



OFFICIAL PLAN

Town of Aurora | September 2010

Town of Aurora
Planning & Development Services department
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TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Purpose of this Plan	1
1.2	How this Plan was Developed	1
1.3	How to Read this Plan	2
2.0	THE VISION.....	3
2.1	Fundamental Principles	3
3.0	PROMOTING RESPONSIBLE GROWTH MANAGEMENT.....	7
3.1	Objectives	7
3.2	Community Structure	7
3.3	Accommodating Growth Projections	9
4.0	ENSURING DESIGN EXCELLENCE	14
4.1	Objectives	14
4.2	General Urban Design and Architectural Policies	14
4.3	Accessibility Policies	18
4.4	Public Art Policies	19
5.0	BUILDING A GREENER COMMUNITY.....	20
5.1	Objectives	20
5.2	Green Development and Design Standards	20
5.3	Alternative and Renewable Energy Policies	24
5.4	Waste Management Policies	24
5.5	Solid And Hazardous Waste Processing	26
5.6	Soil Pollution And Erosion Mitigation Policies	26
5.7	Noise And Air Pollution Mitigation Policies	27
6.0	PROVIDING A RANGE AND MIX OF HOUSING	29
6.1	Objectives	29
6.2	General Housing Policies	29
6.3	Affordable Housing	30
6.4	Built Form and Density Policies	32

The Town of Aurora Official Plan

6.5	Ground-Related Residential Uses	32
6.6	Multi-Unit Buildings	33
6.7	Apartment Buildings	33
6.8	Secondary Suites	33
6.9	Communal Housing	34
6.10	Live-Work Units	35
6.11	Housing for Seniors	35
6.12	Special Needs Housing	35
6.13	Home Occupations	37
7.0	PROVIDING APPROPRIATE COMMUNITY FACILITIES.....	39
7.1	Objectives	39
7.2	General Community Services Policies	39
7.3	Municipal Community Facilities	41
7.4	Elementary and Secondary Schools	41
7.5	Post-Secondary Institutions	44
7.6	Places of Worship	44
7.7	Child Care Facilities	45
8.0	PROTECTING STABLE NEIGHBOURHOODS	46
8.1	Stable Neighbourhoods Designation	46
8.1.1	Intent	46
8.1.2	Permitted Uses	46
8.1.3	Development Policies	47
8.1.4	Design Policies	49
8.2	Suburban and Estate Residential Policies	50
9.0	DEVELOPING VIBRANT NEW NEIGHBOURHOODS	54
9.1	General Policies for the Greenfield Residential Area Designation	54
10.0	ADVANCING THE ECONOMY	58
10.1	Economic Development Objectives	58
10.2	Economic Development Policies	58
10.3	Employment Areas	60
10.3.1	Objectives	60

The Town of Aurora Official Plan

10.4	General Employment Area Policies	61
10.5	Greenfield Employment Area Designation	63
10.5.1	Intent	63
10.6	General Industrial Designation	66
10.6.1	Intent	66
10.6.2	Permitted Uses	66
10.6.3	Development Policies	67
10.7	Light Industrial/Service Designation	68
10.7.1	Intent	68
10.7.2	Permitted Uses	68
10.7.3	Development Policies	69
10.8	Existing Employment – Brownfield Industrial	70
10.8.1	Intent	70
10.8.2	Permitted Uses	70
10.8.3	Development Policies	71
10.8.4	Special Policies	71
10.9	Major Institutional Designation	71
10.9.1	Intent	71
10.9.2	Permitted Uses	72
10.9.3	Development Policies	72
10.10	Commercial Areas	73
10.10.1	General Policies for Commercial Areas	73
10.10.2	Objectives	74
10.11	Major Retail Centre Designation	75
10.11.1	Intent	75
10.11.2	Permitted Uses	75
10.11.3	Policies	76
10.12	Community Commercial Centre Designation	77
10.12.1	Intent	77
10.12.2	Permitted Uses	77
10.12.3	Policies	78
10.13	Service Commercial Area Designation	81
10.13.1	Intent	81

The Town of Aurora Official Plan

10.13.2	Permitted Uses	81
10.13.3	Policies	82
10.14	Convenience Commercial Centre Designation	83
10.14.1	Intent	83
10.14.2	Permitted Uses	83
10.14.3	Policies	84
11.0	AURORA PROMENADE	87
11.1	Objectives	87
11.2	General Policies	88
11.3	Downtown Designation	89
11.3.1	Land Use Policies	90
11.3.2	Development Policies	91
11.4	Upper Downtown Designation	94
11.4.1	Land Use Policies	94
11.4.2	Development Policies	96
11.5	Downtown Shoulder Designation	97
11.5.1	Land Use Policies	98
11.5.2	Development Policies	99
11.6	Promenade General Designation	100
11.6.1	Land Use Policies	101
11.6.2	Development Policies	102
11.6A	Promenade General Site Specific Policy Area Designation	104
11.6A.1	Land Use Policies	105
11.6A.2	Development Policies	105
11.7	Promenade Focus Area Designation	105
11.7.1	Land Use Policies	105
11.7.2	Development Policies	107
11.8	Built Form Policies	109
11.9	Height and Density Bonusing	112
11.10	Policies for Public Open Space	114
11.10.1	Parkland Dedication	117
11.10.2	Cash-in-lieu of Parkland	118
11.11	Policies for the Street Grid/Development Blocks	118

The Town of Aurora Official Plan

11.12	Policies for Streets	119
11.13	Policies for Entryways	124
11.14	Policies for Parking	124
	11.14.1 Parking Requirements	125
	11.14.2 Cash-in-lieu of Parking	127
	11.14.3 Design Policies for Parking Lots/Facilities	127
	11.14.4 Drive-Thru Facilities	128
11.15	Policies for Signage and Lighting	129
11.16	Policies for Encroachments	130
11.17	Polices for Implementation	131
12.0	ESTABLISHING A LINKED GREENLANDS SYSTEM	133
12.1	Objectives	133
12.2	The Greenlands System	133
12.3	Public Parkland Designation	134
	12.3.1 Intent	134
	12.3.2 Permitted Uses	134
	12.3.3 Policies	135
	12.3.4 Public Parkland Components	136
	12.3.5 Design Policies for Public Parkland	138
12.4	Private Parkland Designation	140
	12.4.1 Intent	140
	12.4.2 Permitted Uses	140
	12.4.3 Policies	140
12.5	Environmental Protection Area Designation	141
	12.5.1 Permitted Uses	141
	12.5.2 Policies	143
12.6	General Environmental Protection Policies	145
	12.6.1 Policies	145
	12.6.2 Hazard Lands	150
	12.6.3 Forest Management Policies	152
	12.6.4 Endangered, Threatened and Special Concern Species and Their Habitats	153

The Town of Aurora Official Plan

13.0	CONSERVING CULTURAL HERITAGE RESOURCES	155
13.1	Objectives	155
13.2	General Cultural Heritage Policies	155
13.3	Policies for Built Cultural Heritage Resources	158
13.4	Policies for Cultural Heritage Landscapes	162
13.5	Policies for Heritage Conservation Districts	162
13.6	Policies for Archaeological Resources	165
13.7	Policies for Town-owned Cultural Heritage Resources	166
13.8	Policies for Heritage Cemeteries	167
14.0	PROVIDING SUSTAINABLE INFRASTRUCTURE	169
14.1	Objectives	169
14.2	Active Transportation Policies	170
14.2.1	General Transportation Policies	171
14.2.2	Policies for Roads	172
14.2.3	Design Policies for Roads	177
14.2.4	Policies for Commercial Traffic	178
14.2.5	Policies for Public Transit	178
14.2.6	Design Policies for Public Transit	179
14.2.7	General Policies for the Aurora Trail Network	180
14.2.8	Design Policies for the Aurora Trail Network	182
14.3	Sanitary Sewage and Water Supply Services	184
14.3.1	General Policies	184
14.3.2	Sewage and Water Allocation Policies	186
14.4	Wellhead Protection Areas	187
14.4.1	General Policies for Wellhead Protection Areas	188
14.5	Stormwater Management	189
14.5.1	General Policies for Stormwater Management Facilities	189
14.6	Utilities	192
14.6.1	General Policies for Utilities	192
14.6.2	Transmission Line Policies	193
14.6.3	Electric Power	194
15.0	INTERPRETING AND IMPLEMENTING THIS PLAN	195

The Town of Aurora Official Plan

15.1	Interpretation	195
15.1.1	Interpretation of Boundaries	195
15.1.2	Interpretation of Figures and Quantities	195
15.1.3	Official Plan Review Process	196
15.1.4	Amendments to this Plan	196
15.2	Implementation	198
15.2.1	Complete Applications	198
15.2.2	Special Study Area Plans or Secondary Plans	205
15.2.3	Implementing Zoning By-law	206
15.2.4	Interim Control By-Law	207
15.2.5	Temporary Use By-Law	207
15.2.6	Holding Zone	208
15.2.7	Non-Conforming Uses	209
15.2.8	Site Plan Control	210
15.2.9	Committee of Adjustment: Minor Variances	212
15.2.10	Subdivision Control	212
15.2.11	Consent	214
15.2.12	Maintenance and Occupancy By-Law	216
15.2.13	Community Improvement	217
15.2.14	Community Involvement	217
15.2.15	Sign By-Law	218
15.2.16	Tree By-Law	218
15.2.17	Soil Preservation By-Law	219
15.2.18	Fill By-Law	219
15.2.19	Future Enabling Legislation	219
15.2.20	Capitol Works	219
15.2.21	Public Works	219
15.2.22	Development Charges By-Law	219
15.2.23	Land Securement	220
15.2.24	Administrative Revisions to the Official Plan	221
16.0	SITE SPECIFIC POLICIES.....	223
17.0	GLOSSARY.....	262

1.0 INTRODUCTION

1.1 Purpose of this Plan

- a) The Official Plan is one of the Town of Aurora's primary tools to direct the actions of local government, shape development decisions and manage growth in the short and long-term. This Plan establishes the vision, corresponding principles and supporting policies to guide the Town's evolution and *development* to the year 2031, for all lands in the Town of Aurora.
- b) This Plan is written to direct change in accordance with Provincial and York Region policy, with a new emphasis on the *development* of a complete community, environmental responsibility, support for transit and the efficient use of *infrastructure*. This Plan is also written to guide the process of evaluating the suitability of land use and/or built form change through its policies and the subsequent planning approval process.
- c) When land use and/or built form change is proposed, this Plan is intended to provide clear direction to Council, both in general terms related to the long-term vision, as well as through specific policies through which to evaluate the appropriateness of change and the degree to which proposed changes are considered *compatible development* and are in the public interest.

