



## **TOWN OF AURORA**

### **OFFICIAL PLAN AND/OR ZONING BY-LAW AMENDMENT APPLICATION FORM**

#### **PLANNING AND DEVELOPMENT SERVICES**

##### **Development Planning Division**

Phone: 905-727-3123 ext. 4226

Fax 905-726-4736

E-Mail: [planning@aurora.ca](mailto:planning@aurora.ca)



**OFFICIAL PLAN AND/OR ZONING BY-LAW  
AMENDMENT APPLICATION FORM**

FOR OFFICE USE ONLY	
Application Received By:	
Application File Number:	Date Received:
Assigned Application File Name:	
Other Related Application Numbers on the Property:	
<b>Note: Zoning Proposals will not be assigned File Numbers until accepted by Council</b>	

Note: On June 27, 2017 Council approved Comprehensive Zoning Bylaw 600-17 for the Town. In consideration of Sections 34(0.0.1)( and 45(1.3)) of the Planning Act Council passed a Resolution stating:

“That, pursuant to Section 34 (10.0.0.2) of the Planning Act, Council declares that Industrial/Employment, Commercial and Institutional (ICI) By-law Amendment Applications be permitted.”

As such, any other class of Zoning Bylaw Amendment must first proceed to Council to determine by Resolution, if an Application can be submitted to the Town.

This Application Form is available in digital format on the Town’s Website under Planning and Development Services or please contact [planning@aurora.ca](mailto:planning@aurora.ca) via e-mail or by calling 905-727-3123 ext. 4226 for a copy. A processing fee in the amount specified on the Fee Calculation Worksheet shall be made payable to **The Town of Aurora (Cheque)**, and must be submitted with this Application Form. Please note that this fee is **non-refundable** regardless of the outcome pertaining to this request. Planning Application Forms will not be accepted unless the full Application Fee and required material is received.

The undersigned hereby applies to the Town of Aurora in respect to the lands hereinafter described for an Amendment to:

(Please check off relevant box or both boxes for joint Applications)

**THE OFFICIAL PLAN OF THE TOWN OF AURORA**

**ZONING BY-LAW NO. 2213-78**

**1. OWNER/APPLICANT/AGENT INFORMATION**

(Please list additional Property Owners on an attached schedule, if applicable)

Registered Owner(s) Shining Hill Estates Collection Inc.

Address 1500 Highway 7 West

City Vaughan Province ON



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Postal Code L4K 5Y4

Telephone [REDACTED]

Fax [REDACTED]

E-mail [REDACTED]

**Applicant(s)** Same  
(If different than above)

Address \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_

Postal Code \_\_\_\_\_ Telephone \_\_\_\_\_

Fax \_\_\_\_\_ E-mail \_\_\_\_\_

**Agent(s)** \_\_\_\_\_  
(Solicitor/Consultant, if applicable)

Contact Lincoln Lo, Malone Given Parsons Ltd.

Address 140 Renfrew Drive, Suite 201

City Markham Province ON

Postal Code L3R 6B3 Telephone 905-513-1070

Fax 905-513-0177 E-mail llo@mgp.ca

**2. SEND CORRESPONDENCE TO**

(Check off the appropriate box)

- OWNER    APPLICANT    AGENT    ALL

**3. LOCATION AND DESCRIPTION OF PROPERTY**

Municipal Address 162, 306, 370, 434 & 488 St. Johns Sideroad  
(If applicable)

Legal Description Part of Lot 86, Concession 1 (See Planning Opinion)

Other \_\_\_\_\_

Size of Property:



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Area 31.8 (hectares) 78 (acres)

Frontage ~265 (meters) ~875 (feet)

Depth ~400 (meters) ~1,300 (feet)

Existing width of abutting street 30 (meters) 98 (feet)

**4. CURRENT AND PROPOSED LAND USE**

All lands must be identified as to the proposed use. If additional space is necessary to accommodate all the required information, attach a separate schedule in the same format as this table.

Present Use of Property Residential (One Estate Dwelling)  
(Also list existing buildings)

Proposed Use of Property Residential, Institutional, Park and Natural Heritage System

Has there been an industrial or commercial use on the subject land or adjacent land?  Yes  No  
If yes, specify the uses

**5. PLANNING INFORMATION**

Current designation of the subject lands in the approved Town of Aurora Official Plan/Secondary Plan  
Existing Major Institutional, Suburban Residential (SR-1), Core Area Open Space and Supporting Area Open Space

Relevant Policy(s)  
See Planning Opinion

Current designation of the subject lands in the approved Regional Municipality of York Official Plan:  
Urban Area and Rural Area with a Regional Greenlands System overlay



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Relevant Policy(s)

See Planning Opinion

Is an Amendment required to the Regional Municipality of York Official Plan?

