



TOWN OF AURORA

OFFICIAL PLAN AMENDMENT No. 20

**BAYVIEW SOUTHEAST
SECONDARY PLAN**

HBR PLANNING CENTRE

In Association with

**Hemson Consulting Ltd.
Hough Woodland Naylor Dance
Cosburn Patterson Mather
Entra Consultants Ltd.
Michael Michalski Associates**

October 8, 1997

By-law #3869-97.D

NOTE: The land use schedules for OPA 20 are kept up to date on Schedule "A" and "H" of the Consolidated Official Plan.

March 2008 Office Consolidation

PART I - THE PREAMBLE

1. PURPOSE OF AMENDMENT

The purpose of this amendment is to amend the policies of the Official Plan to establish a Secondary Plan for the subject lands shown on Schedule "A" attached hereto and forming part of this amendment.

2. LOCATION

The lands affected by this amendment are located within Part of Lots 15, 16, 17, 18, 19 and 20, in Concession II, in the Town of Aurora. (See Figure 1.)

3. BASIS OF THE AMENDMENT

- 3.1 An Urban Growth Management Study (GMS) was prepared and adopted by Council on June 19, 1996. The Study in part recommended that Aurora's urban settlement boundary be expanded to include the lands east of Bayview Avenue and north of the approximate limit of the Oak Ridges Moraine Zone.
- 3.2 According to the GMS, future urban expansion for the lands east of Bayview was to be guided by a comprehensive Secondary Plan that would establish the framework for development to the year 2016.
- 3.3 Council adopted Official Plan Amendment No. 17 to implement the GMS, which in part establishes the framework for this Secondary Plan as more particularly set out in Section 4.2.2 i to the Aurora Official Plan.
- 3.4 Official Plan Amendment No. 17 recognizes the environmental sensitivity of the Bayview East Urban Expansion Area (Southeast Quadrant) by outlining the need for a detailed environmental management study to identify, and detail the attributes, function and boundaries of natural environmental features and to describe methods of protecting and managing these natural features and systems.
- 3.5 Official Plan Amendment No. 17 also establishes the requirements for the Secondary Plan Area relating to the:
 - a) road system;
 - b) trail systems including an east west Oak Ridges Moraine trail connection;

- c) assessment of community and human service needs;
 - d) servicing strategy; and
 - e) municipal financial impact.
- 3.6 The preparation of this Secondary Plan has been premised on a background report prepared by Hemson Consulting Limited in association with a team of environmental, traffic and engineering subconsultants entitled "*Bayview East Urban Expansion Area - Phase 1 Discussion Report on Secondary Planning Issues and Opportunities*". In addition, a substantial amount of technical background work has been received by representatives of the various landowners which has been subject to extensive peer review by the Town and its consultants, the findings of which have helped shape the policy direction of this Secondary Plan.
- 3.7 Servicing considerations in the formulation of this Secondary Plan have been based on the "*Preliminary Master Servicing Plan Bayview East Urban Area*" prepared by Cosburn Patterson Mather Limited and MacViro Consultants Inc.
- 3.8 This Secondary Plan has also been based on the report entitled "*Bayview East Urban Expansion Southeast Quadrant (Area 2a) Secondary Plan Basis and Principles*", prepared by HBR Planning Centre in association with the aforementioned team of subconsultants. This report was accepted as the basis for this amendment by Council on August 7, 1997.

PART II - THE AMENDMENT

(This is an operative part of Official Plan Amendment No. 20)

1. The following text of Part III - The Secondary Plan and maps designated Schedule "AA"- LAND USE PLAN, Schedule "BB" -ENVIRONMENTAL POLICY AREAS, and Schedule "CC" - COMMUNITY STRUCTURE AND PHASING PLAN attached hereto, constitute the Secondary Plan for the Bayview Southeast Secondary Plan established and adopted by Amendment No. 20 to the Official Plan of the Aurora Planning Area.
2. Section 3.1.4 Site Specific Policy Areas is hereby amended by adding a new Section 3.1.4 p which shall read as follows:

"Lands located on Part of Lots 15, 16, 17, 18, 19, and 20, Concession II, shall permit urban residential and suburban residential development in accordance with the policies of Official Plan Amendment No. 20, the Bayview Southeast Secondary Plan."
3. Section 3.5.4 Site Specific Policy Areas is hereby amended by adding a new Section 3.5.4 c which shall read as follows:

"Lands located on Part of Lots 15, 16, 17, 18, 19, and 20, Concession II, as shown on Schedule "A" shall permit public and private open space uses and golf course development in accordance with the policies of Official Plan Amendment No. 20, the Bayview Southeast Secondary Plan.
4. Section 3.11.3 Site Specific Policy Areas is hereby amended by adding a new Section 3.11.3c which shall read as follows:

"Lands located on Part of Lots 15, 16, 17, 18, 19, and 20, Concession II, as shown on Schedule 'A' shall permit development in accordance with the Environmental Management policies of the Bayview Southeast Secondary Plan."
5. Schedule "A" - Land Use Plan, of the Official Plan of the Town of Aurora, is hereby amended as follows:
 - i) by redesignating the lands shown on Schedule "A" (attached hereto) from Rural to Urban Residential (Low Density), Suburban Residential, Public Open Space, Private Open Space, and Golf Course in accordance with Schedule "AA" attached hereto.
 - ii) by deleting reference to Official Plan Amendment Nos. 7, 8, and 9 on those lands within Schedule "AA" to the Bayview Southeast Secondary Plan.

6. Schedule "E" - Proposed Road Classifications (Map 2) of the Official plan of the Town of Aurora is hereby amended to reflect the collector road system identified on Schedule "AA" attached hereto as pertaining to those lands identified on Schedule "A" attached hereto.
7. Schedule "H" - Site Specific Policy Areas (Map 2) of the Official Plan of the Town of Aurora is hereby amended by adding the notations "3.1.4p", "3.5.4c", and "3.11.3c".

PART III - THE SECONDARY PLAN

SECONDARY PLAN STRUCTURE

1. LOCATION

2. PURPOSE AND OBJECTIVES

3. POLICIES FOR THE BAYVIEW EAST URBAN EXPANSION AREA - SOUTHEAST QUADRANT (AREA 2a)

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Bayview Southeast Secondary Plan

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7. APPENDICES

Appendix 1 - Conceptual Golf Course Layout

October 8, 1997

PART III - THE SECONDARY PLAN

(This is an operative part of Official Plan Amendment No. 20)

1. LOCATION

- a) The area of the Secondary Plan consists of approximately 360 hectares (890 acres) of land comprising Part of Lots 15 to 20 in Concession II, referred to as the Bayview East Urban Expansion Area-Southeast Quadrant (Area 2a). 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. The area of this Secondary Plan is more specifically indicated on Schedule "A".
- b) This Amendment incorporates the following Secondary Plan which 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 attached hereto.

