 The Town may request a peer review of any supporting study and the reasonable cost of such peer review shall be borne by the proponent.

23.10.2.1.1 Environmental Impact Study

Where required, an **Environmental Impact Study (EIS)**, shall be prepared to the satisfaction of the Town, the Region and other authority having jurisdiction, and shall at a minimum:

a) identify the limits of Environmental Protection Areas (EPAs); Environmental Function Areas (EFAs) and Ecological Restoration Areas (ERAs);

b) provide a comprehensive description of EPAs, EFAs and ERAs including inventory of all flora, vegetation and wildlife;

c) evaluate the quality and significance of the environmental feature with respect to disturbance, biological diversity, etc., in a local and regional context;

d) identify any local, provincial or nationally **significant** components that occur in the feature;

e) describe the **ecological functions** (e.g., linkage, erosion control, **wildlife habitat**, headwater protection, etc.) that the environmental feature provides;

f) describe the proposed development including conceptual servicing and stormwater management;

g) describe the relationship of EPAs, EFAs and ERAs to proposed development with respect to potential impacts to vegetation, wildlife, in terms of impacts to both structure and ecological function;

h) demonstrate if, how and where development can proceed **without negative impact** to EPAs, EFAs and ERAs;

i) describe **negative impacts** and any proposed mitigation of impacts, including buffers;

j) identify net environmental impacts; and,

k) have regard for Provincial Policy Statements, and the Oak Ridges Moraine Conservation Plan.

23.10.2.1.2 Landform Conservation Study

A Landform Conservation Study shall be prepared to the satisfaction of the Town including the following information:

a) identification of topographic contours;
b) the opportunities and limitations posed by the area with respect to landform conservation having particular regard to Development Guidelines 7.1.8 and 7.1.9 of Background Study 5 to the ORM Planning Study;
c) slope and soil analysis including erosion potential;
d) identification of the toe and crest of each **significant** slope;
e) inclusion of all landscape units and visual character elements;
f) identification of natural edges of vistas;
g) lotting or design alternatives to ensure the protection and enhancement of the landform and natural topography; and,
h) a description of recommended construction practices and how such practices comply with Provincial requirements on sedimentation and erosion control.

23.10.2.1.3 Vegetation Preservation Study

A Vegetation Conservation Study, carried out by a professional arborist, shall include an inventory of **trees** and shall:

a) identify individual **trees** or wooded areas which because of their location, age or species are worthy of protection;

b) describe methods to protect identified **trees** or wooded areas during construction;

c) recommend appropriate lotting and development patterns, including building envelopes, in order to encourage substantial **tree** retention in yard and setback areas; and,

d) include a plan for restoration and enhancement of any **significant** identified **trees** and wooded areas which are destroyed or removed.

23.10.2.1.4 Hydrogeological Study

A Hydrogeological Study is intended to determine infiltration/runoff targets and to maintain a water budget; to preserve and enhance water budgets in order to maintain **groundwater recharge**; and to prevent groundwater contamination by implementing stormwater Best Management Practices. A Hydrogeological Study shall:

a) demonstrate to the satisfaction of the appropriate authorities having jurisdiction that the proposed development preserves the hydrogeological recharge function of the area. Submitted hydrogeological studies shall be publicly available to proponents, reviewers and consultants.

b) extend at least 500 metres beyond the study area boundary and include the following matters:

   i. assessment of soil types;
   ii. assessment of off-site impacts;
   iii. potential well interference; and,
   iv. reasonable use policies, where applicable, in accordance with Federal, Provincial, Regional and Town procedures.

23.10.2.1.5 Stormwater Management Report

Prior to initiation, Terms of Reference for Storm Water Management Reports shall be prepared to the satisfaction of the Town of Aurora. At a minimum such reports shall:

a) review the local topography, soils and geology of the subject area;

b) identify **existing** drainage patterns and delineate drainage areas;

c) identify external drainage sources and other off-site drainage constraints;

d) identify the proposed drainage patterns of the subject area including proposed major and minor drainage systems;

e) conduct hydrologic analyses to determine pre-development and post-development runoff rates;

f) define stormwater management requirements necessary to meet water quality, erosion and flood control standards;

g) assess the **existing** water budget and determine the **groundwater recharge** function provided by the **site**;

h) define infiltration requirements with respect to groundwater quality and quantity, necessary to maintain the **existing groundwater recharge** functions;

i) identify, screen and evaluate alternative management practices based on guidelines provided in the MOE Stormwater Practices Planning and Design Manual;

j) recommend the preferred stormwater management actions necessary to meet any infiltration requirements;

k) recommend the preferred form of any stormwater management facilities necessary to meet water quality, erosion and flood control targets; and,

l) provide preliminary design of the stormwater management facilities including size, location and operational characteristics.

23.10.2.1.2 No development or **redevelopment** shall be undertaken within the designated area unless Council has approved one or more of the following as required by the location and nature of the proposed development:

a) a site plans showing the location of all buildings and structures **existing** or to be erected and all facilities such as parking areas, landscape areas, walkways, etc.;

b) for proposals involving an institutional use or more than three residential units: drawings showing plans, elevations and cross-section views for each building to be erected including the massing and conceptual design, the relationship of the buildings to adjacent buildings, streets and exterior public area, and the provision of interior walkways, stairs, elevators, escalators to which the public has access from streets, open spaces and interior walkways in adjacent buildings;

c) grading plans which show the **existing** contours at 1 metre intervals and any proposed changes to the **existing** topography;

d) landscape plans showing the location of natural features, treed areas and other vegetation and any proposed alteration to the natural vegetation; and,

e) the location and extent of proposed landscaping.

23.10.2.1.3 In considering a proposed site plan for a **site** which has not been created by a plan of subdivision or condominium and therefore has not been subject to studies required for **sites** created by plan of subdivision or condominium, the Town shall require, as appropriate, the following supporting studies or reports prepared by experts qualified in the field and approved by the Town, Region or authority having jurisdiction:

a) an **Environmental Impact Study** of all Environmental Protection Areas, Environmental Function Areas and Ecological Restoration Areas within the subject area;

b) a Vegetation Preservation Plan;

c) a Landform Conservation Plan (or demonstrated conformity with the Landform Conservation Plan prepared during the approval of the Block Plan) which demonstrates means of conserving topography and **significant landform features**;

d) a Functional Servicing Plan or demonstrated conformity with the Functional Servicing Plan approved in support of the respective Block Plan including stormwater management practices;

e) a Hydrogeological Study or demonstrated conformity with the Hydrogeological Study approved during the approval of the Block Plan including maintenance of the water budget to preserve hydrogeological function and groundwater infiltration;

f) in an area where archaeological potential has been identified during the preparation of a Block Plan, a proponent shall carry out an archaeological resource assessment of the subject property prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the approval authority indicating that all archaeological resource concerns have met licensing and resource conservation requirements;

g) a proposed grading plan which illustrates proposed topographic change as a result of grading; and,

h) any other study reasonably deemed necessary by the Town or other public agency to address a specific concern with respect to the **site**.

23.11 Schedules

This Plan shall be read in conjunction with the following Secondary Plan schedules:

AA LAND USE PLAN

BB ENVIRONMENTAL CONSTRAINTS

CC BLOCK PLAN AND ENTRANCES

DD TRAILS AND VISTAS

24 AURORA 2C SECONDARY PLAN AREA (OPA 73)

24.1 Introduction

a) Lands in the 2C Secondary Plan Area are intended to accommodate approximately between 8,000 and 9,000 residents and between 4,400 and 5,500 employment opportunities.

b) The policies of this Secondary Plan are intended to result in vibrant new neighbourhoods that are well designed, attractive and **sustainable** and that are integrated with the **existing** community in a logical, **compatible**, efficient and cost- effective manner.

It is also the intent of this Secondary Plan to ensure the continued advancement of Aurora's economy through the designation and development of a well designed Business Park. This Secondary Plan seeks to promote the Town's economic development efforts to establish a diversified economic base, encourage a competitive business environment and ultimately advance and sustain Aurora's long-term economic prosperity.

c) Ultimately, it is the intent of this Secondary Plan to guide the development of a complete, healthy and **sustainable** community that meets the expectations for growth management, support for transit and all of the other objectives and policies of the Province, the Region and the Town of Aurora.

24.2 Purpose

a) The purpose of this Secondary Plan is to provide a detailed land use plan and policies for the regulation of land use and development within the 2C Secondary Plan Area in the Town of Aurora.

24.3 Location

a) This Secondary Plan applies to the lands known as the 2C Secondary Plan Area as identified on Schedules A - Land Use Plan, Schedule B – Greenlands and Trails Plan, and Schedule C - Road Plan to this Secondary Plan.

b) This Secondary Plan includes the following Appendices

i. Appendix I: The Community Plan;
ii. Appendix II: Urban Design Guidelines;
iii. Appendix III: Heritage Resources; and,
iv. Appendix IV: Environmental Resources.

c) All development within the 2C Secondary Planning Area shall be generally

consistent with the 2C West Secondary Plan Area Urban + Architectural Design Guidelines.

24.4 Vision

a) This Secondary Plan is based on a vision and supporting principles that were established through the consultation process. The vision for the 2C Secondary Plan Area is to create a **complete community** that protects the environment and includes well-designed residential neighbourhoods and a business park. The 2C community is expected to be leading edge in implementing green building technologies, and is to be developed at densities and in a pattern that is compact and transit supportive. The community is to be beautiful and safe, and will encourage an active, healthy lifestyle through highly interconnected greenlands and trails systems.

b) It is anticipated that the 2C Secondary Plan Area will accommodate between 8,000 and 9,000 new residents on lands west of Leslie Street, and between 4,400 and 5,500 new employment opportunities on lands designated for Business Park uses east of Leslie Street.

24.4.1 Principles

a) The 2C Secondary Plan is based on achieving the policies of the Province with respect to efficient, cost-effective **development** and land use patterns, the conservation of natural and cultural heritage features, the protection of public health and safety and the achievement of minimum **development** densities.

b) The 2C Secondary Plan is based on a community design that is diverse in use and population, is scaled to the pedestrian, can accommodate private automobiles and transit and has a well defined and high quality public realm.

c) A primary principle inherent in the design of the 2C Secondary Plan is the conservation of **significant existing** natural heritage features and **cultural heritage landscapes**. These features and landscapes are **conserved** and integrated within the overall design strategy.

d) The following design and **development** principles shall be considered in the review of all public and private sector **development applications** within the Secondary Plan Area:

i. **A Healthy, Safe and Complete Community**
Healthy and safe complete communities shall by encouraged by **development** that reinforces a neighbourhood focus, supports walkable streets, Crime Prevention Through Environmental Design (CPTED) considerations, a range of housing types and a mix of uses.

ii. **Conserve Natural and Cultural Heritage Features**
The protection of **woodlands**, watercourses and **wetlands** is paramount in ensuring a lasting natural and cultural heritage legacy for the Town of Aurora. **Development** shall take an approach that minimizes road crossings, reinforces the protection of the natural landscape, recognizes and supports connected and contiguous natural systems and has the potential for restoration.

iii. **Linked, Visible and Variety of Greenlands/Open Space**
Development shall promote access to a range of types and scales of parks, which address both active and passive recreational opportunities, and provide a range of public and private community facilities. The Wildlife Park shall be established and enhanced, and storm water facilities shall be connected and visible.

iv. **Excellence in Sustainable Design**
High quality design shall be promoted in both the public and private sectors. **Development** shall promote mixed use neighbourhood centers which support a 5 minute walk to parks, retail and community facilities. Green buildings, support for transit, housing and job proximity, as well as the promotion of alternative energy sources, water conservation and wastewater management shall also be promoted.

v. **Efficient and Cost Effective Land Use and Infrastructure**
Balanced growth management and staging of **development**, as well as road characteristics including capacity, level of service and safety shall inform **development**. Additionally, it is essential to ensure that road routes are flexible, offering a variety of connections to promote inherent traffic calming and increase the capability to accommodate and promote transit ridership. Alternative modes of transportation shall be encouraged through features that promote recreational and utilitarian cycling, with pedestrian connectivity encouraged between streets and trails. The provision of piped services and the potential for phasing must be incorporated in **development**, as well as consideration for storm water management ponds and delivery systems.

24.4.2 Community Structure

a) The community structure of the 2C Secondary Plan Area is based on achieving the principles identified in **Section 2.1** of this Secondary Plan. The planned community structure is reflected conceptually on Schedule 'A' to this Secondary Plan. The components of the 2C Secondary Plan Area that define its urban structure are identified in the text below.

b) **The Neighbourhoods** - Neighbourhoods are the fundamental structural element of the Secondary Plan Area. The Residential Neighbourhoods must be cohesive and comprehensible to their residents. Neighbourhoods are self-contained areas with a mix of housing types, land uses and activities.

The Residential Neighbourhoods typically blend a mix of low, medium and higher density housing types as well as public open space features. Residential densities, **lot** sizes and building types shall vary throughout each Neighbourhood to achieve the variety and animation typical of the older, traditional neighbourhoods found in the Town of Aurora. The highest densities shall occur adjacent to St. John's Sideroad, Leslie Street and the Collector Road network, and within the designated Neighbourhood Centres. To encourage pedestrian activity, and reinforce their function, the majority of the Secondary Plan area is generally within 400 metres of a Neighbourhood focus or feature. Lower density housing is located in areas adjoining the identified natural heritage features, and toward the edges of the Neighbourhoods. It is a requirement of the Secondary Plan that the residential community west of Leslie Street achieves an average minimum density of 50 residents and jobs combined per developable hectare. Neighbourhoods are edged either by natural heritage features or the primary road network, giving each Neighbourhood a unique identity.

Public open spaces are located to define the character and structure of each Neighbourhood. Neighbourhood Parks may be located adjacent to planned school sites and/or integrated with adjacent natural heritage features. Parkettes are dispersed throughout each Neighbourhood and are located on visible road frontages.

c) **The Business Park** - Business Parks provide employment lands and will play a significant role in responding to the **development** of the surrounding community in regards to design and integration, and in satisfying employment needs.

d) **The Public Realm** - The public realm includes institutional/civic uses (schools, recreational buildings and facilities, places of worship, community centres and seniors housing), the Area 2C Greenlands System (public open space and natural heritage features), storm water management facilities and the road network. All of these components of the public realm are significant organizing elements in the pattern of **development**. They are located to provide interest, diversity and focal points within the community. The design of all elements of the public realm must be to the highest quality possible.