Yes  No

If yes, have any Applications been submitted to the Regional Municipality of York?

Yes  No

If an Application has been submitted, state the Application Number and/or Amendment Number

N/A

Current Zoning Rural (RU) and Rural - Oak Ridges Moraine (RU-ORM)

What are the relevant Zoning By-law Number or Numbers and Provisions?

Bylaw 6000-17 (See Planning Opinion)

Proposed Zoning of the subject lands

\*Detached Third Density Exception X\* (R3-X), \*Detached Fourth Density Exception X\* (R4-X), \*Second Density Apartment Residential Exception X\* (RA2-X), \*Institutional Exception X\* (I-X), \*Oak Ridges Moraine Environmental Protection Zone\* (EP-ORM) \*Environmental Protection\* (EP) and \*Public Open Space\* (O1)

List all Zoning Exceptions required

See Draft ZBA

Does the Official Plan Amendment Application

(Check off all relevant boxes)

Change  Replace  Delete and/or  Add Policies to the Official Plan

Proposed Official Plan/Secondary Plan Designation for the subject lands

Stable Residential, Suburban Residential (SR-1), Existing Major Institutional, Public Parkland,  
Environmental Protection, Core Area Open Space and Supporting Area Open Space

Relevant Policy(s)

See Planning Opinion



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Is the Amendment consistent with the Policy Statements issued under Section 3(1) of the Planning Act?  Yes  No

If no, indicate what studies or measures are being undertaken to ensure compliance with the Policy Statements: n/a

(Please note that Planning Justification and other studies will be required to demonstrate compliance with the Policy Statements such as the Oak Ridges Moraine Conservation Plan, Provincial Policy Statement, Places to Grow and other relevant legislation required.)

Is the property currently or proposed to be subject to any other Applications under the Planning Act (i.e., Plan of Subdivision, Minor Variance, Consent or Site Plan?)  Yes  No

If Yes, please state the Application File Number and the status Plan of Subdivision  
(Submitted concurrently)

The Applicant hereby acknowledges that a peer review may be conducted on specific reports filed with the Application, and that the costs for any peer review shall be paid by the Applicant.

**6. SUBJECT AND SURROUNDING LANDS**

What are the existing and proposed adjacent surrounding land uses?

North Future Residential

South St. John's Sideroad; Existing Estate Dwellings

East Environmental Lands

West Future Residential (Phase 2 Shining Hill Aurora)

Indicate whether any of the following land uses exist on or adjacent to the subject lands. (Complete all boxes)

	Yes	No
Land fill site (closed or operational)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial Use (past or present)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Agricultural operation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Active railway line within (300 meters)	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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Provincial Highway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland within (120 meters)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Key Natural Heritage and/or Hydrological Features on the ORM as per OPA 48 or ORMCP	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cultural Features, Natural features and water features such as forests, water courses, animal habitats and others as per Provincial Policy Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (List _____)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Are any portions of the subject lands located within the Generic Regulation Limits of a Conservation Authority?  
(Information available within Planning and Development Services or either of the Conservation Authorities)

Yes  No

Should any of the above categories be selected, please list the submitted studies required to demonstrate compliance with the Oak Ridges Moraine Conservation Plan, Provincial Policy Statement, Places to Grow and other relevant Legislated Requirements.

Comment ORM Conformity - See Planning Opinion

**7. ACCESS AND SERVICING FOR THE SITE**

**Access**

Is Access by a provincial highway, municipal road, or a right of way?

Yes  No

If Yes, provide details St. John's Sideroad

Has a proposed Access been discussed with either the Town of Aurora  Yes  No

Or the Regional Municipality of York  Yes  No



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If Yes to either, please provide details PreConsultation in February 2020

**Servicing**

Indicate proposed method of Servicing:

(a) Water Supply  Municipal (piped)  Private individual or communal well  
 Other - specify \_\_\_\_\_

(b) Sewage Disposal  Municipal (sewers)  Private individual system (*septic or holding tank*)  
 Other - specify \_\_\_\_\_

Has availability of connections and capacities for municipal servicing been discussed with the Town?  
 Yes  No

or with the Regional Municipality of York?  Yes  No

If the development is to be privately serviced, additional information must be provided in the form of a hydrogeological and geotechnical report or reports prepared to determine the feasibility of the proposed private service or services and the impact on ground water quality and quantity.