2. PURPOSE AND OBJECTIVES

- 2.1 The purpose of this Secondary Plan is to establish the policies and land use structure that will guide the development of a new community (Bayview Southeast). This Secondary Plan provides a detailed land use plan and policies for the regulation of land use and development of the planning area in accordance with the land use designations established in the Plan and their accompanying policies and all other applicable policies of the Official Plan dated June 27, 1991, as amended. The objectives of the Plan are as follows:
 - a) to expand a portion of the Aurora urban settlement area as recommended by the Urban Growth Management Study (GMS), in accordance with the Council approved policies of Official Plan Amendment No. 17;
 - b) to implement the first phase of Council's direction to split the Bayview East Urban Expansion Area, identified in the GMS, into two Secondary Plan Areas (Areas 2a and 2b) (Official Plan Amendment No. 17, Council resolution of May 28, 1997 and July 7, 1997), and proceed at this time with the priority established through Official Plan Amendment No. 9;

- c) to establish appropriate land use designations and policies consistent with the environmental character capabilities and significance of the lands within the 2a Study Area; hereafter referred to as the Bayview Southeast Secondary Plan;
- d) 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;
- e) to establish policies to accommodate primarily a low intensity, environmentally sensitive residential community consistent with the objectives set out in d) above;
- f) to set out policies to accommodate the intended development on full municipal services in accordance with the Master Servicing Plan;
- g) to establish policies to accommodate a functionally sound transportation network that will serve as the basis for subdivision and/or condominium plans;
- h) to establish a system of public and private roads which will be compatible with the intended future road pattern outside the study area;
- i) 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 in 2b should be encouraged. Attention shall also be given to the establishment of an east-west Oak Ridges Moraine trail connection;
- j) to recognize that the lands within the proposed Secondary Plan Area represent one component of a larger Secondary Plan Area, and that when completed, the 2b Planning Area lands, will, in conjunction with the 2a lands, form a single integrated comprehensive urban expansion area plan for the lands east of Bayview Avenue. The policies of the 2a Plan shall recognize the importance of providing for this interrelationship with particular attention to the Wellington Street Corridor area. Based on the strategy referred to in b) above, it must be recognized that some components of a typical Secondary Plan may be excluded from the 2a lands, e.g., variety of housing

forms/tenure, schools, public parks, and commercial lands. This is premised on the fact that such other land use components are intended to form part of the 2b portion of the planning process. It is intended, that following approval of the Secondary Plan for the 2b lands, both Secondary Plan Areas (2a and 2b) will be permitted to develop concurrently, guided by the respective phasing policies in each Secondary Plan;

- k) to establish implementation, urban design, and interpretation policies to insure that development intended by the Secondary Plan is to be phased in a logical orderly fashion over the life of the Plan to the year 2016; and
- l) to establish policies pertaining to the development of a golf course as originally intended by approved Official Plan Amendment No. 8, in a revised location and with a revised layout, but which is consistent with the environmental objectives established by Council and generally referred to in d) above.

3. POLICIES FOR THE BAYVIEW EAST URBAN EXPANSION AREA - SOUTHEAST QUADRANT (AREA 2a)

The following detailed policies are established in this Secondary Plan and apply to the lands specifically indicated on Schedule "AA" attached hereto and forming part of this Secondary Plan, and hereafter referred as "The Bayview Southeast Secondary Plan".

3.1 THE BAYVIEW SOUTHEAST PLAN CONCEPT

The Town of Aurora straddles the north slope of the Oak Ridges Moraine landform and contains many significant environmental resources. In 1995, the Town undertook a Growth Management Study (Hemson Consulting Ltd., May 1996) to strategically plan for long term population growth and expansion of the existing urban area. The study identified appropriate areas for expansion based on sound environmental and planning principles and determined that the areas of least environmental constraint should be developed first. The outcome of the study was the delineation of an urban expansion area, east of Bayview Avenue to meet growth objectives to the year 2016. The southern boundary of the urban expansion area was delineated based on the northerly limit of the Oak Ridges Moraine, as determined by moraine overburden (based on best available scientific data at the time). The lands to the north of this line, within the southern portion of the Bayview East Urban Expansion Area is the plan area referred to as Area 2a.

The preparation of a Secondary Plan for the Bayview Southeast (2a area) lands includes requirements for the review and assessment of environmental features and the determination of their significance or sensitivity to development. The required environmental studies were undertaken by Gartner Lee Limited on behalf of Magna International and reviewed by the Town's consulting team for incorporation into the policies of the Secondary Plan. In addition to the 2a lands, the technical studies include the lands south to Vandorf Sideroad and east to Leslie Street. On this basis, and in consideration of Council's direction to adjust the southern boundary to include additional applicants, the recommendations and policies included in this section are made for the entire concession block contained by Bayview Avenue, Wellington Street, Leslie Street and Vandorf Sideroad, and including the property south of Vandorf Sideroad bounded by Bayview Avenue and the Hydro Corridor.

3.1.1 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. Despite the current lack of clarity regarding the "Provincial Interest" in this matter, there is an approved Regional and Town interest as expressed in their respective Official Plans which must be addressed and adhered to.
- b) Establishing the limits of the Oak Ridges Moraine boundary is based on a number of factors, including:
 - i) Official Plan Amendment No. 17 and supporting documentation;
 - ii) Geological Survey of Canada May 1997;
 - iii) Ontario Ministry of Natural Resources 1991;
 - iv) Gartner Lee studies (1993, 1997);
 - v) Field Review; and
 - vi) On-going technical study on a site specific basis.

It is clear that no single line best represents an actual boundary to the Moraine, but rather a number of environmental zones are established within the transition area into the Moraine. Accordingly, a range of opportunities and constraints exist with respect to development. It is the intent of this Plan that policies for development must reflect this.

- c) As established in the GMS, it is the intent of this Plan that lands with the least amount of significant environmental constraints should be considered first as being available for the future urban expansion intended to fulfill the housing needs set out in the GMS, for the planning period to the year 2016.
- d) There are substantial additional lands within the 2b Planning Area which are environmentally unconstrained which can be used to meet a substantial portion of the Town's 20 year housing requirements. Accordingly, development on constrained lands, in the transition area of the Moraine need not achieve maximum densities as are typically contemplated by the Aurora Official Plan. Further, lands with limited environmental constraints which are deemed capable of accommodating some development, may be suitable for residential uses at low densities, provided that predetermined environmental performance criteria can be met. However, lands which are more clearly within the Moraine, or on a more distinct edge of the Oak Ridges Moraine, or in close proximity to significant environmental features, should contain land use policies that generally reflect a very low range of densities, in a distinct land use designation.
- e) Transition policies are to be reflected in this Plan that recognize changing density requirements/characteristics as contemplated development designations move closer to the more significant Moraine lands, or closer to environmental features or systems associated with the Moraine. These policies are consistent with both the Town and Regional Official Plans regarding development on or in the vicinity of the Moraine.
- f) The lower range of densities contemplated for lands in transition to the Moraine, 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 prevents the need to upgrade Vandorf Sideroad to Arterial Road status; 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.
- g) 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 demonstrated 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.
- h) The Secondary Plan should reflect appropriate phasing policies with an expected limit on development in the planning area ranging from 900 to a maximum of 1100 residential units by the year 2016.