The Area 2C Greenlands System

i. Public Open Space - The 2C Secondary Plan Area includes a full array of public open spaces. The public open space system is integrated with the natural heritage features, the Wildlife Park the **cultural heritage landscape** and storm water management facilities. A trail network will

connect Neighbourhoods, and connect the 2C Secondary Plan Area to the wider community of Aurora. Public open space and rich natural heritage areas are a major attribute of the 2C Secondary Plan Area.

ii. Natural Heritage Features - **Existing** natural heritage features are **conserved** and incorporated into the Area 2C Greenlands System and the Wildlife Park.

iii. Storm Water Management Facilities - Storm water management facilities are treated as public assets. The ponds will be designed and planted with native upland, flood tolerant shoreline and aquatic species. Ponds and the overall drainage system are incorporated into the Area 2C Greenlands System.

iv. Natural Hazard Lands - Areas that are subject to flooding and erosion and may contain unstable soils form part of the Area 2C Greenlands System.

The Road Pattern

i. Arterials and Collectors - Roads play a multi-functional role in the 2C Secondary Plan Area by providing for a variety of activities and services, including parking, to meet the needs of residents and businesses. Roads provide access for pedestrians and bicycles, opportunities for vistas and view corridors, pedestrian amenity areas, and space for **utilities** and services.

ii. The Secondary Plan Area road pattern follows predictable routes and is highly interconnected. Variations in the grid through road alignments and block geometrics create **sites** with identity and character. Within the road pattern, roads are organized on a hierarchical basis reflecting their particular functional and design requirements.

iii. In key locations throughout the Secondary Plan Area, there is the potential for garages to be removed from the front of the dwellings and placed to the rear of the **lot**, accessed by a system of rear lanes. This dramatically improves the visual quality of the streetscape by reducing the impact of garage doors and facilitates traffic flow along the Collector Road network. The lanes may also provide access to coach houses, routes for service **infrastructure**, garbage pick- up and may provide additional passive recreational space.

24.5 Land Use Policies

24.5.1 General Land Use Policies

a) The basic pattern of land use for the subject lands is established as shown on Schedule A. The land use pattern provided on Schedule A is schematic and may be adjusted through the preparation of a Draft Plan of Subdivision, Draft Plan of Condominium, or site plan approval, taking into account the conservation of natural and cultural heritage features and **cultural heritage landscapes**, storm water management requirements, detailed land use relationships, road patterns and the achievement of the density targets of this Secondary Plan.

b) Schedule A provides for the general location and distribution of the following land use Designations and Symbols:

The Area 2C Greenlands System

i. Environmental Protection Area Designation;

ii. Parks Symbols; and,

iii. Storm water Management Facility Symbol.

The Residential Neighbourhoods

i. Urban Residential 1 Designation;

ii. Urban Residential 2 Designation;

iii. Mixed-Use Residential/Commercial Designation;

iv. Residential Interface Overlay Designation;

v. Place of Worship Designation; and

vi. Elementary Schools Symbol.

The Business Park

i. Business Park 1 Designation.

24.5.2 The Area 2C Greenlands System

a) The Area 2C Greenlands System is a broad category that includes the Environmental Protection Area Designation as well as the various components of the public parks, linear parks, the Wildlife Park and storm water management systems. Together, these areas will work together to form a

highly interconnected Area 2C Greenlands System that will serve both the community, and the broader Town of Aurora. The Area 2C Greenlands System provides the framework for the trails network.

24.5.2.1 Environmental Protection Area Designation

Hazard Lands, natural heritage features, including their associated buffer areas, vegetated protection zones and/or setbacks within the Secondary Plan Area are designated as Environmental Protection Area on Schedule A and B to this Secondary Plan. Detailed mapping of **key natural heritage features** is provided in Appendix IV.

Lands within the Environmental Protection Area designation shall be planned in accordance with the Environmental Protection designation policies of **Section 12** of this Plan, except as modified by the following additional policies.

Policies

a) Road crossings over lands designated Environmental Protection Area and any components of the Area 2C Greenlands System shall be accommodated within as narrow a right-of-way as possible, subject to an **Environmental Impact Study** and approval of the Town.

b) A Monitoring Plan will be developed to track the condition of the **Natural Heritage System** during and following the transition of the 2C Secondary Plan lands from a predominantly rural to an urban land use. The Monitoring Plan may consider such matters as, but not limited to:

   i. Recommendations for a public agency to receive and store the monitoring data, and administer responses to undesirable trends, to develop management prescriptions; or to authorize the agency to undertake remedial action(s);

   ii. Establishment of baseline goals and objectives to measure the future condition of the **Natural Heritage System** (where possible, baselines will be quantified and based on field studies, including **existing** data);

   iii. An approach to monitoring trails;

   iv. An approach to monitoring biological diversity of the **Natural Heritage System**, possibly including **significant** species (e.g. species that are rare, threatened, endangered, or “of concern”) or species that are deemed to be sensitive, or species that are indicators of desirable habitat (e.g. area-sensitive or habitat- specific species); and,

   v. Recommendations for implementation of the Monitoring Plan, preferably including volunteer groups.

24.5.2.2 Hydrogeological and Hydrological Function Areas

a) **Development applications** will be required to demonstrate that the hydrological function areas continue to provide the hydrological functions for which they have been identified, though they need not necessarily be retained in their natural state (e.g., they could provide locations for storm water management facilities or outlet channels). Where possible, any facilities developed in these locations should be naturalized, for example with gradual and/or naturalized shorelines to promote the growth of **wetland** vegetation, native plantings, nest boxes and other **wildlife habitat** structures such as woody debris etc.

b) Future **development** proposals must demonstrate that there will be no adverse impacts to **existing** groundwater and surface water users as a result of the proposed **development**. This will be demonstrated through appropriate hydrogeological studies in accordance with the requirements of the Conservation Authority and the Town of Aurora.

c) Land uses that are considered to pose a significant threat to drinking water supplies will not be permitted within wellhead protection zones, as established by York Region. These zones are shown on Appendix IV, Map 2. Uses that are not permitted within these zones will be determined through the Source Protection Process developed under the Clean Water Act, but may include the following:

   i. Storage, except by an individual for personal or family use, of:

      - petroleum fuels;
      - petroleum solvents and chlorinated solvents;
      - pesticides, herbicides & fungicides;
      - construction equipment;
      - inorganic fertilizers;
      - road salt; and,
      - contaminants listed in Schedule 3 of the Oak Ridges Moraine Conservation Plan (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

   ii. Generation or storage of **hazardous waste** or **liquid industrial waste**;

   iii. Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal sites; and,

   iv. Other uses as determined through the Source Protection Process from consultations with the Lake Simcoe Region Conservation Authority, and Regional Municipality of York.

24.5.2.3 Parks Symbols

The **development** of parks identified by **parkland** symbols shall be planned in accordance with the Public **Parkland** designation policies of **Section 13.2** of this Plan, except as modified by the following additional policies.

Intent

a) The system of public parks is highly inter-connected and forms a fundamental structuring element of the Area 2C Greenlands System within the Secondary Plan Area. It is the intent of this Secondary Plan that every resident be generally within 400 metres of either a Community Park, Neighbourhood Park, Parkette or a component of the connecting trails network. Lands identified by a Parks Symbol on Schedule A and Schedule B, shall include lands within the following categories:

   i. Community Parks;

   ii. Neighbourhood Parks;

   iii. The Urban Wildlife Park;

   iv. Parkettes; and,

   v. Other smaller scale components of the **parkland** system that provide access and **connectivity** to / within the overall Area 2C Greenlands System.

Policies

a) The locations, configuration and boundaries of these public park lands as shown on Schedules A and B, shall be confirmed through the required Draft Plans of Subdivision/Condominium and implementing zoning by-law, and may be adjusted without further Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of Council.

b) All Community Parks, Neighbourhood Parks, Parkettes and the components of the Wildlife Park not designated as Environmental Protection Area shall be accepted by the Town as contributing to the **parkland** dedication requirements of the Planning Act. Other smaller components of the public parks system shall be considered on a case- by-case basis, as fulfilling **parkland** dedication requirements, subject to a review of their individual function within the neighbourhood. Generally, if any component of the public parks system provides an important functional attribute to the broader neighbourhood it shall be accepted as contributing to the **parkland** dedication requirement of the Planning Act.

c) Where **parkland** is not ultimately utilized for park use, the underlying designation will be Urban Residential 1 and can be developed under the policies of that section of this plan without requiring an Amendment to this Plan.

24.5.2.4 Storm water Management Facilities Symbol

The **development** of stormwater management facilities identified by a Stormwater Management Facility symbol shall be planned in accordance with the Stormwater Management policies of **Section 16** of this Plan, except as modified by the following additional policies.

Intent

a) It is the intent of this Secondary Plan to ensure that Stormwater Management Facilities are not only functional components of a community, but are also aesthetically pleasing and a key component of the connected Area 2C Greenlands System. Stormwater management Facilities are identified symbolically on Schedule A and schematically on Schedule B.

Policies

a) The locations, configuration and boundaries of the Storm water Management Facilities identified on Schedules A and B shall be confirmed through the required Storm water Management Plan and subsequent Draft Plans of Subdivision/Condominium and implementing zoning by-law, and may be adjusted, added or deleted without further Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of Council.

24.5.2.5 The Residential Neighbourhoods

The **development** of the Residential Neighbourhoods shall be planned in accordance with the policies of **Section 7** of this Plan, except as modified by the following additional policies.

a) This Secondary Plan provides opportunities for a broad range of housing forms throughout the community and within each Neighbourhood.

b) This Secondary Plan, based on the Community Plan, provided as Appendix I, includes the distribution of housing by house form and density and identifies, in detail, the composition and distribution of the anticipated housing stock.

c) Council shall monitor and ensure, through the approval of implementing

zoning and draft plans of subdivision/condominium, that the mix and density of housing types proposed within the community is appropriate and is in conformity with the provisions of this Secondary Plan and any Provincial and Regional policy directives that are applicable.

d) Objectives for the Residential Neighbourhoods include:

i. to encourage a broad range of housing sizes, densities, designs, tenures and prices, to meet the needs of current and future residents;

ii. to encourage innovation in new residential **development** to address social, economic, design, environmental and growth management policies of this Plan;

iii. to ensure that the Residential Neighbourhoods are designed to achieve an average minimum density of 55 residents and jobs combined per developable hectare; and,

24.5.2.6 Urban Residential 1 Designation

Development and **redevelopment** within the Urban Residential 1 Designation shall be in accordance with the Low-Medium Urban Residential designation policies of **Section 7.5.4** of this Plan, except as modified by the following additional policies.

Intent

a) It is the intent of the Urban Residential 1 Designation to promote well-designed, low density housing in appropriate locations throughout the community, in accordance with the distribution of housing forms identified on Schedule A.

Permitted Uses

a) In addition to the permitted uses of the Low-Medium Urban Residential designation, any individual Draft Plan of Subdivision within the Urban Residential 1 Designation, may include small plex-type buildings (under 3.5 stories in height, apartment or duplex/triplex/quadplex type units which are generally ground related), and/or townhouses up to a maximum of 20 percent of the total number of units within the Draft Plan.

Policies

a) The maximum height of any building within the Urban Residential 1 Designation shall be 3.5 storeys or 11.0 metres, whichever is less. Notwithstanding this restriction, and given the extensive valley system and undulating topography, Council may consider buildings that exceed 11.0

metres in height, as long as the building is not greater that 3.5 storeys in height, and the additional height is provided to assist in dealing with a complex grading issue. Elementary Schools within this designation will be permitted a maximum height of 12.0 metres. Should a three storey elementary school be required the maximum height shall be 18 metres.

b) Density within the Urban Residential 1 Designation shall range from between 17 and 40 units per net residential hectare. Where proposed, townhouse **developments** shall have a maximum density of 50 units per net residential hectare.

c) All **development** within the Urban Residential 1 Designation shall be generally within 400 metres of an identified component of the Area 2C Greenlands System.

d) All **development** within the Urban Residential 1 Designation will address the road, and garage doors/service facilities shall not dominate the view of the streetscape. The implementing zoning by-law shall include details with respect to build within zones for front and exterior side yards, for the various anticipated **development** types and forms. Special provisions with respect to porches for the residential uses shall also be included in the by-law.

24.5.2.7 Urban Residential 2 Designation

Development and **redevelopment** within the Urban Residential 2 Designation shall be in accordance with the Medium-High Urban Residential designation policies of **Section 7.5.5** of this Plan, except as modified by the following additional policies.

Intent

a) It is the intent of the Urban Residential 2 Designation to promote well-designed and transit supportive medium density housing forms in proximity to community recreational and convenience commercial facilities, in accordance with the distribution of housing forms identified on Schedule A.

Permitted Uses

a) Any individual Draft Plan of Subdivision within the Urban Residential 2 Designation, may include single and semi-detached dwellings up to a maximum of 20 percent of the total number of units within the Draft Plan.

Policies

a) The maximum height of any building within the Urban Residential 2

designation shall be 6 storeys or 20.0 metres whichever is less. Notwithstanding this restriction, and given the extensive valley system and undulating topography, Council may consider, through the implementing zoning by-law, buildings that exceed 20.0 metres in height, as long as the building is not greater that 6 storeys in height, and the additional height is provided to assist in dealing with a complex grading issue.

b) Density within the Urban Residential 2 Designation shall range from between 35 and 50 units per net residential hectare. Where proposed, small scale/low-rise apartment **developments** and/or stacked or back-to-back townhouses shall have a maximum density of 125 units per net residential hectare.

c) All **development** within the Urban Residential 2 Designation shall be generally within 400 metres of an identified component of the Area 2C Greenlands System.

d) All **development** within the Urban Residential 2 Designation will address the road, and garage doors/service facilities shall not dominate the view of the streetscape. The implementing zoning by-law shall include details with respect to build within zones for front and exterior side yards, for the various anticipated **development** types and forms. Special provisions with respect to porches for the ground-related residential uses shall also be included in the by-law.

e) No individual, direct access shall be permitted for any **development lot** within the Urban Residential 2 Designation that abuts Leslie Street or St. John's Sideroad. If there are justifiable technical or urban design reasons to include reverse frontage **development** it may considered without an Amendment to this Plan subject to the satisfaction of Council. If there are justifiable technical or urban design reasons to include reverse frontage **development** it may be considered without an Amendment to this Plan subject to the satisfaction of Council.

f) All **development** within the Urban Residential 2 Designation with the exception of single-detached, semi-detached and street townhouse units shall be subject to site plan control. At the discretion of Council, street townhouse units may be subject to site plan control. All **development**, without exception, shall be generally consistent with the Urban Design Guidelines which will be prepared, where required, prior to any further **development** approvals to the satisfaction of Town.