1.2 How this Plan was Developed

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

continue to influence local planning decisions in the Town of Aurora. This Plan is intended to conform to all applicable Provincial and Regional legislation and policy directives in a way that reflects local circumstances and the direction of Council.

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

1.3 How to Read this Plan

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

2.0 THE VISION

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

A healthy, strong and complete community is designed for all stages of life and includes an array of jobs and investment opportunities, a full range of community services and amenities, opportunities for active and public transportation, and a broad mix of building and housing types. It also includes places to meet and build social connections and supports active and healthy lifestyle choices, while ensuring accessibility to all residents.

2.1 Fundamental Principles

- a) Principles are statements of intent that will guide the implementation of the policies of this Plan. They are considered crucial to the achievement of the long-term vision for Aurora. As such, this Plan is based on the following fundamental and interconnected principles:
 - i. **Promoting Responsible Growth Management** - It is the intent of this Plan to ensure that Aurora's growth is well planned and responsibly managed, consistent with Provincial and Regional growth management directives. Aurora must be planned to accommodate a *significant* amount of population and employment growth to the year 2031. Ultimately, the achievement of Aurora's long-term vision will be dependent on directing this projected population and employment growth to appropriate locations. This requires a deliberate, but balanced shift from an emphasis on lower density greenfield *development* to increased promotion of higher density forms of *development* and *intensification* in appropriate areas. Developing policies for directing and accommodating this growth is a key principle of this Plan.
 - ii. **Ensuring Design Excellence** - It is the intent of this Plan to ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new *development* and connected open

spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design and Aurora's continued evolution as a memorable and beautiful place.

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

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

- iv. **Providing a Range and Mix of Housing** - It is the intent of this Plan to ensure that Aurora's *development* includes a broad range of housing types, sizes, densities, designs, tenures and prices to meet the needs of the Town's current and future residents. Providing a range and mix of housing is one of the essential elements required to support a diverse population and a complete community.
- v. **Providing Appropriate Community Facilities** - It is the intent of this Plan to ensure the provision of appropriate community facilities and services. Community facilities serve as a community's foundation, providing essential support to its successful operation, ongoing *development* and vibrancy. The policies of this Plan seek to ensure Aurora's community services and facilities are developed to meet the needs of all residents and are consistent with the Town's objectives for becoming a healthy, strong and complete community.
- vi. **Protecting Stable Neighbourhoods** - It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's *existing* neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset

and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these *existing* neighbourhoods is protected from the negative impacts of potential incompatible *development* and growth pressures. Any infill that occurs must be compatible with the established community character.

- vii. **Developing Vibrant New Neighbourhoods** - It is the intent of this Plan to create well-designed, attractive and sustainable residential neighbourhoods within the greenfield areas that are integrated with the *existing* community in a logical, *compatible*, efficient and cost-effective manner. With the need to accommodate a *significant* number of new residents to the year 2031, the *development* of new greenfield residential neighbourhoods in Aurora is essential.
- viii. **Advancing the Economy** - It is the intent of this Plan to ensure the continued advancement of Aurora's economy. At a community level, economic development is a process that influences and shapes the growth of an economy and attempts to improve economic well-being through job creation, job retention, tax base enhancements and overall improvements to the quality of life of residents. This Plan seeks to promote economic *development* efforts to support a diversified economic base and well-defined commercial hierarchy, encourage a competitive business environment and ultimately advance and sustain Aurora's long-term economic prosperity.
- ix. **Building a Successful Downtown** - It is the intent of this Plan to build a successful, functioning and vibrant 'Aurora Promenade' as a vital component of the Town's economic health and identity. Successful downtowns function as civic and cultural amenities, tourist destinations, investment attractors and can contribute to the community's overall prosperity. Downtowns that are distinct and beautiful can be a tremendous source of civic pride and can shape the image of a community.
- x. **Establishing a Linked Greenlands System** - It is the intent of this Plan to protect and enhance the natural environment for current and future generations. Straddling the Oak Ridges Moraine and three large *watersheds*, Aurora's character is intrinsically linked to its diverse natural features and systems. This Plan seeks to protect

the natural environment and promotes the creation of a comprehensive and linked Greenlands system.

- xi. **Conserving Cultural Heritage Resources** - It is the intent of this Plan to promote the conservation and enhancement of Aurora's *cultural heritage resources*. *Cultural heritage resources*, whether they are buildings, monuments, landscapes, archeological sites, or districts, tell the story of a community's evolution and provide important visual reminders that can help to define a sense of place. This Plan seeks to ensure that Aurora's *cultural heritage resources* are *conserved* and enhanced to the long-term benefit of the community.
 - xii. **Providing Sustainable Infrastructure** - It is the intent of this Plan to ensure the provision of sustainable *infrastructure*. The Town's *infrastructure* system, including its transportation and pedestrian networks, transit system, sewer, water and stormwater systems and *utilities*, serve an essential role in a community's successful operation and ability to support *development*. The policies of this Plan seek to ensure Aurora's physical *infrastructure* is developed to meet the needs of all residents and are consistent with the Town's objectives for managed growth and sustainability.
- b) It is an objective of the Town to ensure that all new development occurs in a manner that protects people and property and prevents social disruption from natural hazards such as flooding and erosion. The public cost or risk to the municipality and its residents resulting from natural hazards should be avoided and minimized.

3.0 PROMOTING RESPONSIBLE GROWTH MANAGEMENT

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

3.1 Objectives

- a) Direct the Town's projected population and employment growth to appropriate locations to support the efficient use of land, resources and *infrastructure*;
- b) Promote higher density forms of *development* and *intensification* in appropriate areas; and,
- c) Ensure that *development* results in vibrant and complete communities.

3.2 Community Structure

- a) Schedule 'A' – Community Structure, establishes a comprehensive framework for guiding growth in Aurora. Specifically, it delineates the principle components of the planned community structure and the key areas that will play a *significant* role in directing and managing Aurora's growth to the year 2031. These structural elements form the basis of the land use designations and the policies of this Plan:
 - i. Greenlands System – areas consisting of environmental and open space areas that will be protected from the encroachment of urban *development*. The Greenlands System includes an array of *significant* natural heritage features and parks and open space systems within three main land use designations including Private Parkland, Public Parkland and Environmental Protection Areas;
 - ii. Rural/Oak Ridges Moraine – consists of the *existing* rural/agricultural area of the Town. These lands are expected to remain as integral components of the *existing* rural/agricultural community, and it is not anticipated that these *existing* uses will be converted to other uses during the 2031 planning horizon;

- iii. Stable Neighbourhoods – consists of *existing* residential neighbourhoods that, through the policies of this Plan, will be largely protected from the impacts of new *development*. Infill *development* and other forms of *intensification* will be restricted within Stable Neighbourhoods;
- iv. *Existing* Commercial Areas - consists of *existing* commercial *development* areas that, through the policies of this Plan, are not expected to accommodate *significant* expansion through *intensification*. Further, it is not anticipated that these *existing* uses will be converted to other non-commercial uses during the 2031 planning horizon;
- v. *Existing* Employment Areas - consists of *existing* business parks and industrial areas that are designated 'Existing Employment – General Industrial' and 'Existing Employment – Light Industrial/Service and, through the policies of this Plan, are expected to hold out vacant lands but are not expected to accommodate *significant* job-expansion through *intensification*. Further, it is not anticipated that these *existing* areas will be converted to other non-employment generating uses during the 2010 to 2031 planning horizon;
- vi. *Existing* Major Institutional Areas - consists of *existing* *institutional* uses that, through the policies of this Plan, are not expected to accommodate *significant* expansion through *intensification*. Further, it is not anticipated that these *existing* uses will be converted to other non-*institutional* uses during the 2031 planning horizon;
- vii. The Aurora Promenade - consists of the Yonge Street and Wellington Street Corridors and the GO Rail Station, all of which have been identified as strategic areas planned to accommodate new growth through *intensification*;
- viii. Greenfield Residential Areas - consist of primarily vacant lands that will be planned to accommodate new residential growth during the 2031 planning horizon. Some of these lands are subject to *existing*, approved Secondary Plans;
- ix. Greenfield Employment Areas - consist of primarily vacant lands that will be planned to accommodate new employment lands employment growth during the 2031 planning horizon. Some of these lands are subject to

existing, approved Secondary Plans. Further, it is not anticipated that these lands will be converted to other uses during the 2031 planning horizon; and,

- x. Suburban and Estate Residential Areas are low density residential areas.
- b) Schedule 'A' – Community Structure, also identifies several boundary lines that will play *significant* roles in managing growth within Aurora to the year 2031. They include:
 - i. The *Built Boundary* – this boundary line identifies the primary areas of *existing development*, or *built-up area*, as of June 16, 2006. All new rows and apartments within this line is regarded as *intensification*, while *development* outside of this line is considered greenfield *development*; and,
 - ii. Oak Ridges Moraine Boundary – this boundary line delineates the limits of the Oak Ridges Moraine, a major Provincial landform containing *significant* ecological and *hydrological features* and functions. All planning and development decisions for lands within this boundary must conform to the Oak Ridges Moraine Conservation Act, 2001 and the Oak Ridges Moraine Conservation Plan.