3.2 RESIDENTIAL POLICIES

3.2.1 GENERAL POLICIES

- a) It is the intent of this Plan to achieve a gradation in residential density which reflects the environmental attributes of the Secondary Plan Area, the constraints established in Schedule "BB" 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.

- b) In determining the appropriate residential unit allocation and built form for any given parcel of land within the Secondary Plan , regard shall be given to both the policies of this section and the Environmental Management policies of Section 3.5 herein. Furthermore, should subsequent analysis or marketing by the proponent or the carrying out of detailed studies, functional servicing plans, or the implementing policies intended by this Secondary Plan result in a determination that land uses within a property or portion thereof are not economically viable to the proponent, such determination shall not under any circumstances be considered as justification for increasing residential allocations beyond the intent as expressed in Sections 3.2.1 c), 3.2.2 a) ii) and 3.2.2 b) ii) herein. In this regard the intent of Sections 2.1 e) and 3.1.1 d) shall be considered paramount.

- c) It is the intent of this Plan that the Secondary Plan Area shall be developed at very low densities in order that a housing target ranging from 900 to a maximum of 1100 residential units for the Planning Area shall be achieved by the year 2016. In order to implement the housing target outlined above, the Secondary Plan has been divided into neighbourhoods as shown more specifically on Schedule "CC" attached hereto. Each neighbourhood has been assigned a unit allocation range. The policies reflecting these unit allocations are more specifically set out in Section 3.2.2 herein.

- d) Two housing density categories are established in this Plan as described in Section 3.2.2 and illustrated on Schedule "AA":
 - i) Urban Residential Low Density; and
 - ii) Suburban Residential.

- e) Accessory uses, dwellings and home occupations which are accessory and subsidiary to the residential use and which are compatible with the amenity of the residential environment shall be permitted in all residential areas, provided that:
 - i) the property is the principal residence of the person carrying on the home occupation;
 - ii) adequate parking and landscaping can be provided to insure that the home occupation does not adversely impact the surrounding neighbourhood; and
 - iii) specific standards for home occupation use may be set out in an implementing zoning by-law.
- f) Public and private parks are permitted in all residential categories.
- g) Residential development shall also have regard for the policies of the following sections of this Plan.
 - i) Open Space (Section 3.3);
 - ii) Golf Course (Section 3.4);
 - iii) Environment Management (Section 3.5);
 - iv) Transportation (Section 3.6);
 - v) Urban Design (Section 3.7);
 - vi) Services (Section 3.8);
 - vii) Implementation and Phasing (Section 4); and
 - viii) Interpretation (Section 5).

3.2.2 HOUSING CATEGORIES

The following housing categories are established for lands within the Secondary Plan Area:

- Urban Residential Low Density
- Suburban Residential

a) Urban Residential Low Density

- i) Urban Residential Low Density housing shall include single detached dwellings, duplexes, semi-detached dwellings, triplexes, quadruplexes, (fourplexes), street townhouses, and/or block townhouses not exceeding 3 storeys in height.
- ii) Notwithstanding the density policies of the Official Plan, residential development within this housing category shall be in accordance with Section 3.2.1 c) herein, and shall reflect the unit allocations shown on Schedule ACC≅ attached hereto. Adjustments to these allocations which are deemed minor in the opinion of the Town, may be permitted on a neighbourhood basis without an amendment to Schedule ACC≅ provided that:
 - Policy 3.2.1 c) is adhered to;
 - the adjustments will not prejudice any range of unit allocations assigned to any undeveloped lands within the 2a Secondary Plan Area;
 - all environmental objectives and policies of this Plan are complied with; and
 - all other policies of this Plan are complied with.
- iii) The unit allocation ranges specified on Schedule “CC” generally represent the maximum allocation contemplated for each neighbourhood. However, environmental or servicing constraints may result in actual allocations which are lower than the specified range. Where there are multiple property ownerships within a specific neighbourhood, the unit allocations shall be distributed proportionately per owner on a developable acreage basis, unless

alternative arrangements are made satisfactory to the landowners and the Town.

iv) 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.

v) Notwithstanding the provisions of Section 3.2.2 a) i), ii) and iii) herein, innovative forms of lifestyle residential development geared specifically towards the retirement and senior citizens market, such as an integrated health care concept, may be considered for development on lands designated Urban Residential Low Density. In determining the unit allocations of such innovative development, the Town may consider a greater number of units than would be permitted by Schedule "CC", provided that it can be demonstrated that:

- the form of housing contemplated contains innovative attributes and represents a form of development that is generally not typical in the Town of Aurora and for which a market need exists;

and

- the overall servicing requirements of the innovative development contemplated is generally equivalent to the servicing requirements for housing forms contemplated by Section 3.2.2 a) i);

and

- the form of housing can be sited in a manner which reduces the impact on adjacent environmentally sensitive lands and reduces major landform alteration;

and

- the development provides for more substantial and meaningful parks and/or open spaces;

and

- the development complies with the environmental policies of this Plan and the Implementation Guidelines for Development on, or in the vicinity of the Oak Ridges Moraine;

and

- there is sufficient transportation capacity within the overall Secondary Plan Area to accommodate any additional density.

b) Suburban Residential

- i) Suburban Residential Housing shall generally be limited to single detached dwellings at very low densities.
- ii) Notwithstanding the density policies of the Official Plan, residential development within this housing category shall be in accordance with Section 3.2.1 c) herein, and shall reflect the unit allocations shown on Schedule "CC" attached hereto.
- iii) The unit allocation ranges specified on Schedule "CC" generally represent the maximum allocation contemplated for each neighbourhood. However, environmental or servicing constraints may result in actual allocations which are lower than the specified range.
- iv) Cluster housing shall be encouraged in this land use designation to allow for:
 - reduced environmental impact or enhanced environmental management;

- more efficient utilization of roads and municipal services;
 - minimized alteration of major landforms;
 - provision of more substantial and meaningful parks and/or open spaces; and
 - compliance with the Implementation Guidelines for Development on, or in the vicinity of the Oak Ridges Moraine area.
- v) Cluster housing shall be in clusters of at least 10 units provided that a minimum of 25% of the overall lot area is designated as common or public open space.
- vi) Where cluster housing is employed in accordance with the provisions of this section, innovative built forms may be considered for substitution in place of single detached forms of housing.
- vii) 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.
- viii) The provisions of Section 3.1.2 h to the Aurora Official Plan shall apply to all applications for Suburban Residential development.
- ix) The maximum height of all forms of housing within the Suburban Residential category shall be 3 storeys.