24.5.2.8 Mixed-Use Residential/Commercial Designation

Development and **redevelopment** within the Mixed-Use Residential/Commercial Designation shall be in accordance with the Mixed Use designation policies of **Section 8** of this Plan, except as modified by the following additional policies.

Intent

a) It is the intent of the Mixed-Use Residential/Commercial Designation to promote well- designed and transit supportive high density housing fin combination with small scale convenience and service commercial uses that serve the surrounding residential community. This Designation is identified on Schedule B.

Policies

a) Density within the Mixed-Use Residential/Commercial Designation shall generally be within a Floor Space Index of 0.75 to 3.0, except where stand-alone local commercial uses are proposed, where the minimum density shall be reduced to a Floor Space Index of 0.25.

b) Permitted convenience stores and personal service uses shall not exceed 3,500 square metres of Gross Floor Area per individual **site**.

c) All **development** within the Mixed-Use Residential/Commercial Designation shall be generally within 400 metres of an identified component of the Area 2C Greenlands System and from local commercial uses.

d) No individual, direct access shall be permitted for any **development lot** within the Mixed-Use Residential/Commercial Designation that abuts Leslie Street or St. John's Sideroad. If there are justifiable technical or urban design reasons to include reverse frontage **development** it may considered without an Amendment to this Plan subject to the satisfaction of Council.

24.5.2.9 Residential Interface Overlay Designation

Intent

a) It is the intent of the Residential Interface Overlay designation to ensure that a **compatible** interface condition can be developed between new **development** within the 2C Secondary Plan Area, and **existing** residential **development** in the Town of Newmarket and/or to ensure a sensitive **development** response in recognition of the abutting **key natural heritage features** and **key hydrologic features**, including their associated buffers, vegetative protection zones and/or setback requirements. The extent of the Residential Interface Overlay Designation is identified on Schedule A.

Permitted Uses

a) The uses permitted within the Residential Interface Overlay Designation shall reflect the list of permitted uses from the land use designation that underlies this

overlay designation.

Policies

a) The lands subject to this overlay designation shall be developed in a manner that creates a **compatible** interface condition with the properties to the north in Newmarket. The **compatible** interface condition shall be established by the developer, and shall be satisfactory to the Council of the Town of Aurora. Implementation methods could include any one or more of the following, but not be limited to:

   i. requirements in the zoning by-law related to building types, setbacks and **lot** sizes;

   ii. site plan agreements related to fencing and/or other landscape treatments; and/or,

   iii. provisions registered on title as they may affect the establishment and maintenance of required fencing and/or other landscape treatments.

b) Notwithstanding the policies of the underlying Urban Residential 2 designation, on the subject lands, single detached and/or semi-detached dwellings may also be permitted.

c) The minimum density targets for the Urban Residential 1 Designation and the Urban Residential 2 Designation shall not apply within the areas subject to the Residential Interface Overlay Designation and the 20% provision of policy 3.3.2 c) for the Urban Residential 2 Designation shall not apply within the areas subject to the Residential Interface Overlay Designation.

24.5.2.9.1 East Residential Interface Overlay Designation

The East Residential Interface Overlay Designation shall be established to ensure a suitable interface between the permitted residential uses of this Plan and the abutting established residential area to the north along Wildrush Place in the Town of Newmarket.

Policies

a) Notwithstanding any policies to the contrary in the underlying Urban Residential 1 designation and the overall Residential Interface Overlay Designation on the subject lands, single detached, semi-detached, street and/or block townhomes dwellings only shall be permitted.

b) A maximum density of 30 units per net residential hectare shall be permitted.

c) A landscaped area shall be provided along the north property line within part of the future residential **lots**. The width of the landscaped area shall be

determined at the draft plan of subdivisions; and or zoning stage to the satisfaction of the Council of the Town of Aurora.

24.5.2.10 Elementary Schools Symbol

Elementary School **development** shall be in accordance with the Elementary and Secondary School policies of **Section 10** of this Plan, except as modified by the following additional policies.

Policies

a) Two Elementary schools have been identified on Schedule A. These locations have been selected to reflect the role of school sites in supporting the definition of community structure and patterns of land use. The number, location and configuration of school sites will be further defined through Draft Plans of Subdivision/Condominium and the implementing zoning by-law.

b) Elementary school sites and buildings will be developed in conformity with the following policies:

   i. Elementary school sites shall be a maximum of 2.8 hectares in size and should be a rectangular configuration in order to maximize its programmable space.

c) In the event that all or part of a school **site** is not required by a School Board, it may be developed in accordance with the Urban Residential 2 designation and in conformity with all policies of this Secondary Plan. An Amendment to this Secondary Plan, to reflect the approved change in land use shall not be required. Further, **compatible institutional uses** as identified in the implementing zoning by-law, or based on specific evaluation of each **site**, and which may include religious institutions, government buildings, community and recreational facilities, housing for seniors and/or cultural buildings (e.g. museum, art gallery).

24.5.2.11 The Business Park

a) The Business Park represents employment lands and is considered a crucial component of the Town's long-term economic development strategy.

b) The structure of the Business Park, based on the Community Plan provided as Appendix I, takes advantage of the accessibility and visibility afforded by Highway 404 and the **existing** and proposed interchanges at Wellington Street to the south and St. John's Sideroad. The Business Park component of the 2C Secondary Plan Area is planned to accommodate a range of employment opportunities including prestigious office uses to warehousing and light manufacturing. In addition, an array of small to moderately scaled retail and

personal service uses will be permitted that are **ancillary** to the primary employment focus of the Business Park. Opportunities for major and smaller scale **institutional uses** will also be permitted.

c) Council shall monitor and ensure, through the approval of implementing zoning and draft plans of subdivision/condominium, that the mix and achieved density of employment generating land uses proposed within the community is appropriate and is in conformity with the provisions of this Secondary Plan and any Provincial and Regional policy directives that are applicable. It is a requirement that the Business Park component of the 2C Secondary Plan achieve a minimum density of 40 jobs per developable hectare.

24.5.2.12 Business Park 1

Development and **redevelopment** within the Business Park 1 Designation shall be in accordance with the Business Park designation policies of **Section 11.5** of this Plan, except as modified by the following additional policies.

Intent

a) It is the intent of the Business Park 1 Designation to promote high quality and prestigious employment generating land uses.

   i. Closer to Leslie Street the implementing zoning by-law shall, recognize the challenges for large footprint buildings and large at-grade parking facilities on lands with relatively **significant** slope conditions by providing for a full array of permitted land uses, including a greater proportion of **institutional uses**, and of **Ancillary Uses** in a campus format and/or including smaller footprint buildings and structured parking, where possible.

Policies

a) Building heights within the Business Park 1 designation shall be as follows:

   i. Within the Business Park 1 designation, the maximum height shall be 7 storeys or 28 metres, whichever is less; and,

   ii. Council reserves the right to control the height of any **development** within the Business Park 1 designation. Heights will be implemented through the zoning by-law process.

b) Building density shall be a maximum Floor Space Index of 2.5.

c) Council shall consider unique and innovative building strategies to facilitate

development that accommodates the **site** slope conditions, and may consider alternative zoning, site plan and engineering standards in order to facilitate desired **development**.

d) No more than 20 percent of the total employment within the Business Park 1 designation shall be allocated for **Ancillary Uses** that primarily serve the business functions in the Business Park. **Ancillary Uses** are small-scale retail and commercial uses.

These **Ancillary Uses** are permitted in stand-alone buildings on individual **sites**, or as part of a **development** that includes other employment generating land uses. Where these **Ancillary Uses** are part of a mixed-use **development**, the contribution to total employment shall be pro-rated as a percentage based on their overall employment contribution to the **development**.

The implementing zoning by-law shall recognize the challenges of the relatively **significant** slope conditions adjacent to Leslie Street by providing for a full array of permitted land uses, including a greater proportion of the permitted **Ancillary Uses**, typically with smaller footprint buildings and structured parking, where possible.

24.6 Urban Design and Amenity Policies

The design of **development** and **redevelopment** within the Secondary Plan shall be in accordance with the urban and architectural design policies of **Section 5** of this Plan, except as modified by the following additional policies.

24.6.1 General Provisions

a) The 2C Secondary Plan Area is designed to achieve a community that is diverse in use and population, is scaled to the pedestrian, can accommodate private automobiles and transit vehicles, and has a well defined and high quality public realm. This Secondary Plan is premised on high quality urban design, including measures to ensure:

i. the provision of a clearly defined public realm;

ii. a standardized and highly interconnected pattern of lotting for **development** blocks;

iii. consistent built form;

iv. safety, accessibility and comfort in the pedestrian environment;

v. support for transit services throughout the community.

24.6.2 Development Blocks and Lots

a) Each **development lot** in a block will:

i. have frontage on a public road or lane;

ii. in the case of private **lots**, have sufficient side yard to accommodate drainage swales when rear **lot** catch basins are not present; and,

iii. be of sufficient size and appropriate configuration to accommodate **development** that reflects the planning and urban design policies set out in this Secondary Plan and Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further **development** approvals to the satisfaction of Town. Preparation of the Urban Design Guidelines document is not solely the responsibility of either the Town or the Applicant, but is a mutual responsibility.

b) Notwithstanding the provisions of this Secondary Plan, a **lot** that does not have frontage on a public road may be permitted, provided the front **lot** line adjoins public open space fronting a public road, and the rear **lot** line adjoins, and has access from a public rear lane.

c) Notwithstanding the provisions of this Secondary Plan, **development lots** having substantial frontage on Leslie Street, St. John's Sideroad and/or a Collector Road, may be permitted to have a second access to parking from either Leslie Street, St. John's Sideroad and/or a Collector Road provided:

i. the **lot** contains a comprehensively designed mixed use **development**;

ii. the principle access to the required service areas on the **lot** is from the exterior side yard;

iii. the need for a second access to parking can be demonstrated to be necessary to facilitate the **development** pattern, but will not interfere with, or promote unsafe traffic and pedestrian movement; and,

iv. the **development** pattern is otherwise consistent with the provisions of the Secondary Plan and the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further **development** approvals to the satisfaction of Town.

24.6.2.1 Built Form

a) Parking and Servicing - To minimize disruptions to the safety and attractiveness

of Leslie Street, St. John's Sideroad and Collector Roads, individual direct access shall be minimized, and, in some cases prohibited, in accordance with the policies of this Secondary Plan.

b) Within the Business Park 1 designation, above-grade parking structures should be located to the rear of principal buildings and/or within the exterior side yard, although parking structures may be located in the front yard where the principal building is located along the Highway 404 frontage. Where it is not feasible or appropriate to locate parking in structures, either below or above grade, it is preferred that surface parking lots be located to the rear of the principal buildings and/or within the exterior side yard. However, front yard parking may be permitted, subject to appropriate landscaping and screening measures to mitigate the visual impact along the street edge

24.6.2.3 Policies For Roads

a) It is a fundamental principle of this Plan to ensure that the Area 2C Greenlands System is visually and physically connected to adjacent neighbourhoods. The road network shown on Schedule C, identifies an array of opportunities for the consideration of single-loaded roads adjacent to parks, stormwater management facilities and to the Environmental Protection Area designation. It is a policy of this Plan that single-loaded roads adjacent to the Area 2C Greenlands System be considered, and be required where practical, particularly when abutting public parks and stormwater management facilities. Other forms of **connectivity** shall also be considered, including trail-head and trail connections, vista corridors and other innovative techniques.

Council, in reviewing Draft Plans of Subdivision, shall be satisfied that the principle of visual and physical access to the Area 2C Greenlands System has been achieved to the greatest extent that is practical and feasible.

b) Road crossings over lands designated Environmental Protection Area, as identified on Schedule A and/or C of this Plan:

i. shall be accommodated within as narrow a right-of-way as possible;

ii. shall be designed to minimize environmental impacts and to ensure the maximization of public safety;

iii. may be deleted, or have its alignment adjusted without the need for an Official Plan Amendment; and,

iv. any, or all of these conditions shall be subject to an **Environmental Impact Study** and the approval of the Town.

Further, roads that abut lands designated Environmental Protection Area, as identified on Schedule A and/or C of this Plan:

i. may be accommodated on a narrower than typical right-of-way, if abutting lands are owned by the Town;

ii. shall be designed to minimize environmental impacts and to ensure the maximization of public safety;

iii. may be deleted, or have its alignment adjusted without the need for an Official Plan Amendment; and,

iv. any or all of these potential conditions shall be subject to an **Environmental Impact Study** and the approval of the Town.

c) 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.

d) 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.

e) All Regional Arterial, Municipal Collector, Local Roads and Lanes shall be developed consistent with the Area 2C Urban Design Guidelines.

f) The coordinated installation of **utilities**, sidewalks, trails, bicycle routes, lighting and **tree** planting will be part of the detailed planning, design, and **development** of all roads.

g) **Development** and **redevelopment** proposals 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.

24.6.2.4 General Policies for The Aurora Trail Network

a) The delineation of the Aurora Trail Network within Area 2C is shown conceptually on Schedule B. Overall, the Aurora Trail Network is intended to serve non-motorized movement such as walking, jogging, cycling, cross country skiing or snowshoeing. It will link the Town-wide Greenlands System

with the Area 2C Greenlands System, and will connect destinations, such as schools, **recreation** centres and parks, service commercial facilities and the employment area east of Leslie Street.

b) The Area 2C components of the Aurora Trail Network 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 Area 2C Urban Design Guidelines. The actual layout and locations for all components of the Area 2C components of the Aurora Trail Network shall be confirmed through subsequent **development** approvals. Implementation of the components of the Aurora Trails Network through Area 2C will occur concurrent to **development** and public works projects. Plans of Subdivision and Site plans may modify or delete trail sections without a further Amendment to this Plan, subject to approval by the Town, as long as the principles and general intent of the Aurora Trails Master Plan is maintained

c) 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. Recreational uses or trails shall not interfere with the primary ecological function of valley systems. Where possible, trails shall be placed on level shoulders of the valley to avoid destruction of vegetation, erosion of valley slopes and other ecological damage.

d) The intent of the Wildlife Park Trailhead Symbol identified on Schedules A and B is to conceptually identify the location for a trailhead associated with the Wildlife Park, including provisions for interpretive signage and parking.