3.3 Accommodating Growth Projections

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

Table 1: Town of Aurora Population and Employment Forecasts

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

- b) Proper planning and management of future growth must seek to ensure that ongoing change results in positive physical, social, public health, economic and environmental benefits to the community. In this regard, this Plan will promote a more

sustainable development pattern that focuses on *intensification* in strategic areas, protection of *existing* stable neighbourhoods, the revitalization of the Aurora Promenade and the efficient use of the Town's remaining greenfield lands.

- c) This Plan will also aim to address other needs and challenges facing the Town of Aurora, such as providing a greater range of housing opportunities, strengthening the local economy, support for planned transit facilities and preserving the Town's rich natural and cultural heritage.
- d) It is the intent of this Plan that growth shall occur in an orderly and phased manner. Primary factors to consider in this regard include:
 - i. The integration of new *development* in accordance with the planned community structure of the Town of Aurora resulting in a more contiguous, connected and *compact urban form*;
 - ii. The provision of adequate municipal services (water, sewer, stormwater), as determined by the authority having jurisdiction, to accommodate the proposed growth in a cost efficient manner, and the ability of new growth to facilitate the provision of municipal services where they are required;
 - iii. The provision of adequate transportation facilities, as determined by the authority having jurisdiction, and the availability of adequate capacity on the *existing* and planned road network;
 - iv. The provision and adequacy of social services, recreational facilities and other community services;
 - v. The provision of adequate utility services (gas, hydro, communications/telecommunications) to accommodate the proposed growth in a cost effective and efficient manner; and,
 - vi. If one or more of these factors cannot be addressed satisfactorily, the processing and/or approval of development *applications* may be held in abeyance or deferred, until an appropriate service level or facilities can be provided.

- e) Based on the Town's 2009 population of approximately 58,920 persons which includes existing and planned population (based on designated and draft approved units), there is a need to accommodate approximately 13,150 new residents to the year 2031. This amount recognizes the persons per unit decline in the existing base population from 2006 to 2031 and other factors as outlined within the "Growing Aurora" background report, dated January 2011, and thus is not a straight subtraction of 58,920 from 70,200. This projected new population growth shall be accommodated by a combination of *intensification* and new *development* within the identified Greenfield Residential Areas. It is the intent of this Plan to allocate new population growth, as follows:
- i. Approximately 34 percent of new residential growth, being approximately 4,470 persons, is to be accommodated through *intensification*. Residential *Intensification* growth will be accommodated within the defined *Built Boundary* as follows:
- The Aurora Promenade shall accommodate approximately 4,120 new residents; and,
 - Within the Stable Neighbourhoods, new residential *development*, of approximately 350 persons, is to be accommodated through new *Secondary Suite* units;
- ii. Approximately 66 percent of new residential growth, being approximately 8,680 persons, is to be accommodated within the identified Greenfield Residential Area. All new residential greenfield *development*, not approved prior to the adoption of this Plan, will be accommodated within Area 2C, west of Leslie Street, as identified on Schedule 'B'. This area will also be planned to accommodate approximately 250 new population-related jobs. *Development* within the Residential Greenfield Area of the Area 2C Secondary Plan shall achieve a minimum gross density of 50 persons and jobs per hectare.
- f) Based on the Town's current employment base of 21,350 in 2009, there is a need to accommodate approximately 12,850 new jobs to the year end 2031. This amount factors in growth and declines between 2006 and 2009 as outlined within the "Growing Aurora" background report. Aurora's projected new employment growth shall be accommodated by a combination of new greenfield

development and *intensification* of *existing* designated employment areas. New Employment development within Greenfield areas must be planned to achieve a minimum gross density of 40 jobs per hectare. It is the intent of this Plan to allocate new employment growth, as follows:

- i. approximately 2,640 jobs are to be accommodated through the *intensification* of *Existing* Employment Areas and development of vacant designated lands. Employment *intensification* will be accommodated as follows:
 - The *Existing Employment area* adjacent to Industrial Parkway will continue to function as an important employment area. It will be planned to accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of *existing* employment uses;
 - The *Existing Employment area* located at the intersection of St. John's Sideroad and Bayview Avenue will continue to evolve as a retail and employment node. It will be planned to accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of existing employment uses;
 - The Aurora Promenade may accommodate additional employment growth under this Plan. At a minimum, *development* within The Aurora Promenade must ensure that the number of jobs are retained at present levels; and,
 - During the period of 2006 to 2009 there were many new jobs created however within existing older employment areas there were approximately 1,150 jobs lost. It is anticipated that all of the lost jobs will be re-accommodated within the existing land base by the year 2031.
- ii. Approximately 9,310 jobs are to be accommodated within the identified Greenfield *Employment area* to the year 2031. New employment growth within the Greenfield Employment Areas will be accommodated as follows:
 - Area 2C, east of Leslie Street, as shown on Schedule 'B' is to be planned to accommodate approximately

4,950 jobs (The 2C secondary Plan provides for a range of employment jobs and the 4,950 represents medium for such range). All new employment *development* within this area must be planned to achieve a minimum gross density of 40 jobs per hectare; and,

- All other Greenfield Employment Areas are to accommodate approximately 4,360 new jobs.
- iii. In addition, it is anticipated that approximately 900 additional home based jobs will be created within the existing land base.

4.0 ENSURING DESIGN EXCELLENCE

Excellence in community design is essential in creating a vibrant and attractive community for its residents, businesses and visitors. The policies of this Section promote *compatible development* through high quality urban design and architecture in order to enhance the comfort, safety, accessibility and aesthetics of the built and natural environments of Aurora.

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

4.1 Objectives

- a) Adopt urban design guidelines that assist *development, redevelopment* and rehabilitation to provide diversity, amenity, comfort, safety and compatibility with the existing community.
- b) Encourage attractive and safe public spaces, as well as quality streetscapes, entryways to the community, vistas, and heritage areas.
- c) Enhance the visual asset of Aurora's Greenlands system.

4.2 General Urban Design and Architectural Policies

- a) New *development, redevelopment*, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.
- b) Urban design should relate to the way the environment is experienced:
 - i. Environments through which people travel with cars at relatively high speeds allow for simple, large scale, clear visual statements. In these areas, extra care with the design and inclusion of active transportation and transit routes is required.
 - ii. Environments in which people move and spend time on foot allow for smaller scale, detailed, interesting and diversified visual design statements.

- c) Council shall support urban design which:
 - i. reconciles compatibility with diversity; and,
 - ii. avoids both monotony and harsh contrasts.
- d) New residential *development* should provide both the appropriate private and social context for healthy human environments. These consist of:
 - i. safety, and audio and visual privacy in subdivision design, layout, amenity spaces as reflected in municipal building, landscaping and maintenance standards; and,
 - ii. a supportive social fabric through a range of dwelling types, street orientation, and neighbourhood support services.
- e) Council has designated the planning area for site plan control under Section 41 of the Planning Act. This section allows Council to regulate conceptual design of buildings, the layout, massing, exterior and public access areas to ensure the comfort and safety of users. In most instances, single detached and semi-detached dwellings shall be exempted.
- f) To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following urban design approaches should be implemented:
 - i. *Development* should encourage:
 - sun penetration on outdoor spaces such as sidewalks, streets, parks and court yards;
 - a micro climate which prevents wind tunnels and shelters against cold northerly winds;
 - access to historic areas by walking, cycling and transit; and,
 - practices that would mitigate local heat island effects such as the incorporation of green or white roofs, strategic planting of shade trees, and the use of light coloured paving materials.

- ii. Facade treatment should encourage:
 - elements of interest such as displays;
 - well designed street furniture and landscaping;
 - a variety of textures and colours on walls and walkways;
 - human scale *development* that ensures people at grade do not feel over-powered by the built environment; and,
 - open balconies on upper floors overlooking streets especially in mixed use areas and residential projects.
- iii. Pedestrians shall be protected from inclement weather with canopies or arcades at building entrances and along store fronts.
- iv. Upper storeys of larger buildings may require stepbacks to achieve:
 - human scale buildings;
 - vistas to heritage *sites*;
 - harmony with natural contours; and,
 - diversity of scales without harsh contrast and monotony.
- v. Landscaping and underground wiring may be required to enhance public vistas in visually *significant* areas.
- vi. Council may require utility providers to consider innovative methods of containing utility services on or within streetscape features such as entryway features, light standards, transit shelters, etc., when determining appropriate locations for larger utility equipment and/or utility clusters.
- vii. In older sections of the community, Council may undertake *tree* planting, maintenance and renewal while in new areas

developers shall undertake a street *tree* planting programme in accordance with municipal standards.