- x) 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.

3.3 OPEN SPACE

3.3.1 OPEN SPACE PLANNING PRINCIPLES

- a) The Town of Aurora Official Plan sets objectives for creating *a Acontinuous public Open Space System which allows for a full range of active and passive outdoor activities for all residents of Aurora*. Emphasis is placed on the extension of the open space system into the Oak Ridges Moraine. Section 3.5.2.5 - Passive and Linear Open Spaces of the Official Plan indicates that 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*”. The Town of Aurora Culture and Recreation Master Plan (DRAFT April 1997) states that “*valleylands and woodlots should be preserved to ensure their continuous availability to the public*”.
- b) *Schedule 1 - Aurora Trail Network Concept* of the Town of Aurora Official Plan proposes a Grid Trail in an east-west direction across the planning area. This is intended to be a key link within the Town trail system as it will accommodate the Oak Ridges Moraine Trail (ORMT). As well, the Official Plan proposes a north-south link to connect planning areas to the north with the ORMT.
- c) It shall be the policy of this Secondary Plan to maintain the Town's commitment to the provision of sufficient land for active and passive recreational purposes to meet the future needs of residents, while protecting the sensitive and significant natural features of the area for the long term. Specifically, objectives for a Town-wide comprehensive Public Open Space System and the accommodation of the Oak Ridges Moraine Trail, as identified in the Town of Aurora Official Plan, shall be established by the policies as set out within Section 3.3 herein.

- d) In recognition of the quality and style of living proposed for residential communities in the Bayview Southeast Area, as well as the significant burden that municipal ownership of all of the environmentally constrained lands could place on the Town, it is the policy of this Plan that a collaborative approach to the management of the environmental lands in the Secondary Plan Area may be most appropriate. The Plan sets out an open space system for the community consisting of both Public and Private Open Space lands which shall meet the Town's planning objectives and provide the desired community setting, while sustaining and enhancing the significant natural features of the site. The valleylands associated with the East Holland River are considered to be an important component to the Town's public open space system, providing significant opportunities to link core areas with the Oak Ridges Moraine. The river and its tributaries contain significant forest and fisheries resource areas which require management and monitoring. It is the intent of this Plan that these lands should be maintained in the public realm through ultimate acquisition by the Town.

3.3.2 GENERAL POLICIES

The following general policies shall apply to all Open Space categories.

- a) Open Spaces may include areas requiring environmental protection, including watercourses, woodlots, wetlands, steep slopes, areas susceptible to flooding or erosion or other such physical conditions. It is intended that these areas remain in their natural state, with alterations to these areas permitted only for sensitively designed recreational facilities, appropriately located stormwater management facilities and environmental enhancement. In particular, 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 the Lake Simcoe Region Conservation Authority. 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 in Sections 3.3.2 and 3.5 herein, 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.

- c) The following uses may be permitted in areas designated as Open Space subject to the more specific policies relating to each Open Space Category:
 - i) active and passive outdoor recreation uses, parks, walking and bicycle paths, nature and wildlife conservation uses, allotment gardens, stormwater detention facilities and other uses which preserve the natural landscape and/or the environment; and
 - ii) accessory uses and structures to the above uses and facilities provided that:
 - C where any uses are proposed in Environmental Protection Areas they shall be approved by the Town of Aurora in consultation with the appropriate agencies, and be in conformity with all other relevant policies of this Secondary Plan. Structures in Open Spaces shall generally be limited to those which serve a recreational, educational, maintenance or auxiliary function, such as equipment storage, public phone booths, comfort or change stations, and concession areas.

3.3.3 OPEN SPACE CATEGORIES

The following open space categories and features 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 and subject to the following:

- 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, as more specifically set out in Section 3.3.3 e) herein.
- ii) Public open space lands designated as Environmental Protection Areas shall generally be used for passive recreational purposes.
- iii) Additional public open space lands may be considered by the municipality pursuant to the provisions of the Planning Act when considering development applications.
- iv) 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.
- v) Public parks and recreation areas shall provide facilities appropriate to the projected demographics and profile of each neighbourhood or development within the Secondary Plan Area, and shall form part of a subdivision and/or site plan application for residential development.
- vi) 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, in addition to areas received through open space dedication, or bonusing under the Planning Act.

- vii) 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 Schedule ABB≅ 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. The following additional policies shall apply to Private Open Space lands:

- i) Where development in the Secondary Plan Area is contemplated on the basis of a private road system generally under condominium 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 private parks or recreation areas, of both an active and/or passive nature.
- ii) Private parks and recreation areas shall provide facilities appropriate to the projected demographics and profile of each neighbourhood within the Secondary Plan Area, and shall form part of any subdivision, site plan or condominium application for residential development.
- iii) 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.

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) Park Standards

The standards for the provision of public and private neighbourhood parks shall generally remain flexible to permit variations to meet particular site and development circumstances. However, the following standards should be used as a guideline in reviewing development applications throughout the Secondary Plan Area. Neighbourhood parks should:

- i) be 0.2 ha. to 4 hectares (0.5 acres to 10 acres) in size;
- ii) service a radius of 0.4 to 0.8 km (0.2 to 0.5 miles) (depending on population density and target age);
- iii) be at a ratio of 1.5 ha. (3.7 acres) per 1000 residents;
- iv) be located centrally to the neighbourhood and (where applicable) adjacent to elementary schools;
- v) be located to provide safe access from all parts of the neighbourhood with minimal crossing of major streets; and
- vi) have frontage on collector or local roads (public or private).

e) Acquisition of Public Open Spaces

In accordance with the policies of Section 3.3.3 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 3.3.3 e) 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 Section 3.3.3 c) 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 subsection e) herein shall be considered in addition to any park dedication entitlements under the Planning Act.
- ix) For the purposes of subsection e) 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.