24.6.2.5 Design Policies for The Aurora Trail Network

a) When 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 of the Official Plan and this Section of the Secondary Plan. Efforts shall be made to legalize **existing** trespass crossings. Where trails cross or follow electric transmission lines, requirements of Ontario Hydro shall be met. The Town shall routinely consider and wherever possible accommodate the needs of the trails users in the design and construction of all **infrastructure** undertaking such as roadways, linear **utilities** such as hydro and pipeline corridors, bridges and underpasses, and crossings of physical barriers such as waterways, railways, **existing** and future highways.

b) The Town of Aurora shall require the **development** and construction of passive and linear open spaces and trails within new **development** and **redevelopments** within the Town to be consistent with the Town's Trails Master Plan.

24.7 Interpretation and Implementation

The interpretation and implementation of this Secondary Plan shall be in accordance with the policies of **Section 17**.

24.7.1 Implementation

24.7.1.1 Phasing

a) Approval of **development applications** shall be conditional upon commitments from the appropriate authorities and the proponents of **development** to the timing and funding of the required road and transportation facilities, where identified as required in order for **development** to proceed under an approved Traffic Impact Study. These works shall be provided for in the subdivision and site plan agreements. Phasing of the **development**, based on the completion of the external road works, shall be required by the Town of Aurora.

b) Approval of **development applications** shall also be conditional upon commitments from the appropriate authorities and the proponents of **development** to the timing and funding of required storm water management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and site plan agreements. Phasing of **development**, based on the completion of external sewer and water services, shall be required by the Town of Aurora.

24.7.1.2 Financial Agreements

a) Prior to the approval of any **development**, Council shall be satisfied as to the availability of water supply and sewer capacity to accommodate the said **development**. This may require front-end or accelerated payment agreements and limitations to be placed on **development**.

b) Prior to the registration of any **development**, the owner shall have entered into a Servicing Agreement, including any front end requirements or accelerated payments, with the Town of Aurora that will identify the capital expenditures associated with servicing the lands.

c) Prior to any **development** approvals, an assessment of **infrastructure** cost requirements to accommodate the Secondary Plan **development** including **development** phasing the timing of **infrastructure** emplacement, and methods of financing (including developer front-end or accelerated payment agreements) shall be addressed in conjunction with other proponent's **developments** in the Secondary Plan Area to the satisfaction of Council.

d) Prior to any **development** approvals, Council shall be satisfied that a Developer's Group Agreement has been executed. The Secondary Plan may be subdivided into smaller components to facilitate such agreements.

e) In addition to Development Charges, the Town, where and as appropriate,

shall require the use of area-specific development charge by-laws or front-ending agreements under The Development Charges Act, Developer Cost Sharing Agreements or other suitable arrangements, among landowners, in order to implement development of the secondary plan area and fairly allocate related costs of **development**. Developer Cost Sharing Agreements may encompass the whole or part of the secondary plan area and may only deal with:

- local services as permitted in Section 59(2) of the Development Charges Act, 1997; or,
- matters to which the parties voluntarily agree; or,
- other matters permitted by law.

24.7.1.3 Public Sector Agreement to Comply

a) It is the intent of this Secondary Plan to achieve the agreement of all public agencies involved in any aspect of **development** in the Secondary Plan Area, to comply with the policies of this Secondary Plan, the regulations in the Zoning by-law, and the Area 2C Urban Design Guidelines prior to any further **development** approvals to the satisfaction of Town.



SCHEDULES

Town of Aurora Official Plan

AURORA

You're in Good Company



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
- Urban Boundary / Settlement Area
- Built Boundary (lands outside this boundary are considered designated greenfield area)
- MTSA Boundary
- Natural Heritage System
- Watercourse
- Waterbody
- Railway
- Hydro Corridor
- GO Station
- Employment Area
- Agricultural System
- Residential Designated Greenfield Area
- Residential Neighbourhood

Strategic Growth Areas

- Local Corridor
- Regional Corridor
- The Aurora Promenade and Aurora GO Station Major Transit Station Area

N

0 500 1,000 1,500

Metres

Map created for the Town of Aurora Planning & Development Services Department, 11/06/2025. Base data provided by the Town of Aurora and the Regional Municipality of York.

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AURORA OFFICIAL PLAN

SCHEDULE 'B'

Land Use Plan

Legend

- Municipal Boundary
- Oak Ridges Moraine Boundary
- Built Boundary
- Road
- Railway
- Hydro Corridor
- MTSA Boundary
- GO Station
- Community Park
- Neighbourhood Park
- Parkette
- Wildlife Park
- Former Waste Site
- Former York Sanitation Site No. 1

Land Use Designations

- Environmental Protection
- Private Parkland
- Public Parkland
- Oak Ridges Moraine Natural Linkage Area
- Oak Ridges Moraine Natural Core Area/ Rural
- Oak Ridges Moraine Countryside Area/ Rural
- Estate Residential
- Suburban Residential
- Stable Neighbourhoods
- Low - Medium Urban Residential
- Medium - High Urban Residential
- Mixed Use
- Aurora Promenade and MTSA Mixed Use
- Major Retail Centre
- Community Commercial Centre
- Convenience Commercial Centre
- Service Commercial Centre
- Community Services and Facilities
- General Industrial
- Business Park

N

0 500 1,000 1,500

Metres

Map created for the Town of Aurora Planning & Development Services Department, 2026-10-29. Base data provided by the Town of Aurora and the Regional Municipality of York.

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AURORA OFFICIAL PLAN

SCHEDULE 'C'

Secondary Plan Areas

TOWN OF NEWMARKET

18th Sideroad

Yonge Street

St John's Sideroad

404

Wellington Street West

TOWNSHIP OF KING

Wellington Street East

Aurora Road

Bathurst Street

Bayview Avenue

Leslie Street

TOWN OF WHITCHURCH-STOUFFVILLE

Woodbine Avenue

Henderson Drive

Vandorf Sideroad

Vandorf Sideroad

Vandorf Sideroad

Yonge Street

404

15th Sideroad

Bloomington Road

CITY OF RICHMOND HILL

Legend

- GO Station
- Railway
- Hydro Corridor
- MTSA Boundary
- Built Boundary
- Aurora Promenade and Major Transit Station Area Secondary Plan (Section 9)
- Bayview Southeast (Section 21)
- Bayview Northeast Area 2B (Section 22)
- Yonge Street South (Section 23)
- Aurora 2C (Section 24)

N

0 340 680 1,020

Metres

Map created for the Town of Aurora Planning & Development Services Department, 11/06/2025. Base data provided by the Town of Aurora and the Regional Municipality of York.

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AURORA OFFICIAL PLAN
SCHEDULE 'D1'
The Aurora Promenade and Major Transit Station Area Secondary Plan Area

Note: Pursuant to the OLT Decision of April 9, 2026, through file OLT-24-000690, 245 Edward Street remains subject to a site specific appeal regarding the Promenade Boundary. The OP is otherwise in full force and effect for all other lands in Town.

Legend

- GO Station
- Railway
- Hydro Corridor
- MTSA Boundary
- Major Transit Station Area (MTSA)
- Promenade General
- Downtown
- Downtown Shoulder

N

0 170 340 510

Metres

Map created for the Town of Aurora Planning & Development Services Department, 11/06/2025. Base data provided by the Town of Aurora and the Regional Municipality of York.

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AURORA OFFICIAL PLAN
SCHEDULE 'D2'
The Aurora Promenade and Major Transit Station Area Building Heights

Legend

- GO Station
- Railway
- Hydro Corridor
- MTSA Boundary
- Minimum 2-storeys Maximum 3-storeys
- Minimum 2-storeys Maximum 5-storeys
- Minimum 2-storeys Maximum 6-storeys
- Maximum 7-storeys
- Transition 45 degree angle stepback and/or setback

N

0 170 340 510

Metres

Map created for the Town of Aurora Planning & Development Services Department, 17/06/2025. Base data provided by the Town of Aurora and the Regional Municipality of York.

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AURORA OFFICIAL PLAN
SCHEDULE 'D3'
The Aurora Promenade and Major Transit Station Area Streetscapes

Legend

- GO Station
- Railway
- Hydro Corridor
- MTSA Boundary
- Secondary Plan Boundary
- Main Street
- Village Street
- Boulevards
- Residential Heritage Street
- Residential Local Street
- Civic/ Special Street Focus
- Focus Area Street
- Parkside Links
- Potential Focus Area Street
- Potential Parkside Links
- Potential Lanes
- Existing/ Potential Midblock Pedestrian Link
- Primary Entryways
- Secondary Entryways

N

0 160 320 480

Metres

Map created for the Town of Aurora Planning & Development Services Department, 11/06/2025. Base data provided by the Town of Aurora and the Regional Municipality of York.

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AURORA OFFICIAL PLAN

SCHEDULE 'E'

Cultural Heritage Resources

TOWN OF NEWMARKET

18th Sideroad

St John's Sideroad

Yonge Street

Wellington Street West

Wellington Street East

Aurora Road

TOWNSHIP OF KING

Bathurst Street

Bayview Avenue

Leslie Street

404

TOWN OF WHITCHURCH-STOUFFVILLE

Henderson Drive

Vandorf Sideroad

Vandorf Sideroad

Yonge Street

15th Sideroad

Bloomington Road

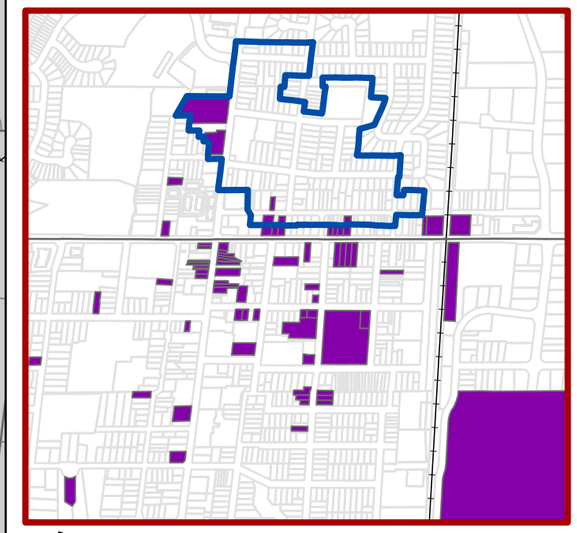
CITY OF RICHMOND HILL

Woodbine Avenue

- Municipal Boundary
- Oak Ridges Moraine Boundary
- Built Boundary
- Railway
- Hydro Corridor
- Road

Heritage Resources

- Designated Heritage Properties Part IV-OHA
- Northeast Old Aurora Heritage Conservation District Part V - OHA



N

0 500 1,000 1,500

Metres

Map created for the Town of Aurora Planning & Development Services Department, 26/02/2025. Base data provided by the Town of Aurora and the Regional Municipality of York.

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TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

TOWN OF WHITCHURCH-STOUFFVILLE

WELLINGTON STREET WEST

WELLINGTON STREET EAST

TOWNSHIP OF KING

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

Railway/GO Transit Line

YONGE STREET

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

AURORA OFFICIAL PLAN

SCHEDULE 'F'

Environmental Designations OFF ORM

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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

- Environmental Protection
- Waterbody
- Watercourse
- Wetlands
- Significant Woodland
- Highly Vulnerable Aquifer

N

0 500 1,000 2,000 Meters

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

WELLINGTON STREET WEST

WELLINGTON STREET EAST

TOWNSHIP OF KING

TOWN OF WHITCHURCH-STOUFFVILLE

404

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

Railway/GO Transit Line

YONGE STREET

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

AURORA OFFICIAL PLAN

SCHEDULE 'F1'

Environmental Designations On ORM

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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

- ORM - Endangered, Rare and Threatened Species
- Waterbodies
- Watercourse
- Watercourse - Minimum Vegetation Protection Zone (30m)
- Wetlands
- Wetlands - Minimum Vegetation Protection Zone (30m)
- Woodlands
- Woodlands - Minimum Vegetation Protection Zone (30m)
- Areas of Natural and Scientific Interest
- Highly Vulnerable Aquifer
- Former Waste Site
- Former York Sanitation Site No. 1

N

0 500 1,000 2,000 Meters

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

TOWN OF WHITCHURCH-STOUFFVILLE

WELLINGTON STREET WEST

WELLINGTON STREET EAST

TOWNSHIP OF KING

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

Railway/GO Transit Line

YONGE STREET

Hydro Corridor

BAYVIEW AVENUE

404

Canadian National Railway

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

AURORA OFFICIAL PLAN

SCHEDULE 'G'

Conservation Authority

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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
- Lake Simcoe Protection Plan Watershed Boundary

N

0 500 1,000 2,000 Meters

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

WELLINGTON STREET WEST

WELLINGTON STREET EAST

TOWNSHIP OF KING

TOWN OF WHITCHURCH-STOUFFVILLE

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

AURORA OFFICIAL PLAN

SCHEDULE 'H'

Site Specific Policy Areas

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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

N

0 500 1,000 2,000 Meters

AURORA OFFICIAL PLAN

SCHEDULE 'I'

Road Classifications

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

TOWN OF WHITCHURCH-STOUFFVILLE

WELLINGTON STREET WEST

WELLINGTON STREET EAST

TOWNSHIP OF KING

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

Railway/GO Transit Line

YONGE STREET

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

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
- Hydro Corridor
- Railway

Road Classification

- Highway
- Arterial Road
- Collector Road
- Local Road
- Proposed Highway 404/ St. John's Sideroad Interchange

N

0 500 1,000 2,000 Meters

AURORA OFFICIAL PLAN

SCHEDULE 'J'