- viii. All new parking shall be located at the rear of buildings. In areas that have already been developed, parking in front shall be encouraged to:
- be screened by landscaping;
 - allow for visibility of store fronts from the street by limiting the depth of front parking areas;
 - not create large gaps between developments;
 - allow for substantially uniform setbacks from the street;
 - minimize conflict with pedestrian circulation; and,
 - be coordinated with adjacent commercial developments.
- ix. Non-residential uses shall be screened from abutting residential uses where residential uses exist or are planned and the non-residential use does not exist or requires an Official Plan Amendment.
- x. Unsightly *site* elements such as loading, parking, refuse storage areas and transformers shall be screened to ensure the amenity of adjacent areas.
- xi. Visual screens may consist of landscaped buffer areas with grass strips, *tree(s)*, shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility or compromise the sense of safety.
- xii. In order to mitigate the visual impact of roof top mechanical equipment (other than solar panels), such equipment shall be:
- placed in locations that eliminate their visibility; and/or,
 - screened by raised parapets that complement the building design, material and colour; and/or,

- placed in specially designed enclosures that complement the building design, material and colour.
- xiii. Council may require special urban design studies for development proposals to ensure the special requirements are met at Entryway locations.
- g) All new development applications shall demonstrate that the development meets or exceeds the York Region Transit-Oriented Development Guidelines.
- h) New development shall incorporate parking management policies and standards that:
 - i. reduce minimum and maximum parking standards based on proximity to transit;
 - ii. include shared parking requirements where appropriate;
 - iii. include site designs which orient main building entrances towards the street and do not permit surface parking between the main building entrance and the street;
 - iv. allow for surface parking to be redeveloped to structured/underground parking; and
 - v. identify preferential locations for carpooling and car-sharing spaces.

4.3 Accessibility Policies

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

- a) All new *development* shall be developed with regard to the Province's Accessible Built Environment Standard, as it evolves.
- b) The Town shall comply with the Province's *Accessibility for Ontarians with Disabilities Act (AODA)* and all associated regulations.
- c) Council shall work with other government agencies and the private sector to promote the achievement of accessibility objectives and standards in accordance with the *Accessibility for Ontarians with Disabilities Act, 2005*.
- d) All new development will be designed to facilitate accessible and integrated public transit for people with disabilities.

- e) Council shall encourage the inclusion of accessibility features into major renovation and/or redevelopment projects.

4.4 Public Art Policies

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

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

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

- a) Council will promote the creation of public art that reflects the Town's cultural diversity and heritage by:
 - i. encouraging public art initiatives on properties under the jurisdiction of the Town;
 - ii. encouraging the inclusion of public art in all *significant* public and private sector developments; and,
 - iii. promoting the concept of and actively soliciting gifts of cash grants and gifts in-kind to the Town to implement public art initiatives;
 - iv. requiring that 1% of the capital budget for all major Regional and local municipal buildings be dedicated to public art.
- b) Council may consider the establishment of a Public Art and Cultural Advisory Committee to promote public art, manage the Town's public art reserve fund and develop a Town-wide public art strategy, including, but not limited to, a Public Art Master Plan and public art acquisition policies and/or guidelines.

5.0 BUILDING A GREENER COMMUNITY

This Section establishes policies that promote green building technologies, renewable and alternative energy options, waste management efforts and other sustainable design options for *development* with the aim of supporting the Town's objectives for a healthy, vibrant and sustainable community.

5.1 Objectives

- a) Demonstrate leadership in sustainable forms of *development* and green technologies.
- b) Encourage development proposals that include energy efficient neighbourhood and/or building design and practices in all new *development*.
- c) Establish made-in-Aurora green *development* and design standards that apply to all public and private sector developments.
- d) Control and, where possible, eliminate water, soil, noise and air pollution to safeguard the natural and human environment.
- e) Reduce per-capita consumption of energy, water, land and other non-renewable resources.
- f) Reduce per-capita generation of stormwater run-off, sanitary sewage and solid and *hazardous waste*.
- g) Develop policies and programs designed to reduce per-capita greenhouse gas emissions by two-thirds by 2031.
- h) Develop policies and programs designed to reduce greenhouse gas emissions in industrial, commercial and institutional sectors.

5.2 Green Development and Design Standards

- a) Council, through consultation with key stakeholders, shall develop Green Development and Design Standards to ensure that the vision and policies of this Plan are achieved through the development process.
- b) The Green Development and Design Standards shall be used to evaluate *development applications* and prioritize development approvals.

- c) All *development* shall meet the minimum standards established by the Green Development and Design Standard upon coming into effect.
- d) The Green Development and Design Standards shall be implemented through an Official Plan Amendment.
- e) Development *applications* that have received required approvals prior to the adoption of this Plan or in advance of Council adoption of more specific Green Development and Design Standards are encouraged to demonstrate a commitment to achieving the Town's Building a Greener Community objectives, as per Section 5.1 of this Plan, and must conform with related standards established by the York Region Official Plan.
- f) The Green Development and Design Standards shall be comprised of, but not limited to, the following elements and initiatives that contribute to sustainable community design and green *development*:
 - i. minimum standards for energy efficiency in building design;
 - ii. standards for community design, including but not limited to, compact forms of *Development*, transit oriented *Development* and active transportation, in accordance with the vision and policies of this Plan;
 - iii. design standards to maximize solar gains and facilitate future on-site solar energy technologies;
 - iv. design measures to facilitate future on-site renewable energy and/or energy recovery systems;
 - v. minimum standards for water conservation, including rainwater harvesting, in all buildings and landscaping;
 - vi. green building material requirements to promote durability, resource reuse and renewable resource use;
 - vii. design measures to facilitate the future installation of plug-ins/outlets for electric vehicles;
 - viii. requirements for green and/or white roofs into building design;

- ix. requirements for Dark Sky compliant practices for exterior lighting;
 - x. minimum standards for waste reduction and diversion in the construction process;
 - xi. design standards for permeable surfaces, including permeable driveways and parking areas; and,
 - xii. landscape design standards to promote water efficient, drought resistant landscaping and the elimination of pesticide/herbicide use, including the use of native plants and xeriscaping.
- g) The Green Development and Design Standards shall be reviewed and revised periodically to respond to technological advancements, design innovations and relevant regulatory changes. An Amendment to this Plan shall not be required to implement the results of the review, unless the intent and/or objectives of this Plan are affected.
- h) Council will promote and encourage the use of recognized and accredited third-party certification for all new *development*, including LEED and EnergyStar.
- i) Council shall commit to targeting LEED Silver certification, or equivalent standard, for all new municipal buildings and projects.
- j) Council shall encourage the following efficiency standards for new buildings:
- i. 20% greater water efficiency than the Ontario Building Code;
 - ii. Grade related (3 storeys or less) residential buildings achieve performance level that is equal to a rating of 83 or more when evaluated in accordance with Natural Resources Canada's EnerGuide for New Houses: Administrative and Technical Procedures;
 - iii. Mid and high-rise residential (4 storeys and greater) and non-residential buildings be designed to achieve 40% greater efficiency than the Model National Energy Code for Buildings; and,

- iv. Industrial buildings be designed to achieve 25% greater energy efficiency than the Model National Energy Code for Buildings.
- k) Council shall encourage the achievement of greater energy and water efficiency in all new buildings, beyond the above minimum requirements.
- l) Council shall have regard for York Region's sustainable development programs, which provide servicing allocation incentives to developments that meet specific sustainable development criteria. This policy is not intended to supersede the Servicing Allocation Policy of the Town of Aurora and all of the criteria of said policy shall remain applicable. In the case of a conflict, the Servicing Allocation Policy of the Town of Aurora shall apply..
- m) Council shall require the installation of rainwater harvesting and re-circulation/reuse systems on all new residential buildings for outdoor irrigation and outdoor water use.
- n) Council shall encourage plans and building designs that maximize solar gains and that buildings be constructed in a manner that facilitates future solar installations (i.e. solar ready).
- o) Council shall encourage the retrofitting of existing buildings to the standards noted in 5.2.j.
- p) Council shall review the green building policies in this Plan as building standards and green building technologies, design approaches, and regulatory standards evolve.
- q) Development applications shall conform with the sustainable building policies contained in the York Region Official Plan, including working to achieve the following energy efficiency and water conservation standards:
 - i. Grade-related (3 storeys or less) residential buildings achieve a minimum performance level that is equal to an ENERGY STAR® standard;
 - ii. Mid- and high-rise (4 storeys and greater) residential and non-residential buildings, with the exception of industrial buildings, shall be designed to achieve 25% greater energy efficiency than the Model National Energy Code for Buildings;
 - iii. Designed to maximize solar gains and be constructed in a manner that facilitates future solar installations (ie solar ready);

- iv. To work with the development community to achieve 10% greater water conservation than the Ontario Building Code for all new buildings.
- r) Council shall address the effects of climate change by:
 - i. working to understand the impacts of climate change on the health and well-being of residents; and
 - ii. requiring that communities are designed to be more resilient to the effects of climate change.
- s) Council shall encourage building designs that contribute to improved indoor air quality.

5.3 Alternative and Renewable Energy Policies

- a) Council shall promote best practices and innovation in energy conservation and *renewable energy systems*.
- b) Council shall work with the Region, local utilities and other stakeholders to advance energy conservation, demand management and local generation efforts, as well as the development of *renewable energy systems*.
- c) Council, in coordination with the Province, York Region and other stakeholders, shall investigate suitable criteria for the construction and use of *renewable energy systems* in Aurora.
- d) Council may permit on-site alternative energy systems for residential, commercial, institutional and industrial buildings and work with the Region to develop associated design requirements.
- e) Council shall review the alternative and renewable energy policies in this Plan as energy standards and technologies for alternative energy systems and *renewable energy systems* evolve.
- f) Council shall prepare a Town-wide Community Energy Plan to detail energy use requirements and establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems, and will ensure that communities are designed to optimize passive solar gains.