3.4 GOLF COURSE

3.4.1 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). Notwithstanding the provisions of Sections 3.11.1.3, 3.11.1.4 and Schedule “D” to the Aurora Official Plan, 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) The approved mitigation and enhancement report shall be implemented through a site plan agreement to be executed prior to commencement of construction and shall address to the Town's satisfaction the following objectives:

- i) maintenance of hydrologic functions (groundwater discharge and flood storage);
 - ii) maintenance of water quality to a degree which is acceptable to the Town in consultation with the relevant agencies;
 - iii) maintenance of wildlife linkages across the landscape;
 - iv) maintenance of wetland/upland connection within the wetland to maximize wildlife habitat potential;
 - v) increasing the diversity of wetland vegetation types; and
 - vi) increasing the biodiversity of the wildlife community.
- e) Prior to considering any application for site plan approval, a detailed golf course design shall be submitted to the Town and relevant agencies for approval. The design shall be consistent with and in accordance with the findings, objectives, recommendations and implementing measures emanating from the aforementioned mitigation and enhancement report and any other studies or requirements of this Secondary Plan. The golf course shall be designed by a qualified golf course architect.
- f) An overall golf course development concept plan attached as Appendix 1 shall form the basis of the design referred to above and for future site plan approvals, as well as the basis for future environmental studies as required by this Secondary Plan. Appendix 1 is provided for information purposes and does not form part of this amendment. Modifications to the golf course development scheme, resulting from detailed environmental considerations, detailed design studies or other special studies required by the Town of Aurora may be permitted. Such modifications shall not require an amendment to this Plan provided that the proposed revisions, in the opinion of the Town, in consultation with the relevant agencies, represent sound environmental and land use planning.
- g) The proponent shall submit in support of the site plan application the following golf course design details:
 - i) a layout plan outlining the locations of all holes including a description of the species and areas of all vegetation to be affected;

- C the layout plan shall provide that tees and access paths within the wetland will be constructed in an ecologically compatible manner;
- ii) drainage plans showing tile outlet locations with appropriate diffusers;
- iii) grading plans depicting pre-and-post-development contours to demonstrate landform conservation as well as temporary stockpile locations, steep slopes and stabilization requirements;
- iv) a sediment and erosion control plan for implementation at the construction stage;
- v) a planting and restoration plan outlining the limit of construction disturbance, plant species to be relocated, and transplanting protocols, native species to be planted and a monitoring and replacement program;
- vi) an inventory and tree protection strategy for areas within the golf course where tree cover is proposed to be removed to ensure maximum restoration of existing vegetation including staking the limits of construction disturbance and establishing mitigation measures to buffer the wetland from the golf course and other human activity;
- vii) phasing of construction;
- viii) a storm drainage plan which demonstrates quality and quantity controls that are integrated with the plans for the remaining development area; and
- ix) staking in the field by a qualified professional the limits of construction areas to be protected, plants or plant groupings to be relocated and trees to be preserved.
- h) The proponent of the golf course shall prepare and submit with the Site Plan Application, an Environmental Golf Course Management Plan and Maintenance Protocol to guide the operation of the site and ongoing maintenance of the golf course. The procedures may include state of the art techniques for well monitoring, water usage monitoring, measuring the rate

of wetland regeneration, and joint inspection procedures with the Town, relevant agencies and the Town's environmental consultants. The Plan will address to the satisfaction of the Town:

- i) irrigation systems and operations procedures;
 - ii) a water conservation strategy which minimizes the use of water by utilizing a variety of conservation techniques including the installation of state of the art irrigation, turf grass management, Best Management Practices for storm water and the selection of appropriate vegetation. The water conservation strategy will also identify methods of protecting and maintaining infiltration and the integrity of groundwater quality and quantity. The water conservation strategy will be reviewed and approved by the Town in consultation with the relevant agencies;
 - iii) an integrated pest management plan, including environmentally sound methods to minimize chemical fertilizer and pesticide use;
 - iv) turf and rough maintenance practices;
 - v) building, road and servicing maintenance requirements and practices;
 - vi) a monitoring program for the shallow groundwater system to document pre-and post-construction groundwater quality;
 - vii) a set of performance targets for water quality against which to assess the monitoring data;
 - viii) a protocol for addressing water quality targets which are exceeded;
 - ix) a monitoring program for wetland/upland vegetation in disturbance areas, edge zones and protected areas; and
 - x) a protocol for addressing wetland/upland vegetation monitoring results.
- i) The Golf Course Management Plan shall be prepared by an integrated team including a golf course architect, hydrogeologist, wetland biologist and stormwater management engineer. The study findings recommendations and

measures shall be approved by the Town of Aurora and the relevant environmental approving agencies and form part of a site plan agreement to be executed prior to the development of the golf course. The aforementioned agreement shall contain provisions requiring the implementation of the Golf Course Management Plan and Maintenance Protocol on a continuous on-going basis, and shall be binding on the operator and/or manager of the golf course, if other than the owner of the lands.

- j) It is the intent of this Plan and the implementation techniques emanating from the 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. In addition, the site plan agreement shall provide that the application of chemicals should, to as great an extent as possible, be at times when there is a low likelihood of precipitation for a few days following. The owner shall further agree in the site plan agreement to retain the services of a qualified golf course superintendent to implement a program of turf management minimizing areas of managed turf, to ensure that state of the art, environmentally sound, methodologies will be applied on an on-going basis.
- k) The Stormwater Management Plan for the golf course shall be integrated with the plans for the residential development to minimize the number of ponds to maximize use of surface water for irrigation on the course post treatment, and address maintenance of recharge.
- l) The Town of Aurora shall retain a qualified environmental consultant, at the expense of the proponent, to review the proposed golf course design, maintenance plan, and the various implementing studies and reports to insure that the policies of the Official Plan and this Secondary Plan are adhered to prior to, and during construction of the golf course. The Town's environmental consultant may make additional recommendations to be incorporated into the site plan agreement to implement the intent of the policies of this amendment. The environmental consultant shall take an active coordinator/facilitator role to assist the Town in obtaining clearances from the environmental approving agencies.
- m) The Town of Aurora shall appoint a qualified on-site environmental inspector mutually agreeable to the Town and the proponent at the expense of the proponent, to monitor the implementation of the recommendations of the environmental consultant and to monitor the fulfillment of the environmental objectives of the site plan agreement and this amendment. The qualifications, function and authority of the environmental inspector including a

construction "stop work" authority shall be set out in the site plan agreement between the proponent and the Town.

- n) In considering the removal of any zoning holding symbol from lands designated in the Golf Course category, Council shall be satisfied that the reports, studies, and design requirements contemplated for the golf course are complete to the Town's satisfaction, and approved by the Town in consultation with the relevant agencies, and further that the site plan agreement contemplated has been executed by Council.
- o) The golf course clubhouse and any future ancillary facilities contemplated within the golf course lands shall be developed on the basis of full municipal water and sanitary services. Accordingly, prior to any development of uses requiring municipal services, 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.

3.5 ENVIRONMENTAL MANAGEMENT

3.5.1 PLANNING CONTEXT AND GENERAL POLICIES

a) **Oak Ridges Moraine Planning Area**

The southerly portion of the Secondary Plan Area lies within the identified Oak Ridges Moraine Area boundary (OMNR 1991). Planning and development applications for lands within the Oak Ridges Moraine (defined as the Moraine proper plus the north and south slopes) are subject to the requirements of the Oak Ridges Moraine Area Implementation Guidelines. The Implementation Guidelines require that official plans and secondary plans contain policies to ensure that proposed development on the Moraine addresses information requirements and satisfies evaluation criteria.