Have such studies been included with this Application Form?  Yes  No

**Storm Drainage**

A stormwater management report is required for all developments, outlining the means by which stormwater will be conducted both on-site and on adjacent lands. This report should also indicate the means by which erosion, siltation and sedimentation will be minimized both during and after construction.

Has such a report been prepared and provided to the Town?  Yes  No

Has such a report been prepared and provided to the Regional Municipality of York?  Yes  No

Has such a report been prepared and provided to the relevant Conservation Authorities?

- Toronto Region Conservation Authority  Yes  No
- Lake Simcoe Region Conservation Authority  Yes  No



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**Energy Efficiency**

Indicate how the plan(s) design optimizes the available supply, means of supplying, efficient use and conservation of energy?

The Draft Plan is designed to conserve energy through the orientation of buildings, and where possible uses on passive solar gains and accounts for prevailing wind patterns.

**Cultural Heritage and Archaeology**

Do the subject lands contain built heritage resources or cultural heritage landscapes?  Yes  No

Are there any known archeological sites on or adjacent to the subject lands?  Yes  No

Is the site within a Heritage Conservation District?  Yes  No

If Yes, please list the resources and indicate protection measures/supporting studies

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\*(Designated and Listed buildings and cultural landscapes are on the Municipal Heritage Register which can be verified with Planning and Development Services, Heritage Planning).

**8. COMPLETE APPLICATION**

When was the Pre-Consultation meeting held with Town Staff? February 13, 2020

Is the Pre-Consultation Meeting Checklist attached to this Application Form? Yes  No

Comment \_\_\_\_\_

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**9. FEE CALCULATION WORKSHEET**

Are the applicable fees attached?  Yes  No

Is the Fee Calculation Worksheet completed and attached?  Yes  No



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**AFFIDAVIT**

I/We Paul Bailey, Shining Hill Estates Collection Inc. of the Municipality of
In the Region of
solemnly declare that all the statements contained in this Application Form are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of <i>The Canada Evidence Act</i> .
SWORN before me at the (City/Town) <i>Vaughan</i> of (Municipality) <i>Vaughan</i>
in the (Region, if Applicable) <i>Region</i> of <i>York</i>
This <i>5<sup>th</sup></i> day of <i>MARCH</i> , 2021.
Owner/Agent or Applicant <i>Paul Paul</i> <i>SHINING HILL ESTATES COLLECTION INC</i>
<i>Salvatore Balsano</i>
Commissioner for Taking Affidavits, etc. <i>[Signature]</i>



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**AUTHORIZATION OF OWNER**

I/We, Paul Bailey, Shining Hill Estates Collection Inc.	
Hereby authorize (Name of Agent or person authorized to sign this Application Form) Lincoln Lo, Malone Given Parsons Ltd.	
to act as our Agent to sign this Application Form, to appear on my/our behalf at any hearing(s) in respect of the Application and to provide any information or material required by the Town in connection with this Application Form and I/We hereby authorize the Town to collect such information from my/our client.	
Address 162, 306, 370, 434 & 488 St. Johns Sideroad	
Legal Description Part of Lot 86, Concession 1	
Signature(s) of Owner(s)	
Name of corporation Shining Hill Estates Collection Inc.	
Name Paul Bailey	Title <i>VICE PRESIDENT</i>
Dated this <i>5<sup>th</sup></i> day of <i>MARCH</i> , 20 <i>21</i>	
Signing Officer Signature and Corporation seals, if applicable	
Per Name of corporation <i>SHINING HILL ESTATES COLLECTION INC.</i>	
Name <i>PAUL BAILEY</i>	Title <i>VICE PRESIDENT</i>
I/We have the authority to bind the corporation 	



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**PUBLIC RECORD NOTICE AND RELEASE**

**Public Record Notice:** Pursuant to the section 1.0.1 of the Planning Act, R.S.O. 1990, c. P.13, all information and material required in support of your Application will be made available to the public.

I understand and agree that my personal information, as well as any other information and material including, but not limited to, drawings, studies, plans, affidavits, etc., provided on this application form and/or required as part of this Application, may be used to create a record that is available to the general public and I do hereby authorize and consent to the release, disclosure, copying and distribution of any such information and/or material to any person or public body.

I also understand and agree that The Corporation of the Town of Aurora (the "Town") is not responsible for protecting and/or enforcing copyrights or any other intellectual property rights that might attach to any information or material provided or submitted as part of this application.

By signing below, I agree to the foregoing and I also agree to release, waive and forever discharge the Town from all actions, claims, demands, losses, costs, damages, suits, proceedings or liabilities whatsoever related to: (a) the collection, handling and release of any information provided on this form and/or required as part of this application; and (b) any copyright or intellectual property rights that might attach to any information or material submitted as part of this application.