Planned Right-Of-Ways

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

TOWN OF WHITCHURCH-STOUFFVILLE

WELLINGTON STREET WEST

WELLINGTON STREET EAST

TOWNSHIP OF KING

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

Legend

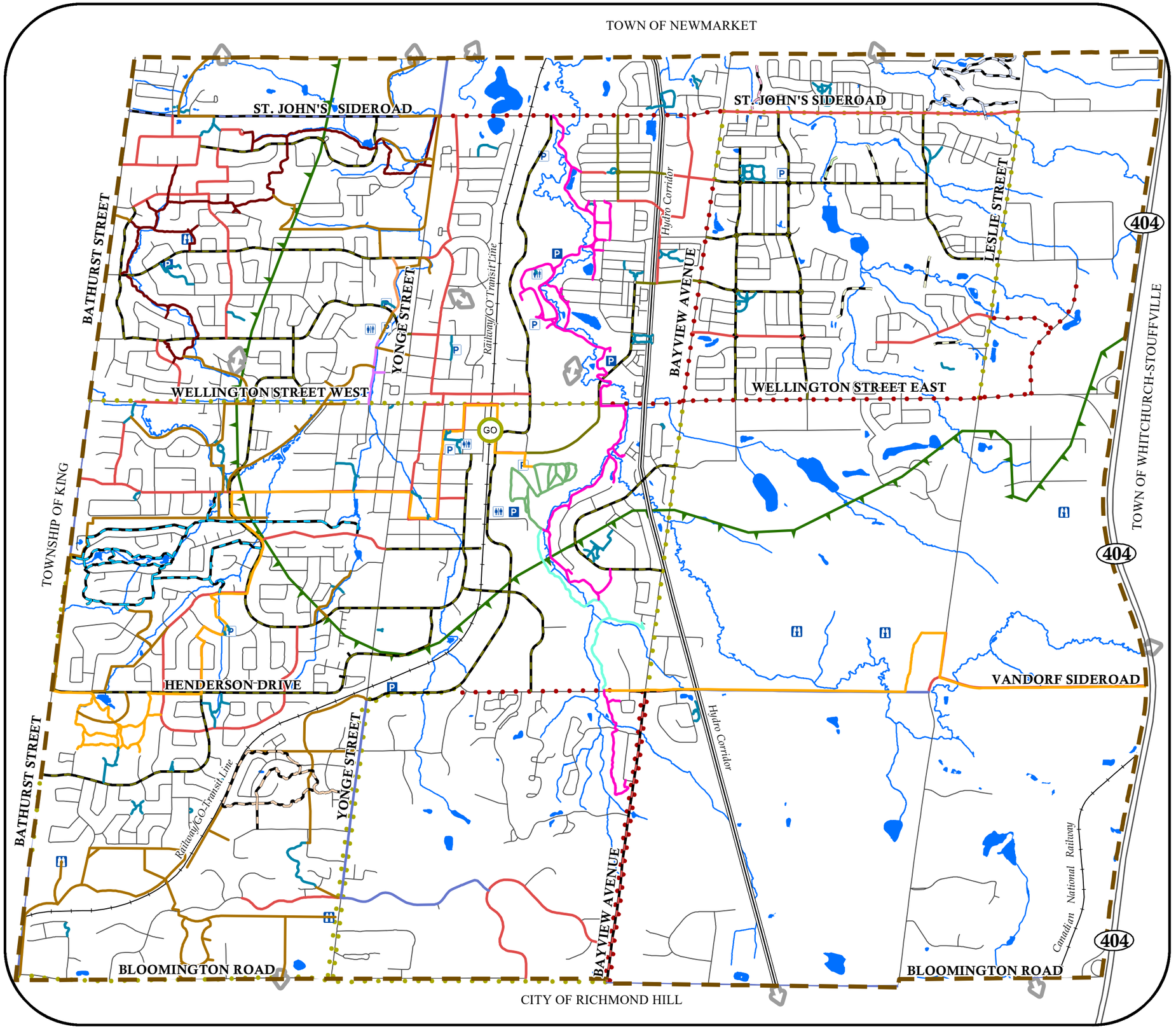
- Municipal Boundary
- Oak Ridges Moraine Boundary
  - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
  - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Highway
- Town of Aurora Road

Jurisdiction / Right-of-Way Width

- Region of York / 45 Metres
- Region of York / 36 Metres
- Town of Aurora / 36 Metres
- Region of York / 30 Metres
- Town of Aurora / 30 Metres
- Collector Road / 20-24 Metres
- Proposed Highway 404/ St. John's Sideroad Interchange

N

0 500 1,000 2,000 Meters



AURORA OFFICIAL PLAN

SCHEDULE 'K'

Active Transportation

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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
- GO Station

Existing Trail Network

- Parking
- Lookout
- Washroom
- Local Neighbourhood Trails
- Klaus Wehrenberg Trail
- Holland River Valley Trail & Klaus Wehrenberg Trail
- Fleury Park
- Machell Park
- Holland River Valley Trail
- Oak Ridges Trail
- Sheppards Bush Conservation Area
- Willow Farm, Lakeview & Wimpey Trail
- Municipal Trail
- Bike Lane
- Paved Shoulder
- Shared Pathway
- In-Boulevard Multi-Use Path

Future Trail Network

- OR Future Linkage
- Butternut Ridge Trail
- Highland Gate
- Joseph Hartman Trail
- Mattamy - DeGraaf Crescent Trail
- Mattamy Phase 4-5 Trail
- Wildlife Park Trail
- Bike Lane
- Paved Shoulder
- Shared Pathway
- In-Boulevard Multi-Use Path

N

0 500 1,000 2,000 Meters

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

WELLINGTON STREET WEST

WELLINGTON STREET EAST

TOWNSHIP OF KING

TOWN OF WHITCHURCH-STOUFFVILLE

404

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

Railway/GO Transit Line

YONGE STREET

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

AURORA OFFICIAL PLAN

Schedule 'L'

Wellhead Protection Areas

Legend

- Municipal Boundary
- Road
- Proposed Road
- Railway
- 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

- 100 Metre Zone
- 0-2 Year Zone
- 2-5 Year Zone
- 5-25 Year Zone

N

0 500 1,000 2,000 Meters

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

TOWN OF WHITCHURCH-STOUFFVILLE

WELLINGTON STREET WEST

WELLINGTON STREET EAST

GO

TOWNSHIP OF KING

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

Railway/GO Transit Line

YONGE STREET

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

AURORA OFFICIAL PLAN

SCHEDULE 'M'

Regional Rapid Transit Network

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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
- GO Station
- GO Rail Corridor
- Existing Commuter Parking Lot
- Potential Commuter Parking Lot
- Rapid Transit Corridor
- BRT Curbside Service

N

0 500 1,000 2,000 Meters

AURORA OFFICIAL PLAN

SCHEDULE 'N'

Mineral Aggregate Resource Areas

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

TOWN OF WHITCHURCH-STOUFFVILLE

WELLINGTON STREET WEST

WELLINGTON STREET EAST

TOWNSHIP OF KING

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

Railway/GO Transit Line

YONGE STREET

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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
- Secondary Mineral Aggregate Resource

N

0 500 1,000 2,000 Meters

AURORA OFFICIAL PLAN

SCHEDULE 'O'

Water and Wastewater Plan

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

TOWN OF WHITCHURCH-STOUFFVILLE

WELLINGTON STREET WEST

WELLINGTON STREET EAST

GO

TOWNSHIP OF KING

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

Railway/GO Transit Line

YONGE STREET

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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
- GO Station
- Regional Wells
- Water Treatment Plants
- Private Wells

N

0 500 1,000 2,000 Meters

AURORA OFFICIAL PLAN

SCHEDULE 'P'

Significant Groundwater Recharge Areas and Recharge Management Areas

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

WELLINGTON STREET WEST

WELLINGTON STREET EAST

TOWNSHIP OF KING

TOWN OF WHITCHURCH-STOUFFVILLE

404

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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
- Significant Groundwater Recharge Area
- Recharge Management Area (WHPA Q1/Q2)
- Watershed Boundary

N

0 500 1,000 2,000 Meters

AURORA OFFICIAL PLAN

SCHEDULE 'Q'

Significant Surface Water Contribution Areas and Ecologically Significant Groundwater Recharge Areas

TOWN OF NEWMARKET

ST. JOHN'S SIDEROAD

ST. JOHN'S SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

LESLIE STREET

404

WELLINGTON STREET WEST

WELLINGTON STREET EAST

TOWNSHIP OF KING

TOWN OF WHITCHURCH-STOUFFVILLE

404

HENDERSON DRIVE

VANDORF SIDEROAD

BATHURST STREET

YONGE STREET

Railway/GO Transit Line

Hydro Corridor

BAYVIEW AVENUE

Canadian National Railway

404

BLOOMINGTON ROAD

BLOOMINGTON ROAD

CITY OF RICHMOND HILL

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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
- Significant Surface Water Contribution Area
- Ecologically Significant Groundwater Recharge Area

N

0 500 1,000 2,000 Meters



APPENDICES

Town of Aurora Official Plan

AURORA

You're in Good Company



AURORA OFFICIAL PLAN

Appendix 'A'

Landform Conservation Areas

TOWN OF NEWMARKET

CITY OF RICHMOND HILL

TOWNSHIP OF KING

TOWN OF WHITCHURCH-STOUFFVILLE

ST. JOHN'S SIDEROAD

WELLINGTON STREET WEST

WELLINGTON STREET EAST

HENDERSON DRIVE

VANDORF SIDEROAD

BLOOMINGTON ROAD

BATHURST STREET

YONGE STREET

BAYVIEW AVENUE

LESLIE STREET

404

Railway/GO Transit Line

Hydro Corridor

Canadian National Railway

Legend

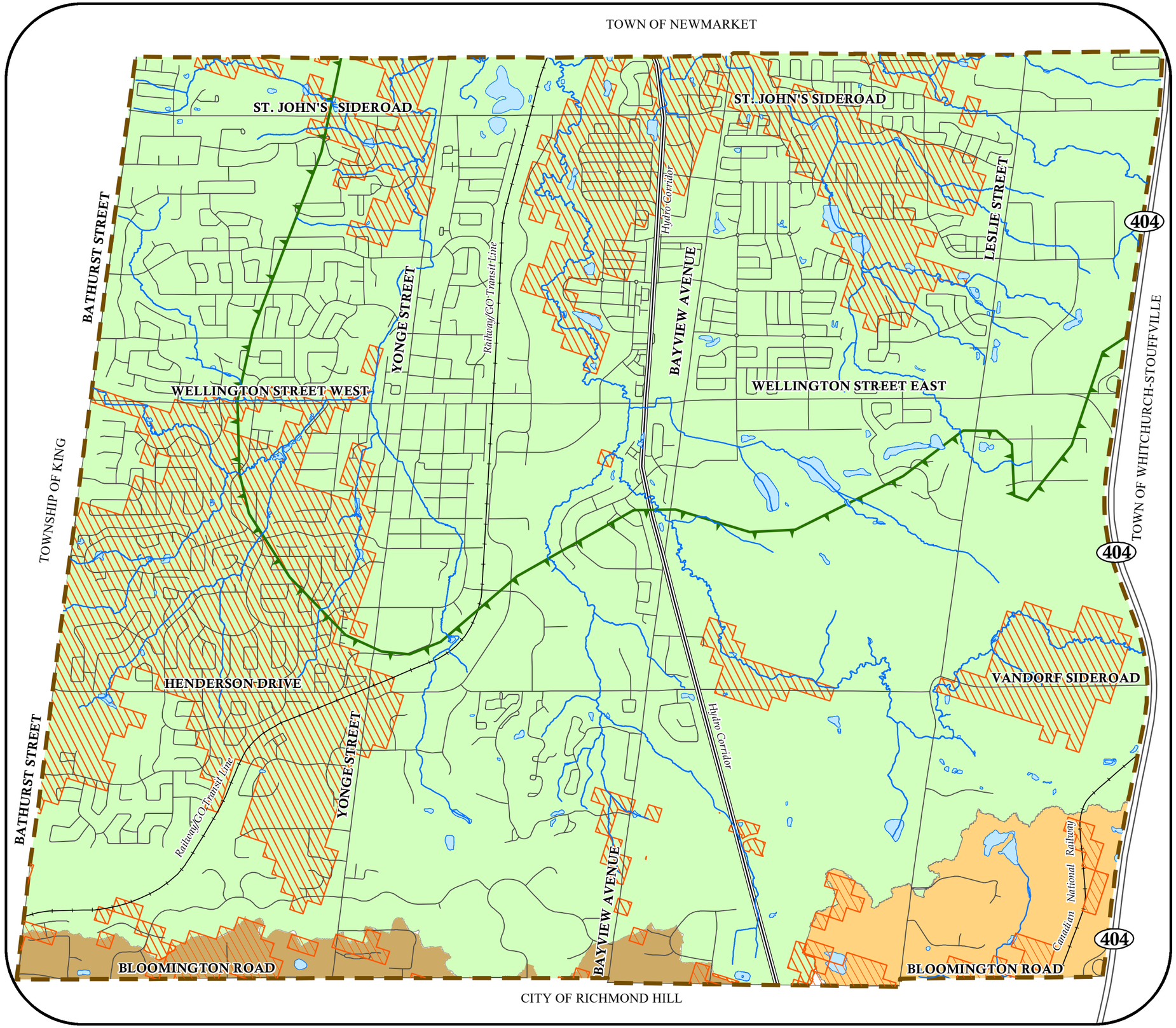
- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- Oak Ridges Moraine Boundary
  - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
  - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Waterbody
- Watercourse

Landform Conservation Areas

- Complex Landform (ORM Category 1)
- Moderately Complex Landform (ORM Category 2)

N

0 500 1,000 2,000 Meters



AURORA OFFICIAL PLAN

Appendix 'B'

Subwatershed Areas

Legend

- Municipal Boundary
- Road
- Hydro Corridor
- Railway
- 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
- Highly Vulnerable Aquifer