5.4 Waste Management Policies

- a) Waste management policies for the Town of Aurora shall be consistent with the policies of the York Regional Official Plan, including:
 - i. encouraging the reduction and diversion of construction and demolition waste from landfill to meet or exceed the Region's diversion targets; and,
 - ii. coordinate waste collection and diversion responsibilities with York Region;
- b) Co-operate with York Region to manage solid waste disposal to minimize detrimental impact on the environment and *adjacent land* uses.
- c) Encourage and promote alternative waste management such as source separation and resource recovery at the processing stage, whenever economically and technically feasible.
- d) Council shall prepare a Town-wide Community Energy Plan to detail energy use requirements and establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems, and will ensure that communities are designed to optimize passive solar gains.
- e) To encourage existing multi-unit residential buildings to participate in three-stream waste collection.
- f) Assist and encourage residents' efforts to compost, reduce, reuse, repair and recycle.
- g) Encourage industries to co-operate with the policies in this section, and to trade waste recovery products.
- g) Areas indicated on Schedule 'E' as waste disposal *sites* may permit uses indicated on Schedule 'A', subject to written approval by the Minister of the Environment. Such approval requires:
 - i. meeting the provisions of the Environmental Protection Act, and,
 - ii. studies of gas leachate, hydrogeology, structural stability, safety and integrity of proposed structures; these studies must be carried out by a qualified engineer and must show to the satisfaction of the municipality and the Ministry of the

Environment that the proposed *development* is *compatible* and safe.

- i) Before approving any development *application* in or within the potential pollution radius of a known waste disposal *site*, Council shall:
 - i. consider the need for a waste disposal assessment to evaluate gases leachate and hydrogeology in the *site*;
 - ii. consult with and seek approval from the Ministry of the Environment as to the appropriateness of the proposed *development*, its use(s) and densities;
 - iii. require control measures, recommended by the Ministry of the Environment, to be implemented prior to or at the time of construction; and,
 - iv. ensure that urban design, subdivision lay-out and landscaping shall aim to retain existing topography and vegetation by minimizing alterations to contours and by encouraging landscaping which utilizes native vegetation.
- j) Notwithstanding any other policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, and the corresponding policies of the Town.

5.5 Solid And Hazardous Waste Processing

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

5.6 Soil Pollution And Erosion Mitigation Policies

- a) Council shall strive to prevent soil pollution through:
 - i. prohibition of dumping or outside storage of *hazardous wastes*;
 - ii. high quality public and private sanitary sewer systems and their maintenance in accordance with requirements of the Ministry of the Environment, Ministry of Natural Resources, the relevant Conservation Authority and, where applicable, York Region Medical Officer of Health;

- iii. introduction of improved technology in this field;
 - iv. increasing public awareness of the effects and reduction in use of pesticides, insecticides, fertilizers, de-icing agents in private and public open spaces, such as along roadsides, on farms, golf courses and in gardens;
 - v. regulating or prohibiting the placing or dumping of fill and alternations to the grade of the land in accordance with the Town's Fill By-law; and
 - vi. that where a site requires a fill permit by the Town, the landowner may be required to provide financial guarantees to ensure that groundwater or adjacent Regional or private well supplies will not be contaminated. Further, the landowner shall be required to retain an on-site environmental inspector to ensure that all fill materials are appropriate.
- b) Where contamination has occurred, Council shall, in consultation with the appropriate Ministries, Conservation Authorities and the York Region Medical Officer Health:
- i. determine the exact nature and extent of contamination;
 - ii. request the use of municipally piped water in and adjacent to contaminated areas; and,
 - iii. prohibit any new development proposals with private wells.
- c) Council shall strive to prevent soil erosion through such measures as:
- i. requirement of a permit under the Aurora Topsoil Preservation By-Law before any vegetation or soil may be removed; and,
 - ii. *forest management* policies as outlined in Section 12.6.3.

5.7 Noise And Air Pollution Mitigation Policies

- a) Proposed developments adjacent to or near any sources of noxious noise, will require a Noise Attenuation Study. Where required, methods of noise abatement measures, according to standards of the Ministry of the Environment and/or the Town of

Aurora, shall be part of site plan agreements and subdivision plans. A Noise Attenuation Study may be required at the time of *application* for *development, redevelopment* or subdivision approval. Noise abatement measures shall include:

- i. road or building lay-out which increases the distance between noise sources and residential or other proposed uses; and/or,
 - ii. community design measures that help attenuate noise; and/or,
 - iii. location and landscaping of open spaces; and/or,
 - iv. sound attenuating walls, berms, double or triple glazed windows and/or central air conditioning.
- b) A noise and vibration study shall be required for all *development* where they are located within 300 metres of a rail right-of-way. The noise and vibration study shall ensure appropriate noise and vibration mitigation measures are enforced to ensure Provincial and/or Council regulations are possible and achieved.
- c) Any development application within 300 metres of a rail line shall provide evidence that the requirements of the appropriate rail company have been met.
- d) Council may establish higher standards for the abatement of noise, vibration, odour, dust and/or other noxious impacts associated with certain land uses, than exist in Provincial regulations. These higher standards shall be appropriately mitigated, and enforced through the provisions of the Zoning By-law and/or through subdivision and/or through Site Plan Agreements.
- e) Council shall require health, environmental and cumulative air quality impact studies that assess the impact on human health for development with significant known or potential air emission levels near sensitive uses such as schools, daycares and seniors' facilities.
- f) Sensitive uses such as schools, daycares and seniors' facilities shall not be located near significant known air emissions sources such as controlled access provincial 400-series highways.

6.0 PROVIDING A RANGE AND MIX OF HOUSING

An appropriate range and mix of housing types and densities are required to meet the needs of current and future residents. In addition to the more conventional housing types such as single detached dwellings and townhouses, the provision of an appropriate range of housing includes buildings geared to seniors, as well as emergency shelters, *affordable housing* and *special needs housing*. The provision of a range of housing types, tenures and forms enables people to live in the community as they progress through the stages of life. The policies of this section are intended to identify the range and mix of housing opportunities that will be accommodated in appropriate locations throughout the Town.

6.1 Objectives

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

6.2 General Housing Policies

- a) Council recognizes that the number of residential *dwelling units* required to meet the long-term needs of the Town's population could vary over time due to market and demographic factors. Accordingly, this Plan shall not prescribe the mix of housing types to be developed in the Town, providing the other policies of this Plan are attained.
- b) Council shall endeavour to ensure an adequate supply of housing by:
 - i. maintaining a minimum 10-year supply of land designated for residential *development* through *intensification* and *redevelopment* and in *Designated Greenfield Areas*; and,
 - ii. maintaining a minimum 3-year supply of registered and draft approved plans of subdivision, condominium plans and/or site plans, subject to the availability of sewage and water capacity and other necessary services/*infrastructure*.

- c) That the distribution of new housing units shall be consistent with the growth management provisions set out in Section 3 of this Plan.
- d) The construction of new rental housing units with a full mix and range of unit sizes, including family-sized and smaller units, is encouraged and supported in appropriate locations.
- e) The reduction of rental housing by demolition and/or conversion to condominium or non-residential use is discouraged and shall not be permitted if such demolition or conversion would result in a rental vacancy rate of less than 3 percent in the Town.
- f) That changes to this Plan or the Zoning By-law that would have the effect of reducing the density of a *site* in areas that have been approved for medium or high density *development*, shall be prohibited unless the need has been demonstrated through a municipal comprehensive review .

6.3 Affordable Housing

- a) It is the requirement of this Plan that a minimum of 25 percent of all new residential *development* meet the definition of *affordable housing*. *Affordable housing* may be achieved by:
 - i. promoting higher density housing forms, where housing is more affordable due to reduced per unit land costs;
 - ii. building smaller units, where housing is more affordable due to lower *development* and/or *redevelopment* costs;
 - iii. applying government grants and/or subsidies, including land dedication, that will reduce overall development costs; and,
 - iv. encouraging the *development* of secondary *dwelling units*, subject to Section 3.2 of this Plan.
- b) Council will encourage the *development* of housing that is affordable for *low and moderate income households* or individuals. In order to provide opportunities for *affordable housing* units, Council may consider:
 - i. relief from municipal permits or development fees;

- ii. streamlining and prioritizing development approvals that meet the Town's objectives for *affordable housing*;
 - iii. maintaining an ongoing inventory of potential and appropriate *sites* for the purposes of developing *affordable housing*;
 - iv. giving priority to the *development* of *affordable housing* when disposing of municipally-owned surplus lands; and,
 - v. working with and supporting community groups in their efforts to obtain funding allocations for community-based *affordable housing* initiatives.
- c) Working with the Region, the private sector and other stakeholders, Council may consider innovative financial arrangements and/or other tools or mechanisms to encourage and support the *development* and maintenance of non-profit and *affordable housing*, such as:
 - i. height and/or density bonusing, under Section 37 of the Planning Act;
 - ii. Community Improvement Plans; and,
 - iii. waiving or reducing the local component of development charges.
- d) Council will work with other government agencies and the private sector, to promote innovative housing forms and development techniques and incentives that will facilitate the provision of *affordable housing*.
- e) *Affordable housing* will be encouraged to locate in proximity to local community facilities, existing or potential public transit routes and active transportation routes.
- f) New *affordable housing* units shall conform with the Town's accessibility policies, as per Section 4.3.
- g) Council will develop an affordable housing strategy that provides details of the implementation mechanisms necessary to achieve the targets in this plan. The strategy will include policies to achieve a mix and range of housing types within each level of affordability, policies to ensure larger sized, family units within

each housing type and level of affordability; and, consideration of locations for affordable, and special needs housing.

- h) Notwithstanding Policy 6.3 a), a minimum 35% of new housing units in the Aurora Promenade Downtown and Upper Downtown designations shall be affordable, offering a range of affordability for low and moderate income households.