  
\_\_\_\_\_  
Signature of Owner/Applicant or Agent

MARCH 5, 2020  
Date



**FEE CALCULATION WORKSHEET OFFICIAL PLAN & ZONING  
BY-LAW AMENDMENT APPLICATIONS**

THIS FORM MUST BE COMPLETED BY APPLICANT FOR CALCULATION OF FEES

BREAKDOWN OF FEES FOR OFFICIAL PLAN & ZONING BY-LAW AMENDMENT APPLICATIONS		
CALCULATIONS	TOTAL	
Official Plan Amendment (OPA):		
<input checked="" type="checkbox"/> a) Major Official Plan Amendment( <i>Note 1</i> )	\$ 22,023.00	\$ <u>22023</u>
<input type="checkbox"/> b) Minor Official Plan Amendment( <i>Note 2</i> )	\$ 12,498.00	\$ _____
PLUS:		
<input type="checkbox"/> Surcharge Fee prior to adoption of OPA.	\$ 5,569.00	\$ _____
If Applicable:		
<input type="checkbox"/> a) Revision Fee ( <i>Major</i> )	\$ 2,400.00	\$ _____
<input type="checkbox"/> b) Revision Fee ( <i>Minor</i> )	\$ 1,839.00	\$ _____
<b>TOTAL OFFICIAL PLAN AMENDMENT APPLICATION FEE</b>		
<small>Note<sup>1</sup>: Major Official Plan Amendment: An application that is significant in scale and scope which may have greater impact or policy implication beyond the subject lands. Such applications may include those relating to multiple properties; site specific proposals that represent large scale development/significant change in use; and, applications involving significant changes to the text/policies of the Official Plan.            Note<sup>2</sup>: Minor Official Plan Amendment: An application that is a small scale amendment to the Official Plan policies and designations having limited impact or policy implications beyond the subject lands</small>		
CALCULATIONS	TOTAL	
Zoning By-law Amendment (ZBA):		
<input checked="" type="checkbox"/> a) Major Zoning By-law Amendment( <i>Note 3</i> )	\$ 13,179.00	\$ <u>13197</u>
<input type="checkbox"/> b) Minor Zoning By-law Amendment( <i>Note 4</i> )	\$ 7,145.00	\$ _____
PLUS:		
If Applicable:		
<input type="checkbox"/> a) Revision Fee ( <i>Major</i> )	\$ 2,400.00	\$ _____
<input type="checkbox"/> b) Revision Fee ( <i>Minor</i> )	\$ 1,839.00	\$ _____
<b>TOTAL ZONING BY-LAW AMENDMENT APPLICATION FEE:</b>		
<small>Note<sup>3</sup>: Major Zoning By-law Amendment: An application that is significant in scale and scope which may have an impact beyond the subject lands. Such applications may include:            • An application relating to more than one property;            • A site specific applications, if considered to represent large scaled redevelopment;            • Significant change in use and/or zone category; or,            • An application involving significant changes to the development standards or general provisions of the bylaw.            Note<sup>4</sup>: Minor Zoning By-law Amendment: An application for minor and small scale zoning amendment having no significant impact on adjoining lands. Minor applications must be site specific and include:            • A request for additional permitted use, within an existing building or with no significant impact on existing development standards; and,            • Changes in development standards to accommodate a minor development or severance.</small>		
CALCULATIONS	TOTAL	
<input type="checkbox"/> Removal of Hold	\$ 4,519.00	\$ _____
PLUS:		
<input type="checkbox"/> Processing fee/surcharge prior to enactment of ZBA	\$ 5,569.00	\$ _____
<input type="checkbox"/> Temporary Use By-law	\$ 6,615.00	\$ _____
PLUS:		
<input type="checkbox"/> Processing fee/surcharge prior to enactment of ZBA	\$ 5,569.00	\$ _____
<input type="checkbox"/> Per Extension	\$ 6,615.00	\$ _____
For the Application file to be complete, the required Application Fee must be paid in <b>full</b> before any processing of the Application will commence.		
<b>TOTAL FEE AMOUNT:</b>		<b>\$ <u>35,220</u></b>

STAFF USE ONLY	
File Name: _____	File No.(s) _____
Property Address/Legal Description _____	
Related File(s) _____	
Official Plan Application General Ledger Number:	1-3-08101-1013 \$ _____
Zoning By-law Amendment Application General Ledger Number:	1-3-08101-1016 \$ _____
<b>VERIFICATION OF FEES:</b>	
Indicate Correct Total	\$ _____
Planner's Name _____	Date _____