Subwatershed Areas

- East Holland Subwatershed
- East Humber Subwatershed
- Rouge Subwatershed

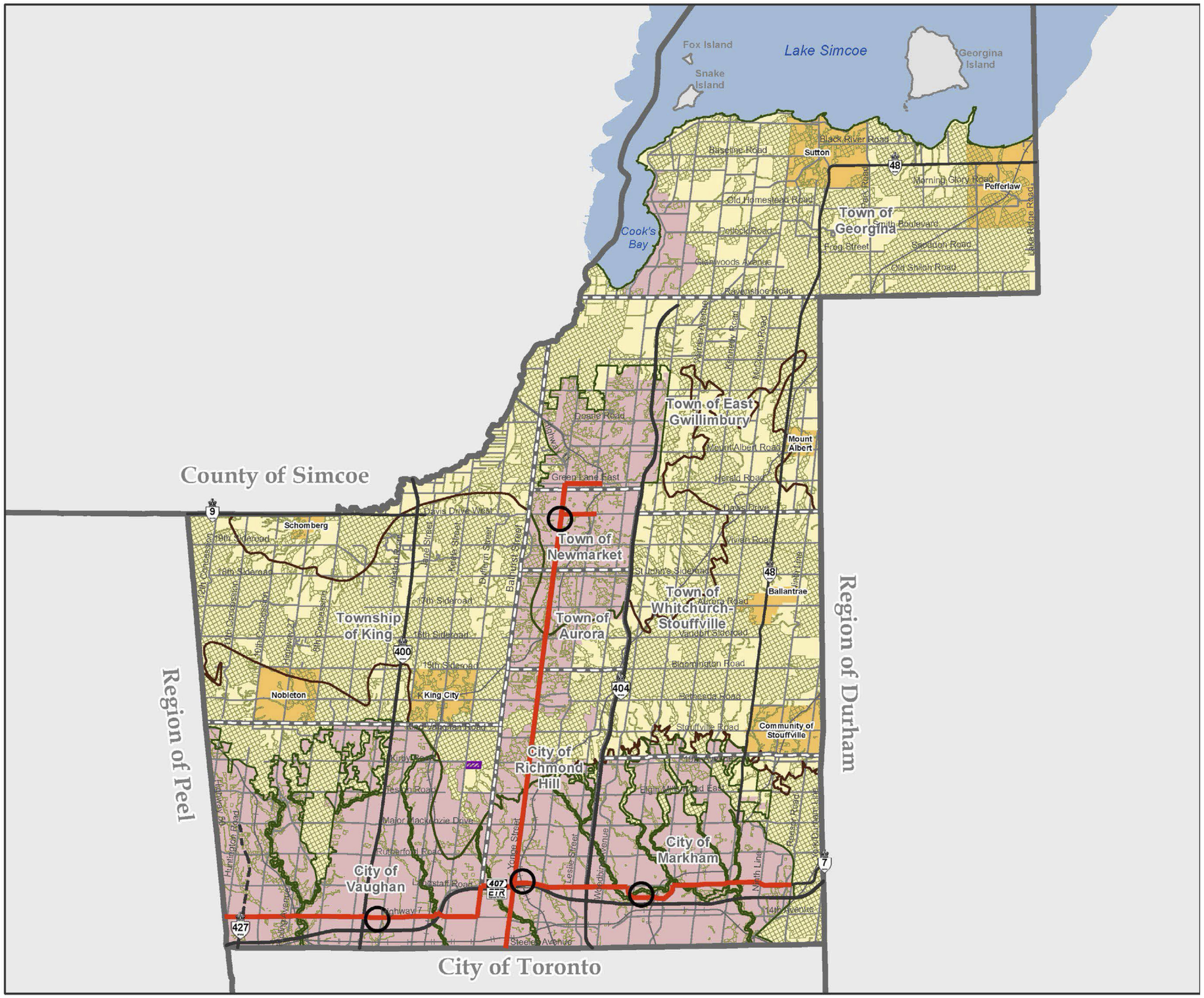
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0 500 1,000 2,000 Meters

AURORA OFFICIAL PLAN

Appendix 'C'

York Region Official Plan Regional Structure



- Regional Centre
- Regional Corridor
- Urban Area
- Towns and Villages
- Agricultural System
- Regional Greenlands System
- Subject to Minister's Order February 3, 2015 and special provision policy 5.3.6

Greenbelt Plan

- Greenbelt Plan Boundary

Oak Ridges Moraine Conservation Plan

- Oak Ridges Moraine Conservation Plan Boundary

Provincial Highways

- Existing

Municipal Boundaries

- Regional Municipal Boundary
- Local Municipal Boundary

N

0 2 4 6 8 10

Kilometres

York Region



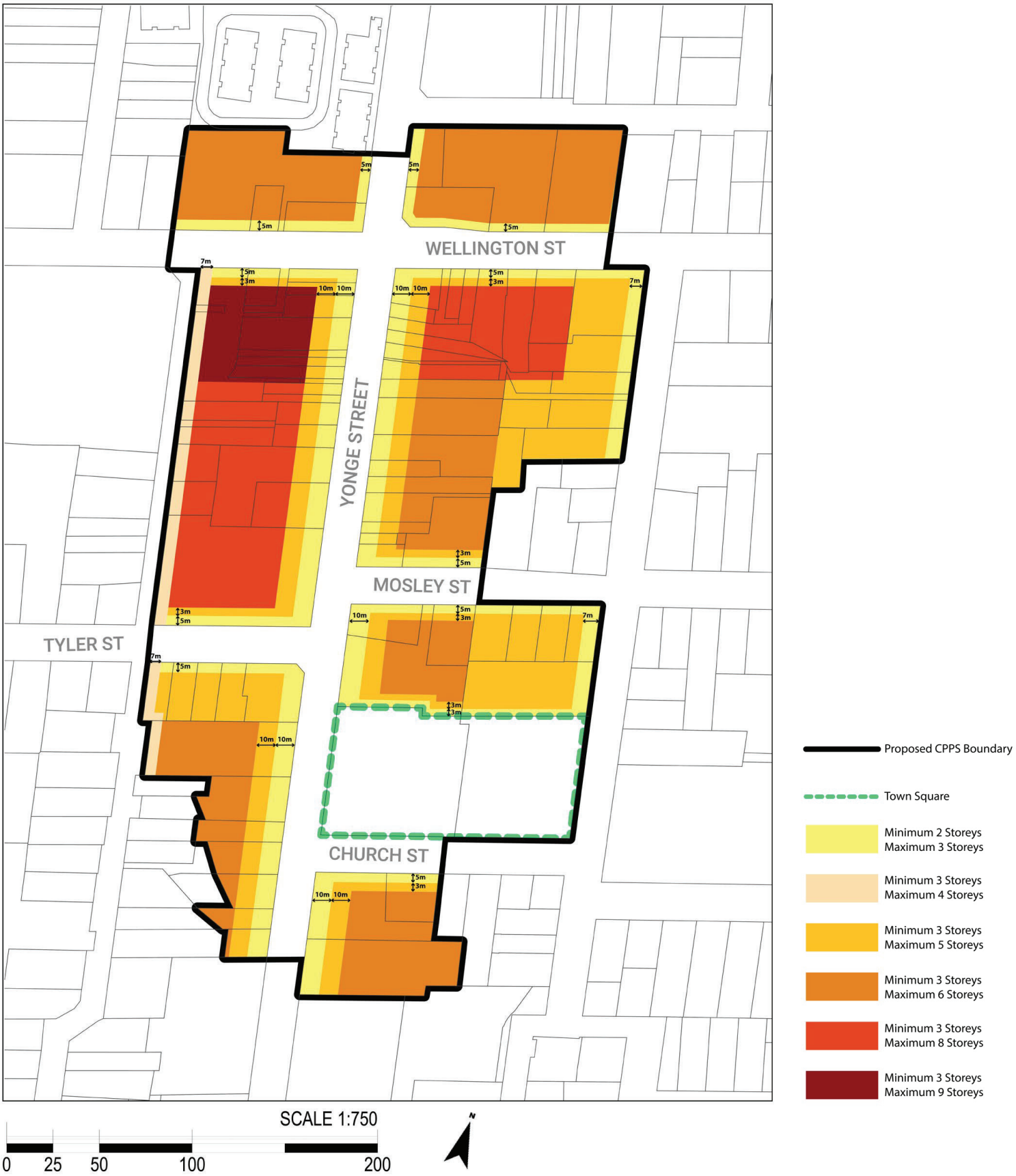
Appendix 'D' - Downtown Aurora Community Planning Permit By-law Location Map

SUBJECT LANDS
CPPS By-law 6760-26

0 50 100
Metres

N

Map created by the Town of Aurora Planning and Building Services Department, 26/09/2025.
Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024, © First Base Solutions Inc., 2024 Orthophotography.



Appendix 'E' - Downtown Aurora Community Planning Permit System Height, Setback, and Step-Back Map

Refer to By-law 6760-26 for complete standards regarding the Downtown Aurora CPPS



SECONDARY PLAN SCHEDULES

Town of Aurora Official Plan

AURORA

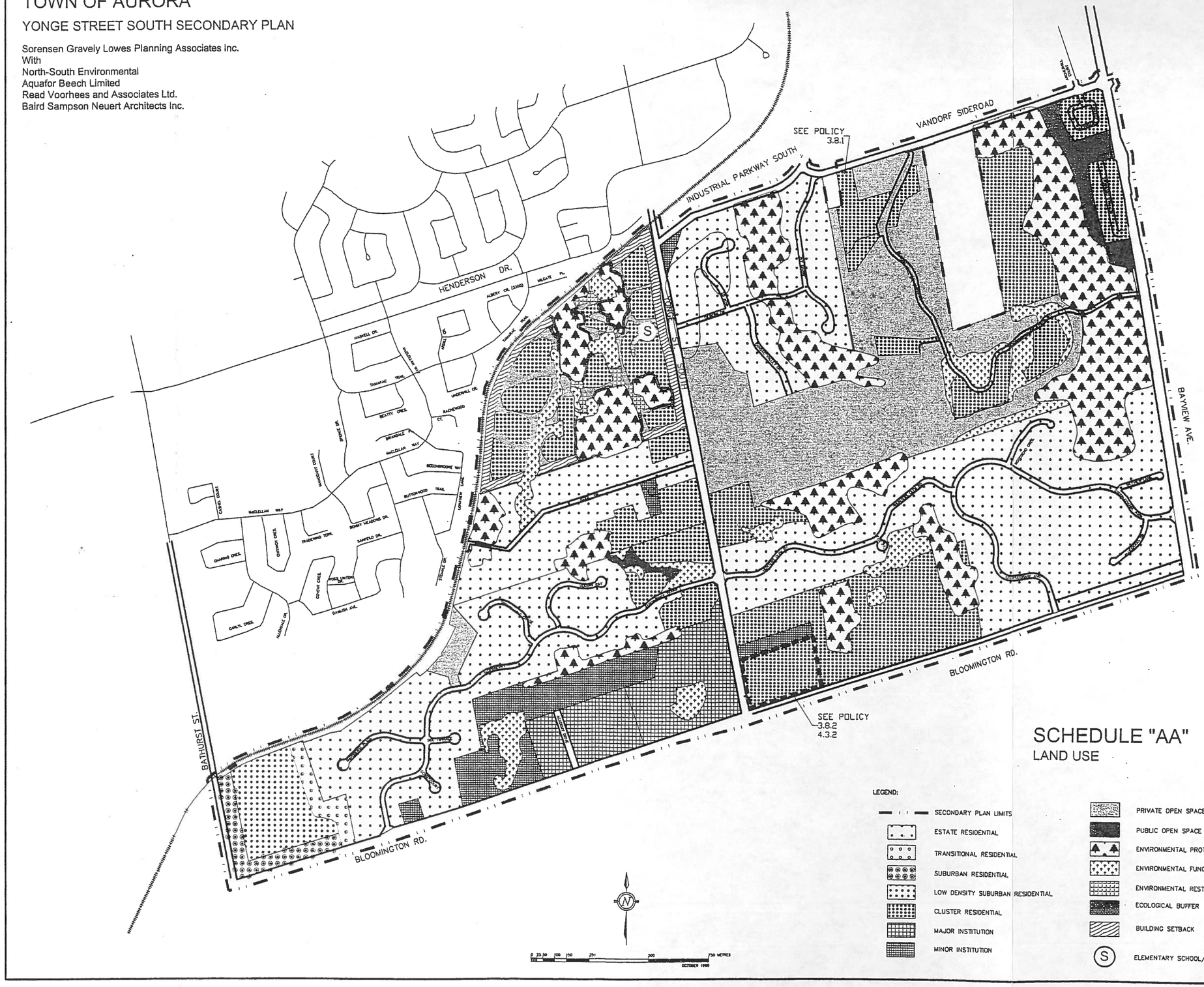
You're in Good Company



TOWN OF AURORA

YONGE STREET SOUTH SECONDARY PLAN

Sorensen Gravely Lowes Planning Associates Inc.
With
North-South Environmental
Aquafor Beech Limited
Read Voorhees and Associates Ltd.
Baird Sampson Neuert Architects Inc.



TOWN OF AURORA

YONGE STREET SOUTH SECONDARY PLAN

Sorensen Gravely Lowes Planning Associates Inc.
With
North-South Environmental
Aquafor Beech Limited
Read Voorhees and Associates Ltd.
Baird Sampson Neuert Architects Inc.



SCHEDULE "BB"

INFILTRATION POTENTIAL

LEGEND:

STUDY LIMITS

HIGH/MODERATE INFILTRATION POTENTIAL

Aquafor Beech Limited

TOWN OF AURORA

YONGE STREET SOUTH SECONDARY PLAN

Sorensen Gravely Lowes Planning Associates Inc.
With
North-South Environmental
Aquafor Beech Limited
Read Voorhees and Associates Ltd.
Baird Sampson Neuert Architects Inc.