6.4 Built Form and Density Policies

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

6.5 Ground-Related Residential Uses

- a) Ground-related housing units include single-detached, semi-detached and townhouses.
- b) Where permitted, single-detached dwellings, semi-detached dwellings and duplex dwellings that are located adjacent to Highways, Arterial or Collector Roads will be required, wherever possible, to develop in a manner that will not require direct access to such highways or roads.
- c) The appropriate mix of units, *lot* sizes and specific density within the range set out in Subsection a) for a property or *site*, shall be determined at the time of the submission and consideration of development *applications* in order to ensure compatibility and proper integration with surrounding land uses.
- d) Within the Stable Residential Area designation, careful consideration shall be given to ensure that the built form of *development* and, in particular, the frontage and size of any new *lots* to be created, shall maintain the character of the existing streetscape and is *compatible* with the surrounding neighbourhood.

6.6 Multi-Unit Buildings

- a) Multi-unit buildings may include triplexes, fourplexes and other similar buildings that include multiple *dwelling units*, but that are not considered townhouses or apartment buildings.
- b) Where permitted, multi-unit buildings may be considered on a Local Road provided sufficient evidence indicates that the road is capable of handling additional dwellings and that the *development* is deemed acceptable to Council.
- c) All multi-unit building developments shall be *compatible* with the character of the surrounding community.
- d) All multi-unit building developments shall be subject to Site Plan Control and may be subject to a Zoning By-law Amendment.

6.7 Apartment Buildings

- a) Apartment buildings shall not be considered on a Local Road. Apartment buildings may be considered on a Collector Road or an Arterial Road, provided sufficient evidence indicates that the road is capable of handling additional dwellings and that the *development* is deemed acceptable to Council.
- b) Where permitted, apartment buildings shall be located at highly accessible locations, ideally within 250 metres of an existing or planned public transit route. It is also desirable that apartment buildings be developed in proximity to community facilities and commercial facilities.
- c) All apartment building developments shall be *compatible* with the character of the surrounding community.
- d) All apartment building developments shall be subject to Site Plan Control and may be subject to a Zoning By-law Amendment.

6.8 Secondary Suites

- a) For the purposes of this Plan, a secondary suite will be defined as a separate *dwelling unit*, which is contained within a single-detached, semi-detached or linked dwelling provided that:
 - i. not more than one *secondary suite* be permitted in association with each principal dwelling on the same *lot* unless otherwise permitted in the Zoning By-law;

- ii. all the requirements of the Zoning By-law, including the provision of adequate parking, the Ontario Building Code and other relevant municipal and Provincial regulations are satisfied; and,
- iii. it has been determined that municipal services and community facilities meet the anticipated demand for *secondary suites* to the satisfaction of Council.

6.9 Communal Housing

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

6.10 Live-Work Units

- a) Live-work units are a townhouse built form that includes the potential to integrate small-scale commercial or retail uses at-grade.
- b) Live-work units may be located in the 'Greenfield Residential Area' designation identified on Schedule 'A', subject to the policies of the applicable Secondary Plan.
- c) Live-work units shall be subject to Site Plan Control and may be subject to a Zoning By-law Amendment.
- d) Live-work units shall provide amenity areas and buffering with planting and/or fencing from adjacent residential dwellings.
- e) Adequate parking and drop-off/pick-up facilities shall be provided, and may include on-street parking, where appropriate
- f) Parking should not be located in the front yard of any building.

6.11 Housing for Seniors

- a) Council will support private and non-profit housing developments designed to provide a variety of housing options for seniors including small ownership dwellings, higher density condominium dwellings and permit "aging in place" and "garden suites" while recognizing the Town's inability to establish occupancy restrictions.

6.12 Special Needs Housing

- a) *Special Needs Housing* includes Group Homes, Lodging Houses, Halfway Houses, Homes for Special Care and all other types of residences licensed or funded under a federal or provincial statute for the accommodation of persons living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition, require a group living arrangement for their well being.
- b) *Special Needs Housing* that is not a Halfway House and accommodates 8 or less occupants (not including staff) shall be permitted in all designations that permit residential uses, subject to the provisions of the Zoning By-law and the satisfaction of the following criteria:

- i. no *Special Needs Housing* of this scale shall be permitted within 100 metres of another property containing any other *Special Needs Housing*;
 - ii. the Ontario Building Code, as well as all applicable health and safety requirements, can be satisfied;
 - iii. any changes to a building resulting from the conversion to *Special Needs Housing* shall be *compatible* with the physical form and character of the surrounding neighbourhood;
 - iv. municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the *Special Needs Housing*; and,
 - v. *Special Needs Housing* operators shall obtain a license in accordance with the requirements of the applicable authority.
- c) Halfway Houses, and forms of *Special Needs Housing* that accommodate more than 8 occupants (not including staff), shall be permitted in all designations that permit residential uses, subject to the provisions of the Zoning By-law and the satisfaction of the following criteria:
 - i. no *Special Needs Housing* of this scale shall be permitted within 400 metres of another property containing any other *Special Needs Housing*;
 - ii. the *site* is adjacent to and has direct access to an Arterial or Collector road;
 - iii. the *site* is located with convenient access to community services and facilities;
 - iv. the *lot* size and configuration is sufficient to accommodate the building, required parking, green space and amenity areas;
 - v. the Ontario Building Code, as well as all applicable health and safety requirements, can be satisfied;
 - vi. any changes to a building resulting from the conversion to *Special Needs Housing* shall be *compatible* with the physical form and character of the surrounding neighbourhood;

- vii. municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the *Special Needs Housing*;
 - viii. a minimum of 2 on-site parking spaces or 1 on-site parking space per staff member on duty, whichever is greater, shall be required for Special Needs Housing Facility; and,
 - ix. Special Needs Housing Facility operators shall obtain a license in accordance with the requirements of the applicable authority.
- d) The implementing Zoning By-law may require a minimum distance separation between *Special Needs Housing* developments.

6.13 Home Occupations

- a) Home Occupations may be permitted in single detached and semi-detached residences in accordance with the following provisions:
- i. the use is carried out entirely within the *dwelling unit*;
 - ii. the use is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization;
 - iii. the property is the principal residence of the person carrying on the Home Occupation use;
 - iv. no outside storage of goods, materials, equipment or service vehicles such as trailers and commercially licensed vehicles related to the Home Occupation use shall be permitted, except where permitted in accordance with the provisions of the Zoning By-law;
 - v. the activities associated with the Home Occupation use, including traffic generated and hours of operation, do not *adversely affect* the surrounding area;
 - vi. adequate water supply and sewage disposal facilities are available and the requirements of the Ontario Building Code are satisfied;

- vii. solid waste beyond the volume normally generated by a household as defined by regional and provincial data is not permitted;
- viii. compliance with *on-site* parking requirements and other provisions regulating Home Occupations in the Zoning By-law; and,
- ix. a permit has been obtained from the Town to operate a Home Occupation, if applicable.

7.0 PROVIDING APPROPRIATE COMMUNITY FACILITIES

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

7.1 Objectives

- a) Ensure that the Town plans for and supports a full range of community services and facilities to meet the needs of its current and future residents.
- b) Ensure that community services and facilities are well located in relation to their service area, encouraging access by transit, walking and cycling.
- c) Ensure that community services and facilities are *compatible* with adjacent uses.

7.2 General Community Services Policies

- a) Community Service uses shall include social, cultural, educational, public *recreational*, governmental, health, counseling, welfare and utility services. Schools, child care centres, public and private nursing and senior citizens' homes, *recreation* centres, community parks, police stations, and places of worship are some samples of Community Service uses. In some circumstances, as deemed appropriate by Council, accessory residential and commercial uses shall be permitted as part of a Community Services development.
- b) Neighbourhood based Community Services, including elementary schools, child care centres and supportive housing or support agencies for seniors or people with disabilities, shall be allowed in all residential designations without requiring an Amendment to this Plan. Criteria for the establishment of any of these uses within the Stable Neighbourhood designation are provided in Section 8.0 of this Plan.
- c) Neighbourhood based Community Services shall generally locate on Municipal Collector Roads, in proximity to intersections with other Municipal Collector Roads and/or Regional Roads. They are

also encouraged to locate near public parks and/or adjacent to Convenience Commercial Centres where these exist.

- d) Community Services which serve the whole Town or are Regionally focused are typically designated Major Institutional and should be located within the Aurora Promenade or Regional Corridor, where appropriate. The larger scale Community Services shall have frontage on a Regional Road, or on a Municipal Collector Road, in proximity to a Regional Road in close proximity to transit.
- e) To ensure that new community facilities do not create a visual, environmental, or traffic nuisance for their surroundings, development agreements may require:
 - i. buffers such as landscaped strips with *trees*, shrubs and grass and/or decorative screens, walls or fences, as specified by municipal standards;
 - ii. high standards in the conceptual design of buildings, their siting, massing, exterior and public access areas and compatibility in height, density, scale, facade treatment, and landscaping with the surrounding area;
 - iii. appropriate, adequate and safe parking, loading and lighting, to ensure vehicular and pedestrian safety;
 - iv. provisions for safe and convenient vehicular, pedestrian, bicycle and, where appropriate, transit access. Traffic studies to ensure optimal solutions may be required where scale or context of the development warrants;
 - v. evidence of adequate water, sewer and other utility provisions; and,
 - vi. compliance with all other relevant provisions of this Plan.
- f) Council shall co-operate with other levels of government in the provision of an equitable, efficient and effective Community Services network.
- g) Council shall encourage the co-location and campusing of human services with other uses including recreational facilities, public buildings and cultural facilities.

- h) Council shall ensure that human service facilities are designed to be accessible.