The Official Plan of the Regional Municipality of York and the Town of Aurora Official Plan recognize the Oak Ridges Moraine (ORM), as a significant and sensitive area and support the principles outlined in the ORM Implementation Guidelines.

b) **Region of York Official Plan**

In addition to supporting the Oak Ridges Moraine Implementation Guidelines, York Region's Official Plan further identifies a Regional Greenlands System for the conservation and enhancement of natural areas. The Plan requires area municipalities to develop policies which protect and complement the Greenlands System, and that environmental evaluations be prepared to assess the impact of development proposed within or adjacent to the Greenlands System, including significant forest areas as well as evaluated and classified wetlands.

The subject lands contain a number of significant environmental resources which are identified within the Regional Greenlands System. These are: the main branch of the East Holland River and associated vegetated lands (including the Leslie Street Swamp - south portion) and a tributary watercourse, the central regionally significant forest area (herein known as Forest Block 1), the Leslie Street Swamp (north portion) and connecting linkages between these significant areas.

c) Town of Aurora Official Plan

The significant areas noted in the Region's Official Plan have been identified as **Environmental Protection Areas** within the Town of Aurora Official Plan (Schedule "D"), and as such are protected by policies which may prohibit all development and maintain them in an essentially natural state. These areas are: the Leslie Street Swamp - north portion, (a Class 6 evaluated wetland); the East Branch Holland River (a significant coldwater fishery); the Aurora Infiltration ESA (Lake Simcoe Conservation Authority, 1991); a 20 ha. regionally significant upland forest block; forest resource areas associated with the Leslie Street Swamp (south portion); and flood prone areas.

3.5.2 SIGNIFICANT NATURAL FEATURES WITHIN THE SECONDARY PLAN AREA

a) Leslie Street Swamp (North Portion)

A private golf course is proposed on the lands surrounding the Leslie Street swamp, with minor intrusions into a portion of the wetland area. The policies of this Plan provide that a minor encroachment of the golf course will be acceptable to the Town, upon demonstration of maintenance and enhancement of the wetland function through compensation measures, as

well as the preparation of a golf course environmental management plan, which is considered adequate to ensure long term viability of wetland functions. Policies pertaining to the golf course are detailed in Section 3.4 of this Secondary Plan.

The remaining, enhanced portion of the 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) Aurora Infiltration ESA

The southern portion of the Concession block has been identified as the Aurora Infiltration ESA (Lake Simcoe Conservation Authority). The ESA generally identifies an area of highly permeable soils of significant groundwater recharge value, associated with the Oak Ridges Moraine.

It shall be the policy of this Secondary Plan that proposed development within these lands must demonstrate the maintenance of the recharge function of these soils and comply with evaluation criteria set out in the Oak Ridges Moraine Guidelines and policies of the Town of Aurora Official Plan with respect to development practices.

d) 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 and Lake Simcoe Region Conservation Authority.

e) 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.

3.5.3 ENVIRONMENTAL POLICY AREAS

In accordance with the principles outlined in the Oak Ridges Moraine Implementation Guidelines and the policies contained within the Official Plan of the Regional Municipality of York, and the Town of Aurora Official Plan, the following environmental policy areas shown more specifically on Schedule "BB" shall apply to the Secondary Plan Area:

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 associated with the Aurora Infiltration ESA (Lake Simcoe Conservation Authority, as modified by Gartner Lee, June 1997) and other lands identified as ice contact stratified drift (Geological Survey of Canada mapping, May 1997);
- ii) lands with active seepage or highly permeable soils;
- iii) moderately steep slopes 10-25%;
- iv) lands within the regulated fill line;
- v) other forest cover areas; and
- vi) 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 Planning 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 Planning 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.

3.5.4 ENVIRONMENTAL PROTECTION AREAS

a) General Policies

In addition to policies contained within **Section 3.11 Environment** of the Town of Aurora Official Plan and evaluation criteria contained within the Oak Ridges Moraine Implementation Guidelines, the following policies specific to Environmental Protection Areas apply to this Secondary Plan:

- i) Lands shown as Environmental Protection Areas on Schedule "BB" shall remain in their natural state, except as otherwise permitted by the policies of this Secondary Plan. No development or significant disturbances will be permitted in an EPA except those required and/or proposed and approved for streambank erosion protection and fish, wildlife, forestry and conservation management, and passive recreation activities. However, it is understood that certain requirements for roads, services and storm drainage outfalls may be appropriate and desirable in certain areas within an EPA.
- ii) 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 Sections 3.3.2 b) and 3.5.4 b), c) and d) of this Secondary Plan.
- iii) Passive recreation activities such as trails shall be developed in a manner which ensures the protection of the environment, including flora and fauna, fisheries, watercourses, wildlife corridors, woodlands, wetlands, flood and erosion prone areas.
- iv) Where Environmental Protection Areas are to be maintained in private ownership, the Town and/or Conservation Authority shall require Conservation agreements to ensure the long term protection of these lands.

b) Leslie Street Swamp

- i) Minor intrusions of the golf course into the Leslie Street Swamp will be permitted subject the policies of Section 3.4 herein.

c) 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.

d) Significant Forest Resources

- i) Development shall be 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) Subject to the provisions of Section 3.3.3 c) viii herein, 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.

3.5.5 ENVIRONMENTAL POLICY AREA "A"

a) General Policies

In addition to policies contained within **Section 3.11 Environment** and other relevant sections of the Town of Aurora Official Plan and this Secondary Plan, and evaluation criteria contained within the Oak Ridges Moraine

Implementation Guidelines, the following policies specific to Environmental Policy Area "A" as shown on Schedule "BB", shall apply to this Secondary Plan:

b) 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.

c) 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.

d) 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.

e) 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.

3.5.6 ENVIRONMENTAL POLICY AREA "B"

a) General Policies

In addition to policies contained within **Section 3.11 Environment** and other relevant sections of the Town of Aurora Official Plan and this Secondary Plan, the following policies specific to Environmental Policy Area "B" shall apply to this Secondary Plan:

- i) Development proposals for lands contained within Environmental Policy Area "B" as shown on Schedule "BB" shall have regard for the principles and evaluation criteria outlined in the Oak Ridges Moraine Implementation Guidelines.
- ii) 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.