SCHEDULE "CC"
BLOCK PLAN AND ENTRANCES

Aquafor Beech Limited

TOWN OF AURORA

YONGE STREET SOUTH SECONDARY PLAN

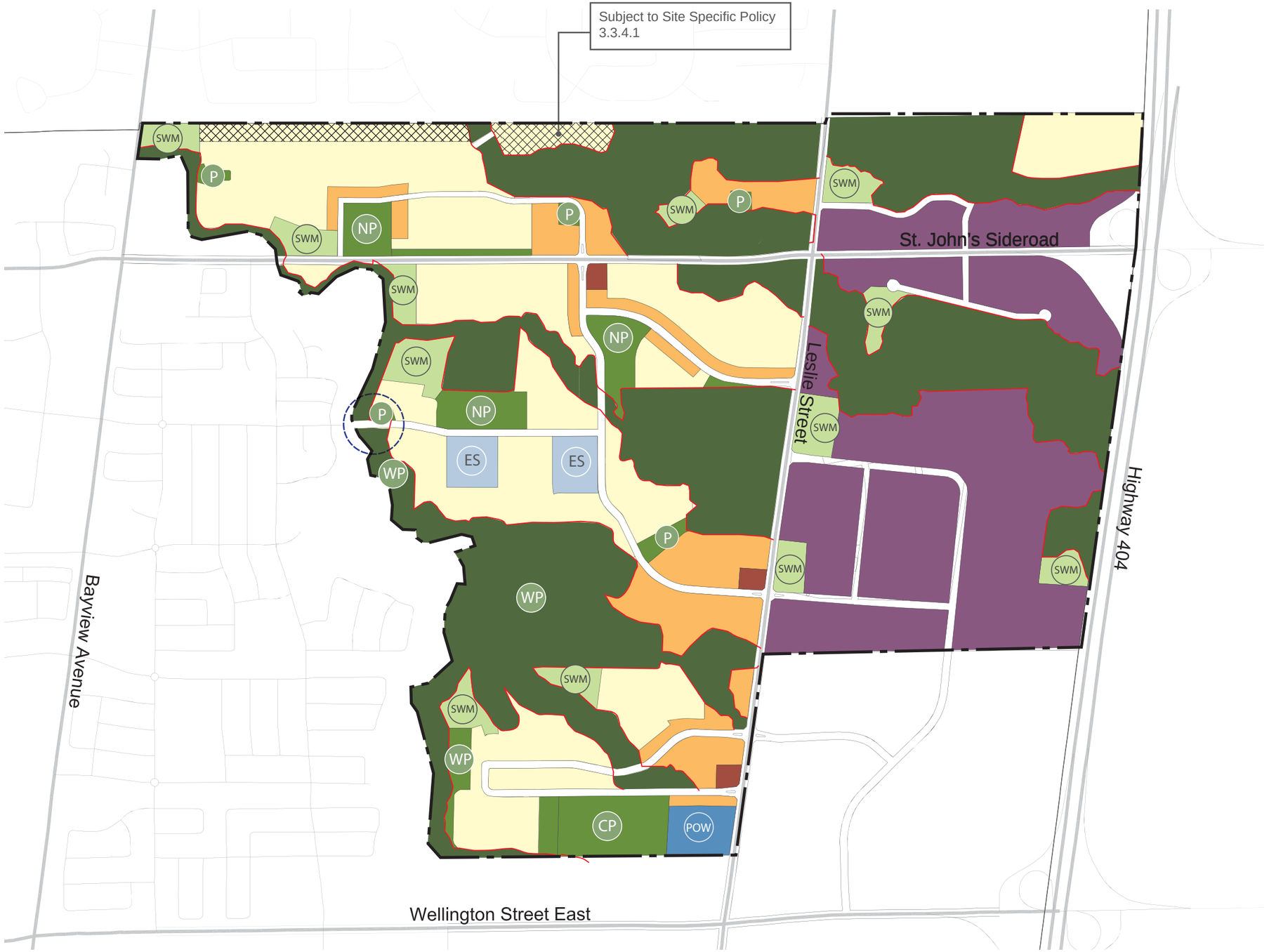
Sorensen Gravely Lowes Planning Associates Inc.
With
North-South Environmental
Aquafor Beech Limited
Read Voorhees and Associates Ltd.
Baird Sampson Neuert Architects Inc.



SCHEDULE "DD"

TRAILS & VISTAS

Aquafor Beech Limited



SCHEDULE A

Land Use

Aurora 2C Secondary Plan

Legend

The Greenlands System

- Environmental Protection Area
- CP — Community Park
- NP — Neighbourhood Park
- WP — Wildlife Park
- SWM — Stormwater Management Facility
- Wildlife Park Trail Head

The Residential Neighbourhood

- Urban Residential 1
- Urban Residential 2
- Mixed-Use Residential/Commercial
- Residential Interface Overlay
- ES — Elementary School
- POW — Place of Worship

The Business Park

- Business Park 1

- Secondary Plan Area Boundary
- Development Limit

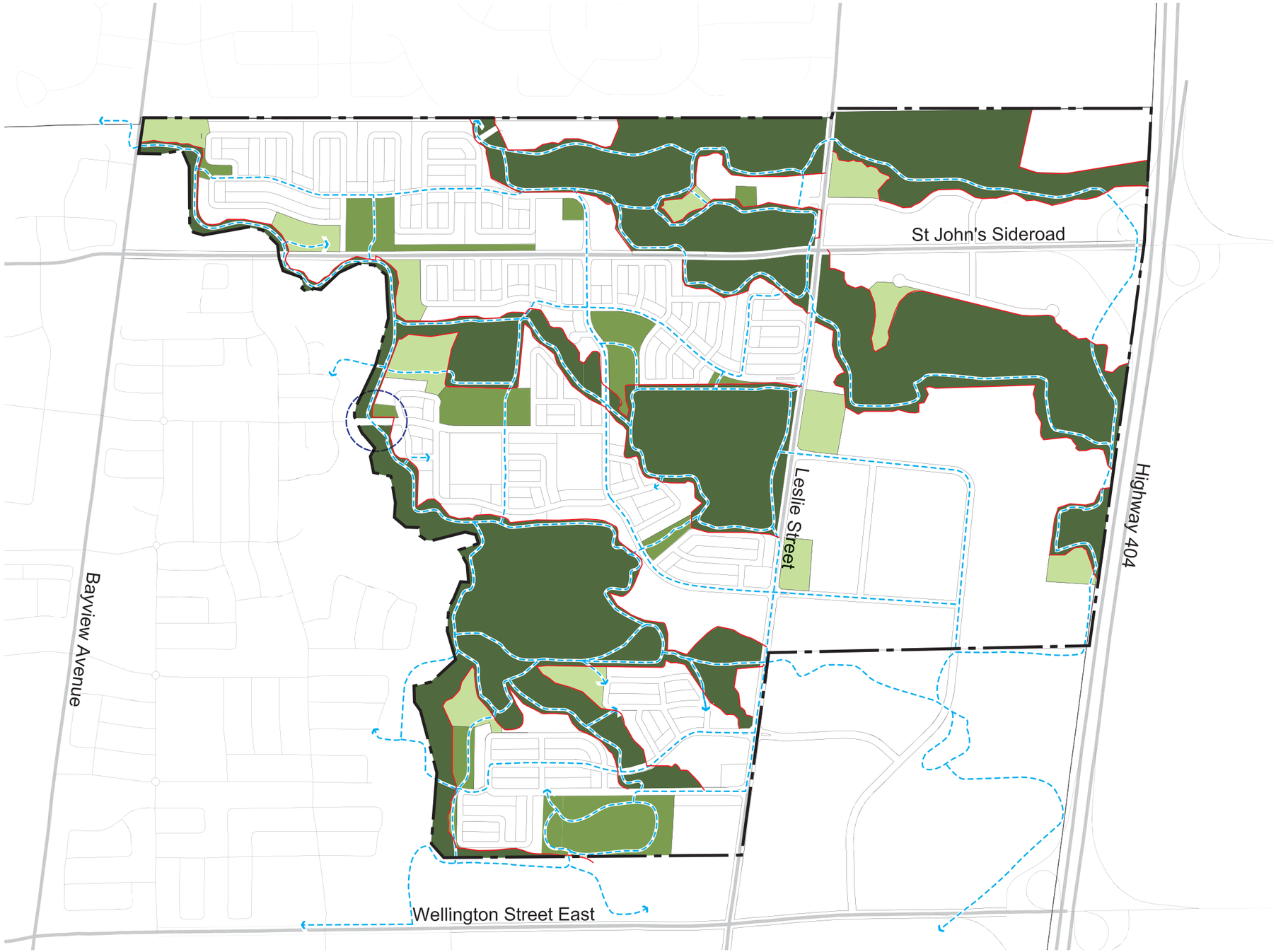
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September 1, 2011

SCHEDULE B

Greenlands & Trails

Aurora 2C Secondary Plan



- Environmental Protection Area
- Parks/Open Space
- Stormwater Management Facility
- Wildlife Park Trail Head
- Trails
- Secondary Plan Area Boundary
- Development Limit

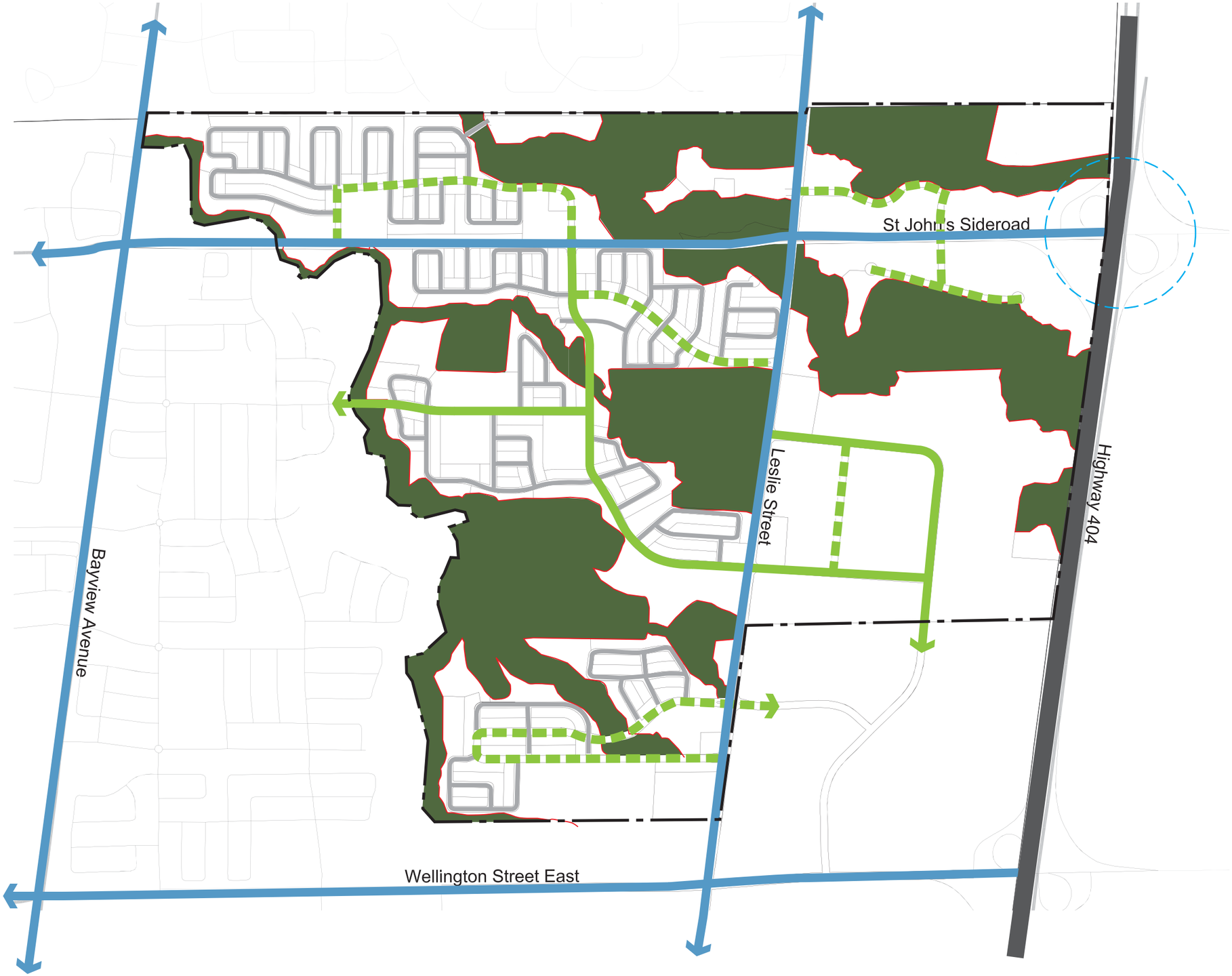
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September 1, 2011

SCHEDULE C

Road Network

Aurora 2C Secondary Plan



Legend

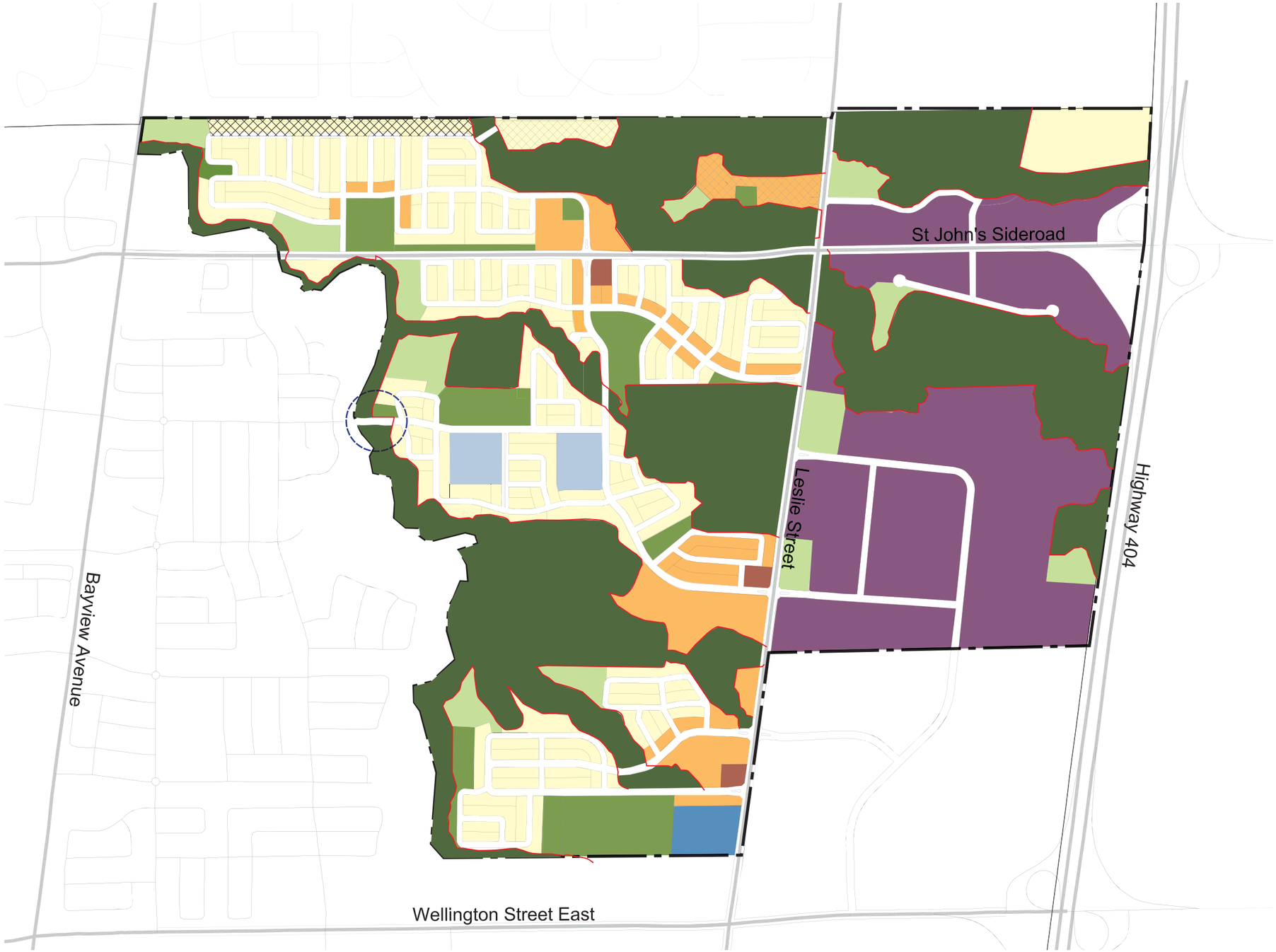
- Provincial Highway
- Regional Arterial Road
- Municipal Major Collector Road (23m)
- Municipal Minor Collector Road (20m)
- Municipal Local Road (18m)
- Proposed Highway 404/St. John's Sideroad Interchange
- Secondary Plan Area Boundary
- Development Limit