7.3 Municipal Community Facilities

- a) Notwithstanding any other policies of this Plan, Municipal Community Facilities, including, but not limited to, community parks, municipal offices, libraries and community centres shall be permitted in all land use designations, with the exception of the Environmental Protection Area designation, in accordance with the urban design and green building policies of this Plan, and subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, without the need for an Amendment to this Plan.
- b) Within the Greenfield Residential Area and Greenfield *Employment area* designations, suitable *sites* for Municipal Community Facilities shall be identified through the Secondary Plan and/or Block Planning Process and shall be identified in consultation between the landowners group, relevant agencies and committees and the Town of Aurora.

7.4 Elementary and Secondary Schools

- a) *Existing* Schools are considered a crucial component of a complete community, and, as such shall be maintained and operated as schools in the long-term, wherever possible.
- b) New elementary schools may be permitted within all residential designations and shall be subject to Site Plan Control. New Elementary Schools within the Stable Neighbourhood designation shall be subject to the development criteria established in Section 8 of this Plan.
- c) New elementary schools within the Greenfield Residential Area designation shall:
 - i. locate central to their service area, on a Municipal Collector Road and near, but not on a Regional Roads;
 - ii. minimize road cross-overs for children;
 - iii. avoid *adverse effects* on adjacent residents;
 - iv. relate to the Greenlands System and neighbourhood services;

- v. have adequate parking for staff and loading spaces for buses;
 - vi. have well drained *sites* suitable for *development*;
 - vii. be free from environmental or safety hazards such as ponds, railroads or noxious fumes; and,
 - viii. be efficiently used, and urban in nature. Multi-storey buildings and campus configurations with other schools shall be considered.
- d) New Secondary Schools may be permitted within the Greenfield Residential Area designation and shall be subject to Site Plan Control. New Secondary Schools shall:
 - i. locate central to their service area, on a Municipal Collector Road or a Regional Arterial Road;
 - ii. relate to transit and the Greenlands System, neighbourhood or community services;
 - iii. provide adequate loading spaces for buses and parking;
 - iv. avoid *adverse effects* on adjacent neighbourhoods;
 - v. have well drained *sites* which are suitable for *development*;
 - vi. be free from safety and environmental hazards such as, noxious gases, ponds, or railway lines; and,
 - vii. school *sites* shall be efficiently used, and urban in nature. Multi-storey buildings and campus configurations with other schools shall be considered.
- e) Elementary and Secondary Schools shall, where feasible, be located adjacent to areas of the Greenlands System, in areas that optimize pedestrian access and generally shall not be located on roads or on highways with four (4) or more lanes of traffic.
- f) School facilities shall be high quality landmark buildings and shall be *compatible* with the character of the surrounding community.

- g) Schools shall provide parking for both vehicles and bicycles, amenity areas and buffering with planting and/or fencing from adjacent residential dwellings.
- h) Future school locations may be approximate. No Amendment to this Plan shall be required if the number or location of such *sites* change on the basis of the final subdivision layout and population forecasts.
- i) The implementing Zoning By-law and/or Site Plan Agreement shall ensure that adequate parking facilities are available on the *lot* for the proposed use and parking, where possible, shall not be located in the front yard of any buildings.
- j) *Existing* school *sites* represent important community focal points throughout the Town. This Plan recognizes that some of the *existing* Secondary and/or Elementary school *sites* may be deemed surplus by their respective School Boards, and may, therefore, offer opportunities for *redevelopment*.
- k) Any *redevelopment* of an *existing* school *site* shall be supported by a comprehensive development plan that encompasses the entire landholding and that shall address the following:
 - i. the potential for ongoing public use of *existing* buildings, or their replacement with appropriate community facilities, and/or other *institutional use*;
 - ii. the need for, and protection of public parkland;
 - iii. replacement of the *site's* employment function;
 - iv. urban and architectural design guidelines;
 - v. the protection and preservation of *cultural heritage resources*;
 - vi. traffic impact assessment; and,
 - vii. an assessment of the impact of the proposed use on the adjacent community.
- l) Should surplus school *site* lands become available, Council shall consider the acquisition of the lands in order to meet the needs of the Community.

7.5 Post-Secondary Institutions

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

7.6 Places of Worship

- a) New places of worship may be subject to Site Plan Control and may be subject to a Zoning By-law Amendment.
- b) New places of worship within the Stable Neighbourhood Area Designation shall conform with the policies in Section 8 of this Plan.
- c) Places of worship shall provide parking for both vehicles and bicycles, amenity areas and buffering with planting and/or fencing from adjacent residential dwellings. Parking should not be permitted in the front yard of any building.

- d) Places of worship shall be high quality landmark buildings and shall be *compatible* with the character of the surrounding community.

7.7 Child Care Facilities

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

8.0 PROTECTING STABLE NEIGHBOURHOODS

The Town of Aurora contains a number of older, distinct residential neighbourhoods that have been designated Stable Neighbourhoods on Schedule 'A'. This Plan recognizes the importance of protecting and enhancing these stable residential neighbourhoods.

8.1 Stable Neighbourhoods Designation

8.1.1 Intent

It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods', as identified on Schedule 'A', are protected from incompatible forms of *development* and, at the same time, are permitted to evolve and be enhanced over time. All new *development* shall be *compatible* with its surrounding context and shall conform with all other applicable policies of this Plan.

8.1.2 Permitted Uses

- a) The permitted uses within the Stable Neighbourhoods designation shall be:
 - i. Ground-Related Residential Uses;
 - ii. *Existing* Multiple-Unit Buildings;
 - iii. *Secondary Suites*;
 - iv. Communal Housing;
 - v. *Special Needs Housing*;
 - vi. Home Occupations;
 - vii. *Bed And Breakfast Establishments*;
 - viii. Elementary Schools;
 - ix. Places Of Worship;
 - x. Child Care Facilities;
 - xi. Local Convenience/Service Retail;
 - xii. Office uses;

- xiii. Parks And *Recreation* Facilities; and,
- xiv. Public Uses And Public And Private Utilities.
- b) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

8.1.3 Development Policies

- a) New *development* and *site alteration* abutting *existing* residential *development* shall be sympathetic to the form and character of the *existing development* and shall be *compatible* with regard to building scale and urban design.
- b) Through the implementing Zoning By-law, the range and density of permitted uses may be refined or restricted on a particular *site* or location to ensure that new *development* or *site alteration* is appropriate and *compatible* with adjacent uses and buildings.
- c) Through the implementing Zoning By-law and/or through site plan control, specific measures including, but not limited to, building setbacks, landscaping and fencing, may be required in order to ensure that new *development* is appropriate in the context of the adjacent uses and the surrounding neighbourhood.
- d) All *development* within the 'Stable Neighbourhoods' designation may be subject to Site Plan Control. Council may utilize all of the provisions of Site Plan Control permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.
- e) No new apartment buildings shall be permitted within the 'Stable Neighbourhoods' designation. All *existing* apartment building *development* and development *applications* for apartment buildings approved prior to the adoption of this Plan shall be deemed to be in conformity with this Plan.
- f) All new *development* within the 'Stable Neighbourhoods' designation shall have a maximum height of 3 storeys or 9 metres, whichever is less.

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

- g) All new townhouses, multiple-unit buildings, communal housing and *special needs housing* may only be permitted within the 'Stable Neighbourhood' designation subject to achieving the following criteria to the satisfaction of Council:
 - i. the *development* shall respect the *existing* character of the surrounding neighbourhood through *compatible* and complementary building siting, massing, height and scale; and,
 - ii. the exterior design of the proposed building or buildings, including materials, colours, architectural detail, landscaping, and streetscape elements shall be *compatible* with the proposal's immediate neighbours.
- h) Home occupations may be permitted within the 'Stable Neighbourhoods' designation subject to the policies of Sections 6.13 and 8.1.4 of this Plan and provided that the use is of an accessory and subordinate nature and does not substantially alter the residential nature of the property.
- i) *Bed and Breakfast establishments* may be permitted within the 'Stable Neighbourhoods' designation subject to achieving the following criteria to the satisfaction of Council:
 - i. the use shall not have a negative impact on the privacy of neighbouring properties;
 - ii. adequate parking facilities are available on the *lot* for the proposed use and parking should not be located in the front yard of any buildings; and,
 - iii. the building shall be *compatible* with the character of the surrounding community.
- j) Elementary Schools may be permitted within the 'Stable Neighbourhoods' designation provided that the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law.

- k) Places of Worship may be permitted within the 'Stable Neighbourhoods' designation provided that:
 - i. the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law; and,
 - ii. traffic and parking studies which demonstrate that the use will not have an adverse impact on the *existing* or proposed traffic network to the satisfaction of Council.
- l) Child care facilities may be permitted within the 'Stable Neighbourhood' designation provided that the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law; and,
- m) Local convenience/service retail and office uses may be permitted in close proximity to existing commercial areas within the 'Stable Neighbourhoods' designation provided that:
 - i. the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law; and,
 - ii. traffic and parking studies which demonstrate that the use will not have an adverse impact on the *existing* or proposed traffic network to the satisfaction of Council.

8.1.4 Design Policies

- a) All new *development* within the 'Stable Neighbourhoods' designation shall respect and reinforce the *existing* physical character and uses of the surrounding area, with particular attention to the following elements:
 - i. the pattern of *lots*, streets and blocks;
 - ii. the size and configuration of nearby *lots*;
 - iii. the building type of nearby residential properties;
 - iv. the heights and scale of nearby residential properties;
 - v. the setback of buildings from the street;

- vi. the pattern of rear and side-yard setbacks; and,
- vii. conservation and enhancement of *cultural heritage resources*.