3.6 TRANSPORTATION

3.6.1 The following policies shall apply to the Secondary Plan Area.

- a) It is the intent of this Secondary Plan to establish a collector road system that will service the Secondary Plan Area lands in a manner that facilitates movement of traffic to and from the site based on the following principles:
 - i) recognition that additional urban growth in Aurora will occur on the 2b lands as well as within other areas in proximity to the 2a lands, such as the Aurora East Industrial Estates, the Bayview-Wellington Centre, the North Bayview Residential Neighbourhood and within Aurora Hills. All of this growth will collectively affect traffic flows/movements in and around the vicinity of the Bayview Wellington intersection;
 - ii) development of a road system within the 2a Planning Area should effectively accommodate traffic to and from key trip destination points such as Hwy. 404, Downtown Aurora, and the Town Centre area while maintaining acceptable operating conditions on the surrounding arterial road system, particularly, at the Bayview/Wellington intersection;
 - iii) the Secondary Plan Area road system should facilitate and enhance traffic movements to and from the Magna corridor lands along Wellington Street (in 2b). It is expected that these lands will contain substantial employment, residential and commercial development.
- b) 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".
- c) 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 contemplated in a) and b) above.
- d) 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.

- e) The internal road system shall be designed to facilitate the preservation, protection and enhancement of the existing character of Vandorf Sideroad between Bayview Avenue and Leslie Street, to the greatest extent possible. This can be accomplished in part by eliminating any collector road connections to Vandorf Sideroad from the planning area. Limited minor private or local public road connections may be considered at the site plan or plan of subdivision stage, provided that it can be demonstrated that resulting traffic patterns will not place undue pressure on Vandorf Sideroad to be upgraded to Arterial Road status. Such connections shall not be permitted until the Leslie Street Vandorf Sideroad intersection is upgraded by the Region, unless otherwise agreed to by the Town in consultation with the Region. Further such limited connections must demonstrate compliance with the environmental objectives established in Section 3.5 to this Secondary Plan.
- f) 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.
- g) 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.
- h) 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) as per Section 3.6.1 g) i) herein. 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.
- i) 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.
- j) 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.

3.7 URBAN DESIGN

3.7.1 GENERAL POLICIES

- a) Development contemplated by this Secondary Plan shall be in accordance with the Urban Design Policies of Section 3.9 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) Development proposals shall reflect "pedestrian friendly" urban design in regard to streetscape, parking location, building setbacks, garage design and location, street and walkway layout and sidewalk placement.
- e) 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.

3.8 SERVICES

- a) The Bayview Southeast Secondary Plan lands shall be developed on the basis of full municipal services including piped water, sanitary services, storm drainage facilities, utilities and street lights. Roads are to be developed with curbs, gutters and sidewalks unless otherwise approved by the Town.
- b) The Bayview Southeast Secondary Plan lands shall be serviced by a sanitary sewer system connected with the York-Durham Servicing Scheme. The design of the sanitary system shall, where possible, be based on gravity flow to minimize the need for pumping stations.
- c) The Bayview Southeast Secondary Plan lands shall be serviced from the Region of York municipal water supply. Prior to final approval, the Region of York must confirm to the Town of Aurora that an adequate supply of water is available to the Town, and has been allocated to the Town.
- d) Prior to approval of draft plans of subdivision, draft plans of condominium or site plans, Functional Servicing Plans shall be prepared and approved by the Town of Aurora in consultation with the Region of York and the Lake Simcoe Region Conservation Authority. Development approvals shall

require the implementation of the findings and recommendations of the Functional Servicing Plans.

- e) Functional Servicing Plans shall be completed on a subwatershed or an area-wide basis as deemed appropriate by the Town of Aurora, and shall address specific servicing requirements, including a secured water system (which consists of a secondary service satisfactory to the Town), their environmental impacts and influence on development design. This includes stormwater management, sanitary, water, roads and site grading requirements. The terms of reference for Functional Servicing Plans shall be prepared to the satisfaction of the Town of Aurora.
- f) Stormwater management shall be provided to, as a minimum, attenuate future flows from the 2 year through 100 year events to existing levels and provide quality control treatment in accordance with Provincial Guidelines. The stormwater management and water quality control component of the Functional Servicing Plan shall be undertaken to the satisfaction of the Town of Aurora in consultation with the agencies. The study shall outline measures and recommendations for proper stormwater management techniques as well as erosion and sedimentation control measures to be employed on-site both during and after construction. The study shall also outline measures to ensure the implementation of effective techniques to mitigate potential impacts of the development on the cold water fishery resource of the Holland River, both during and after construction. This required stormwater management and water quality control study shall be carried out in conjunction with and be consistent with the golf course Environmental Management Plan required by this Secondary Plan.
- g) The number of river crossings of the East Holland River shall be minimized. All crossing designs and locations shall have regard for the ecological values of the valley and watercourse. Crossings shall be designed to the satisfaction of the Town of Aurora, the Lake Simcoe Region Conservation Authority and any other applicable agencies.
- h) Within areas of relatively high groundwater recharge, recharge shall be maintained. Functional Servicing plans shall demonstrate specifically how recharge is to be maintained with the residential allocations proposed.
- i) Water supply and distribution requirements for all development within the Secondary Plan Area shall be designed and constructed in a manner acceptable to the Town of Aurora and shall generally be in accordance with

the long term servicing solutions outlined in the Master Servicing Plan for the Bayview East Urban Area.

4. IMPLEMENTATION AND PHASING

The following policies shall apply to the implementation and phasing of the lands within the Secondary Plan area.

4.1 PHASING

- a) The development of the Bayview Southeast lands should be phased over a 20 year period in accordance with Schedule "CC" attached hereto.
- b) Official Plan Amendment No. 9 followed in sequence by Official Plan Amendment No. 17, and various Council resolutions establishes a phasing priority to Magna's lands along with a low density, go slow approach geared to a development of approximately 500 residential units on the Bayview Southeast lands.
- c) Subsequent development to the south of the Magna lands in this Secondary Plan and to the east of Bayview Avenue shall proceed sequentially in accordance with the phasing scheme contemplated in Schedule "CC". The alphabetical delineations suffixed to some of the phasing numbers on Schedule "CC" are intended to define neighbourhoods. Such suffixes shall not be construed as affecting the sequence of development unless servicing constraints otherwise dictate.
- d) The above phasing scheme is intended to provide an orderly progression of servicing and development on lands which are in the transition area to more significant Moraine features, and to insure the preservation and protection of environmental features, associated with the Moraine, valley system, woodlands and wetlands.
- e) Lands identified as Phase VI in Schedule "CC" have been identified as currently having servicing difficulties, although the land use designation contemplated is deemed appropriate for the longer term. Accordingly, no residential unit allocation has been assigned to these lands at this time. At such time as the servicing matters are resolved, the Town will consider a development application for these lands subject to the policies and

requirements of this Secondary Plan. Residential allocations will then be considered based on the limitations set out in Section 3.2.1 c) herein. Notwithstanding the above and the provisions of the Suburban Residential designation, lands within Lot 16, Concession II, more particularly described as Part of Lot 3, Plan 65R-18035 may be used for a single additional privately serviced residential dwelling unit, without amendment to this Secondary Plan, subject to meeting all normal and usual development requirements for dwellings on private services.