0 50 150 250 400 500 metres

September 1, 2011

Appendix I

Community Plan
Aurora 2C Secondary Plan



Legend

The Greenlands System

- Environmental Protection Area
- Parks/Open Space
- Stormwater Management Facility
- Wildlife Park Trail Head

The Residential Neighbourhood

- Urban Residential 1
- Urban Residential 2
- Mixed-Use Residential/Commercial
- Residential Interface Overlay
- Elementary School
- Place of Worship

The Business Park

- Business Park 1

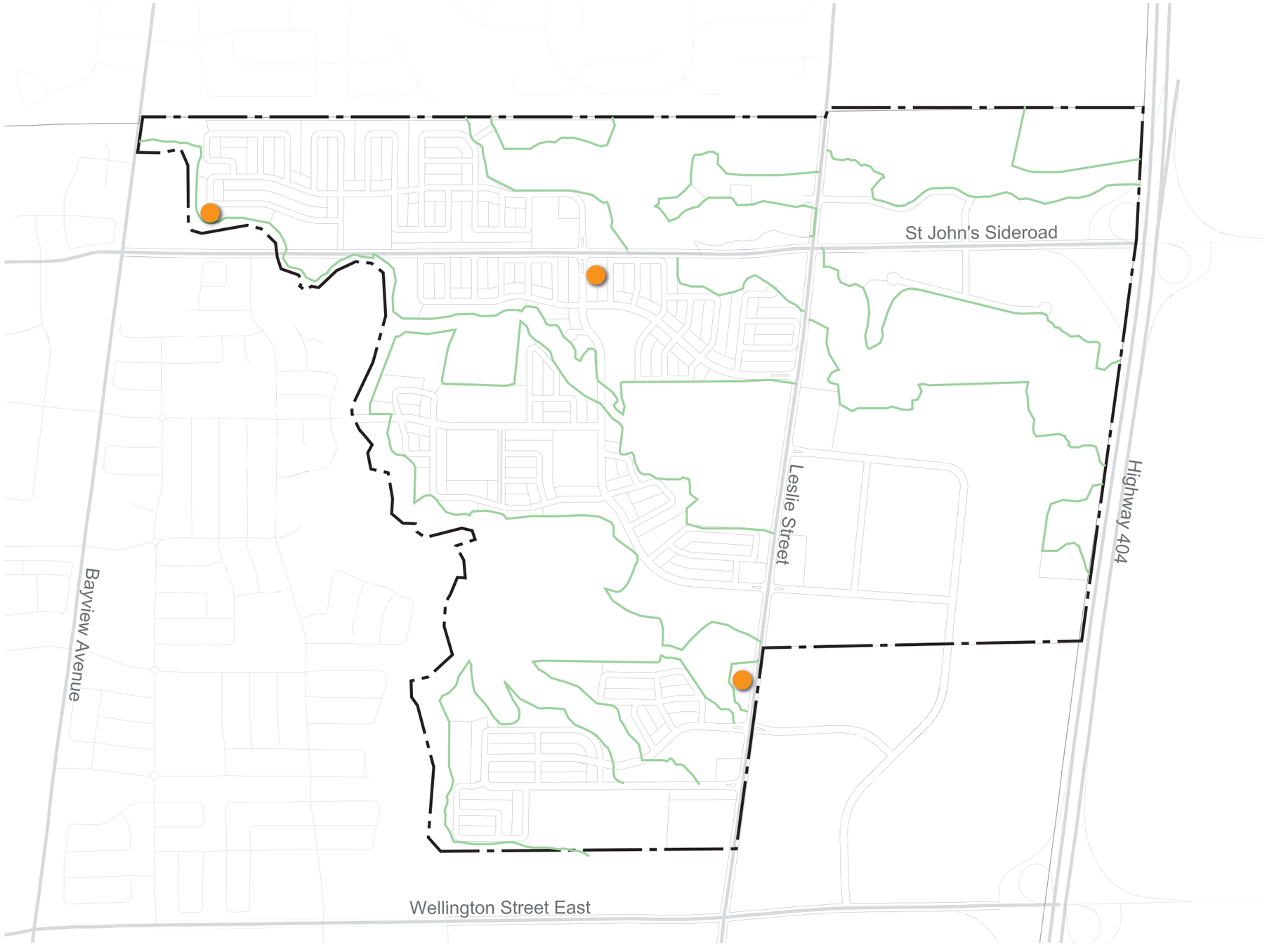
- Secondary Plan Area Boundary
- Development Limit

0 50 150 250 400 500 metres

September 1, 2011

Appendix III

Cultural Heritage Resources
Aurora 2C Secondary Plan



Legend

- Secondary Plan Area Boundary
- Development Limit
- Cultural Heritage Sites

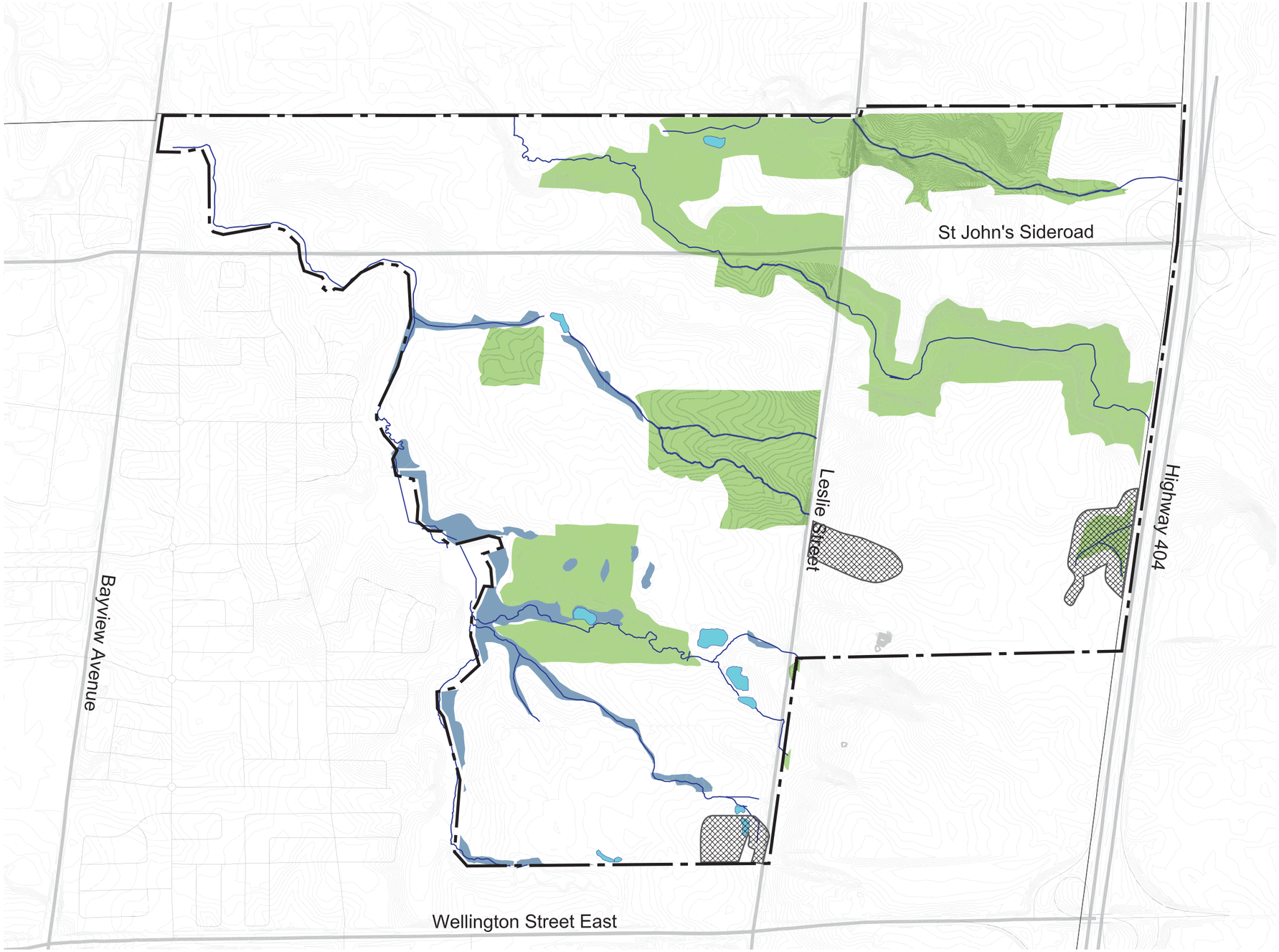
0 50 150 250 400 500 metres

September 1, 2011

Appendix IV: Map 1

Key Environmental Features

Aurora 2C Secondary Plan



Legend

- Waterbody
- Watercourse
- Wetlands
- Woodlots
- Hydrologic Function Area
- Secondary Plan Area Boundary

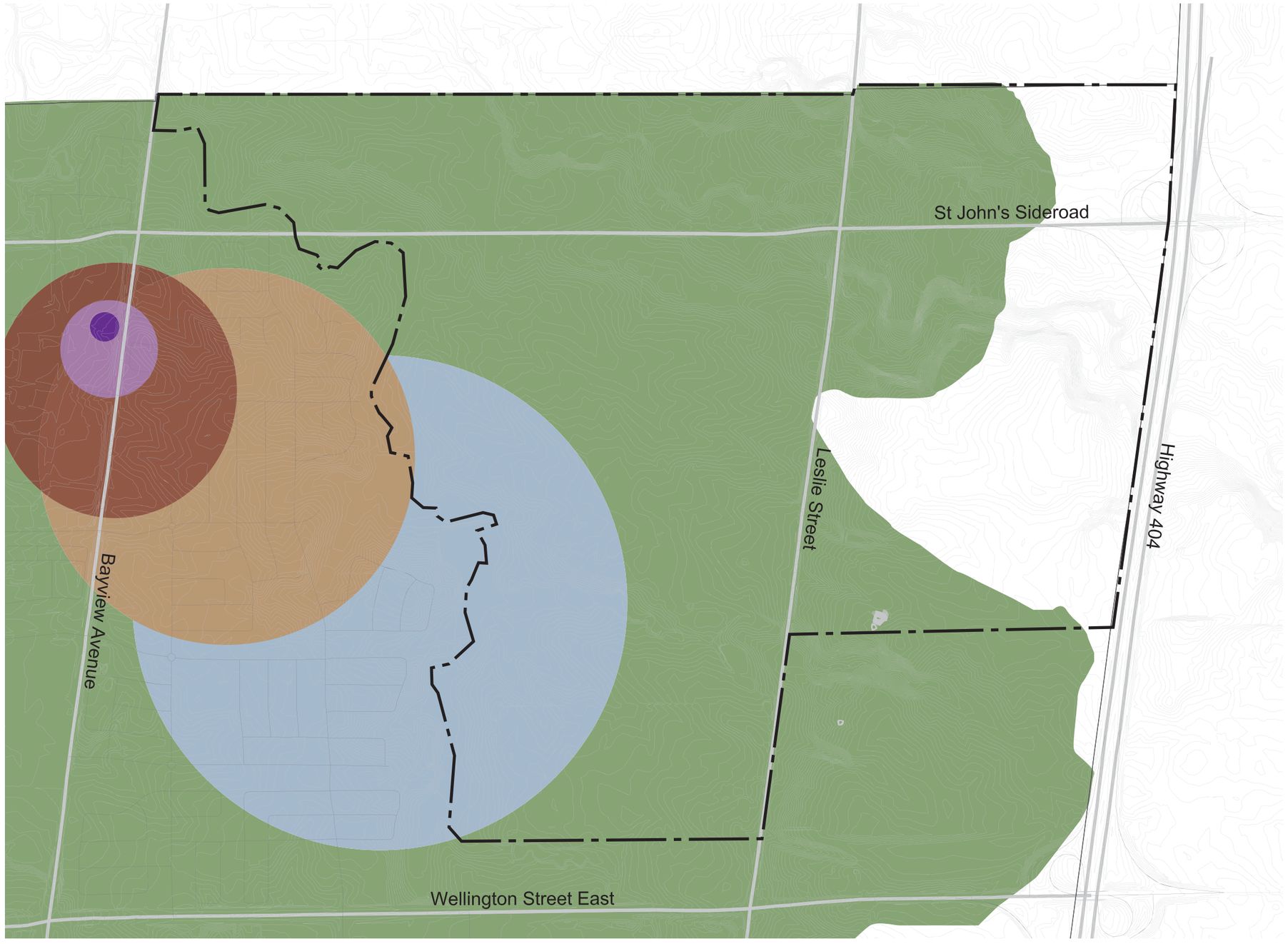
0 50 150 250 400 500 metres

September 1, 2011

Appendix IV: Map 2

Wellhead Protection Area

Aurora 2C Secondary Plan



Legend

- Active Wellhead
- 100 Metre Zone
- 0-2 Year Zone
- 2 - 5 Year Zone
- 5 - 10 Year Zone
- 10 - 25 Year Zone
- Secondary Plan Area Boundary

0 50 150 250 400 500 metres

September 1, 2011