- f) The development of the Golf Course was previously permitted by Official Plan Amendment No. 8, and therefore, should not be part of any residential phasing plan considerations. It should proceed on the basis of the environmental principles established previously in this Secondary Plan.
- g) The Bayview Southeast Planning Area, as it evolves towards development, will require municipal control over a complex series of interrelationship between public and private lands (residential and otherwise). Issues such as access arrangements between land ownerships, pedestrian linkages, public versus private trails, public versus private roads, cost sharing of municipal services and roads, and development charges are all part of this interrelationship. Accordingly, all development within the Bayview Southeast Planning Area shall proceed by way of plan of subdivision. Where a condominium plan is also contemplated on lands, draft approval of the subdivision plan and execution of a subdivision agreement shall be required prior to a Council recommendation for draft approval of the plan of condominium. The plan of subdivision shall be registered prior to the plan of condominium registration, and this shall be a standard draft condition recommendation to the approving agency for plans of condominium on all lands within the study area.
- h) The requirement for a plan of subdivision may be waived at the sole discretion of the Town, if it is satisfied that such a plan would not be necessary or in the public interest, through the demonstration that all development issues described above have been addressed, or can be addressed through the plan of condominium or site plan application process.
- i) Phasing of the acquisition of Public Open Space lands shall be in accordance with the policies of Section 3.3.3 herein.
- j) When considering a development application for a neighbourhood or portion thereof, as shown on Schedule "CC" attached hereto, and such neighbourhood involves multiple property ownerships, the following shall

apply, prior to any recommendation for approval or removal of any "H" holding symbol.

- i) A comprehensive development plan for the entire neighbourhood shall be submitted prior to considering an application for approval of all, or a portion of the neighbourhood;
 - ii) The comprehensive development plan shall demonstrate how the Plan achieves compliance with the residential unit allocations assigned in Schedule "CC", or any adjustments to the allocations as permitted in Section 3.2.2 herein;
 - iii) The Town shall be satisfied that the developing property owners within the neighbourhood generally support the development concept plan, but where a landowner decides not to participate in development at the time his neighbours are proceeding, the Town shall be satisfied that the overall neighbourhood development scheme does not adversely affect the non-participating owner with respect to unit allocations, access, servicing and other principles of good planning;
 - iv) The Town shall be satisfied that suitable arrangements are in place amongst the various developing owners within the neighbourhood dealing with such matters as access, servicing, construction phasing, environmental management, cost sharing, privacy screening, and other matters to insure the orderly development of the neighbourhood.
- k) It shall be the policy of Council to review the phasing status of this Secondary Plan every five years during the life of this Plan. Such review is intended to monitor the relevancy of the phasing sequence with respect to the then existing servicing opportunities and constraints, as well as, fulfillment of population targets, both plan-wide and within individual neighbourhoods.

4.2 OFFICIAL PLAN

The provisions of the Official Plan, as amended from time to time, relating to Implementation shall apply in regard to this Secondary Plan, insofar as they affect the subject area.

4.3 ZONING BY-LAW

This Secondary Plan shall be implemented by amendment to the Zoning By-law, to zone the lands in accordance with the policies of this Plan.

4.4 HOLDING PROVISION BY-LAWS

Within the designated area of this amendment, Council may enact a by-law pursuant to Section 36 of the Planning Act, R.S.O. 1990, which by-law may contain provisions respecting the use of HOLDING SYMBOLS (H) as follows:

- a) In accordance with Section 36 of the Planning Act, R.S.O. 1990, Council may, in a by-law passed under Section 34, use the holding symbol "H" in conjunction with any use designation, to specify the use to which lands, buildings or structures may be put at such time as the holding symbol is removed by an amendment to the by-law.

Until such time as the holding symbol is removed, the by-law may permit an interim use. The interim use may include an existing use or another use which will not jeopardize the ultimate intended use. Any regulations applying to the lands during the period the holding provisions are in place may also be set out in the by-law. Any interim uses established shall be in accordance with the environmental policies set out in Section 3.4 herein.

- b) Any land within the Secondary Plan Area whether developed or undeveloped, may be subject to holding provisions for reasons set out in Section (c) below.
- c) A "Holding" zone category may be applied when the Town has determined that the development or redevelopment of lands for an intended use as permitted by this Secondary Plan is premature until certain requirements and conditions are fulfilled. Such requirements and conditions may include, but shall not be limited to, the following:
 - i) adequate water, sanitary, storm and/or transportation services and facilities as required are available to service the proposed development;
 - ii) development or redevelopment is appropriately phased;
 - iii) plans of subdivision, where required have been draft approved;

- iv) any adverse environmental effects, constraints, or requirements of this Plan have been resolved or fulfilled; and
 - iv) other requirements as set out elsewhere in this Secondary Plan.
- d) A by-law to remove the holding provisions may be passed only when the reason(s) for the use of the holding symbol no longer applies.

Notwithstanding the generality of the foregoing, in an area intended to be developed by means of plans of subdivision, the (H) holding symbol may be removed only after a plan of subdivision has been draft approved.

Where it is considered that a draft plan of subdivision is not required for the development of certain lands within an area intended to be generally developed, the (H) holding symbol may be removed when other requirements such as servicing, etc., have been satisfied and after the owner of the lands has entered into a site plan agreement(s) with the Town.

4.5 SITE PLAN CONTROL

All lands within the Secondary Plan Area shall be subject to the site plan control provisions of Section 41 of the Planning Act., R.S.O. 1990, in accordance with the policies of the Town of Aurora Official Plan.

4.6 DEVELOPMENT CHARGES

The Town may enter into "front ending" agreements contemplated in the DEVELOPMENT CHARGES ACT to provide for the construction and oversizing of services required to service lands external to this Secondary Plan Area.

5. INTERPRETATION

- 5.1 The provisions of the Official Plan, as amended from time to time, relating to Interpretation shall apply in regard to this Secondary Plan insofar as they affect the subject area.
- 5.2 Notwithstanding any other provisions contained elsewhere in the Official Plan, in the event of any apparent conflict or inconsistency between the provisions of this

Secondary Plan and the provisions of the Official Plan, the provisions of the Secondary Plan shall prevail.

- 5.3 All policies of this Secondary Plan must be considered together when determining conformity. Individual policies should not be read or interpreted in isolation, and at all times policies should be interpreted in a manner that has regard for the objectives and intent of this Plan as set out in Sections 2 and 3.1.1.

NOTE: The land use schedules for OPA 20 are kept up to date on Schedule “A” and “H” of the Consolidated Official Plan.