8.2 Suburban And Estate Residential Policies

- a) Permitted uses in suburban and estate residential areas shall be limited to detached dwellings, an accessory dwelling and *compatible* home occupations.
- b) To ensure highest standards of *development* for these extremely low density residential uses, the same policies shall apply to both suburban and estate residential densities with the exception that:
 - i. suburban residential density requires:
 - a minimum *lot* area of 0.2 net residential hectare (or 0.5 acres) per unit; or,
 - clusters of at least 10 units may be permitted provided that a minimum of 25% of the overall *lot* area is designated as common or public open space;
 - full municipal water and sanitary services;
 - ii. estate residential density requires:
 - a minimum *lot* area of 0.8 net residential hectare (or 2 acres) per unit; or,
 - clusters of at least 10 units may be permitted, provided a minimum 40% of the overall *lot* area is designated as common or public open space;
 - the ultimate density of *development* proposed on subsurface sewage disposal systems shall be determined through a hydrogeological study;
- c) Suburban and Estate Residential *development* will be encouraged in clusters of at least 10 units, which allow for:
 - i. more efficient utilization of road, water and waste disposal systems,

- ii. potential municipal maintenance or ownership of such systems,
 - iii. more substantial and meaningful open spaces,
 - iv. reduced environmental impact or maintenance of environmentally important features, and
 - v. compliance with the Oak Ridges Moraine Conservation Act and the Oak Ridges Moraine Conservation Plan.
- d) Private water and sewer services on individual *lots* shall only be permitted where evidence is provided to the satisfaction of the relevant authority that such development will not have any adverse effect on the environment.
- e) Notwithstanding Section d (above), all Suburban and Estate Residential *development* shall conform with the policies of Section 12.0 of this Plan, the Oak Ridges Moraine Conservation Act, the Oak Ridges Moraine Conservation Plan and the Rural Area policies of the York Region Official Plan.
- f) Proposed Suburban and Estate Residential Density *development* shall only occur by amendment to this Plan, a registered Plan of Subdivision under Section 49 of the Planning Act and in compliance with the Oak Ridges Moraine Conservation Act, the Oak Ridges Moraine Conservation Plan and associated policies in this Plan. In considering such amendments, Council shall require the submission of:
 - i. mapping at a minimum scale of 1:1000 showing *existing* grades, vegetation cover, watercourses, soil characteristics and ground water levels;
 - ii. indication of measures mitigating any negative environmental impacts, including the methods of *tree* preservation, sediment and erosion control, slope stabilization and a storm water management plan which addresses water quality and quantity affected;
 - iii. an engineering report indicating the locations of sewage disposal or septic tank, tile fields, storm drainage, wells, water quality and quantity facilities, and methods of ensuring their proper functioning;
 - iv. exact locations of buildings and driveways;

- v. detailed landscape analysis of the *site* and adjacent property, including a topographic survey at minimum 1.0 metre intervals, undertaken by a professionally qualified person;
 - vi. detailed proposed alterations to grades and vegetation cover; and,
 - vii. a heritage resource assessment of the *site*.
- g) Council shall consult the Ministry of Natural Resources, Ministry of the Environment, the appropriate Conservation Authorities and the Regional Medical Officer of Health when evaluating development proposals.
- h) Estate Residential *development* shall display high standards of urban design as outlined in Section 4 of this Plan.
- i) Access to individual *lots* shall be from internal roads and not from *existing* or unopened concession roads, regional roads or provincial highways, unless topography renders this impossible.
- j) Internal roads:
 - i. shall be designed to discourage through traffic;
 - ii. shall be paved and built to municipal standards;
 - iii. may require shoulders, drainage ditches and storm sewers to prevent difficulties with access or drainage during inclement weather or problems with soil erosion; and,
 - iv. shall provide adequate access to an assumed and maintained town or regional road, or provincial highway to ensure access for school buses, ambulances, fire or other essential service vehicles.
- k) Notwithstanding any policies of this Plan to the contrary, this Plan does not envision and will not permit further estate residential *development* on individual private water and wastewater systems within the Town, but shall continue to recognize all *existing* and approved designations.
- l) Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine, as shown on Schedule 'A'

shall be subject to the relevant policies of the *Oak Ridges Moraine Conservation Plan and Act* and the applicable policies of this Plan.

9.0 DEVELOPING VIBRANT NEW NEIGHBOURHOODS

Lands designated 'Greenfield Residential Area' are intended to accommodate the majority of new housing that is required in the community over the next 20 years. These areas provide opportunities for the creation of new neighbourhoods including a range of housing types and tenures and other *compatible* uses that provide for the day-to-day needs of residents.

This designation applies to the lands where new greenfield residential *development* is planned to take place. Some of these designated areas have already received planning approvals and are subject to certain site-specific policy provisions contained in *existing* Secondary Plans or in areas where Secondary Plans are to be approved in the future. The policies of this Section are intended to promote well-designed and attractive new residential neighbourhoods.

9.1 General Policies for the Greenfield Residential Area Designation

- a) For lands designated Greenfield Residential Area on Schedule 'A', that are subject to an *existing*, approved Secondary Plan, the policies of this Plan and the relevant approved Secondary Plan shall apply. Where the policies of this Plan conflict with the approved Secondary Plan, the policies of the approved Secondary Plan shall apply.
- b) The following *existing*, approved Secondary Plans are recognized by this Plan and are identified on Schedule 'B':
 - i. OPA 20;
 - ii. OPA 30;
 - iii. OPA 34; and
 - iv. OPA 73
- c) Where lands are designated Greenfield Residential Area on Schedule 'A', and where no Secondary Plan has been approved, it shall be a requirement of this Plan that no new *development* shall be permitted until such time as a Secondary Plan has been approved.
- d) Where a Secondary Plan is required, it shall conform with the following requirements:

- i. minimum density requirements and targets of not less than 50 residents and jobs per hectare combined in the developable area;
- ii. the establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;
- iii. an urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons;
- iv. a concentration of the most intensive *development* and greatest mix of uses within a reasonable and direct walking distance of rapid transit stations;
- v. a minimum requirement that 25% of new housing units be affordable, offering a range of compact housing forms and tenures, and affordable units for *low and moderate income households*;
- vii. policies that phase *development* in an orderly way, coordinated with the provision of human services, transit and other *infrastructure*;
- viii. policies to ensure excellence in urban design and sustainable construction methods, including winter design;
- ix. requirements to reduce and/or mitigate urban heat island effects, by considering the use of green and white roofs, shade *trees* and light-coloured surface materials;
- x. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for landscaping;
- xi. provisions for an urban public realm, including passive and active parks and meeting places, such as urban squares, which incorporate art, culture and heritage, and that contribute to a sense of place and clear identity;
- xii. policies that encourage the inclusion of public art in all *significant* private sector developments and that require the dedication of 1% of the capital budget of all Regional and local municipal buildings to public art;

- xiii. policies to ensure natural and *recreational* connections and enhancements to and within local and Regional Greenlands Systems;
- xiv. Preparation of a Master Environmental Servicing Plan that employs innovative approaches to urban stormwater management, including low-impact *development*, green roofs, water capture and reuse and alternatives to conventional retention ponds;
- xv. a mobility plan that addresses criteria established by the York Region Official Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities;
- xvi. requirements for new school *sites* to be constructed to an urban standard, including the consideration of alternative *site* size and design standards, multi-storey buildings and shared facilities;
- xvii. provisions for human services that meet local community and Region-wide needs that are located in proximity to transit .
- xviii. provision of a range and mix of housing types, tenures, size and affordability;
- xix. provision of pedestrian and cycling routes that contributes toward the implementation of the Regional Pedestrian and Cycling Master Plan;
- xx. policies to ensure that phasing and sequencing of development are coordinated with Regional Infrastructure Master Plans and Capital Plans;
- xxi. each phase of development within the Secondary Plan must be substantially complete (ie., generally 75% of residential land area built) before a subsequent phase may be registered;
- xxii. a greenlands systems plan that addresses criteria established by the York Region Official plan with an emphasis on ensuring natural and recreational connections and enhancements to and within the local and Regional Greenlands Systems;
- xxiii. a Community Energy Plan that reduces community energy demands, optimizes passive solar gains through design,

and addresses renewable on-site generation and district energy options; and,

- xxiv. a Master Environmental Servicing Plan that examines all water systems in an comprehensive and integrated manner.
- e) New *development* abutting *existing* residential *development* shall be sensitively integrated with the *existing development* and shall be *compatible* with regard to use, scale and urban design.
- f) All *development* within the 'Greenfield Residential Area' designation may be subject to Site Plan Control. Council may utilize the provisions of Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.

10.0 ADVANCING THE ECONOMY

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

10.1 Economic Development Objectives

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

10.2 Economic Development Policies

- a) Council shall support and promote long-term economic growth and diversification. Opportunities may include:

- i. providing and protecting lands for a variety of economic and employment functions;
- ii. supporting the retention of *existing* businesses and their local expansion opportunities.
- iii. fostering community economic development through partnerships, strategies and economic programs;
- iv. attracting and retaining private business investment by ensuring that Aurora continues to evolve as a complete community;
- v. attracting prestige small and large scale office *development*, maximizing the potential for the local labour force to live and work in Aurora;
- vi. attracting and supporting the development of the advanced manufacturing, green industry, interactive media sectors, medical research and development and high-tech industries;
- vii. attracting appropriate post-secondary educational facilities;
- viii. encouraging tourism through the protection and promotion of cultural and natural heritage resources and the Aurora Promenade;
- ix. building, enhancing and maintaining high quality municipal services and *infrastructure*;
- x. providing efficient and convenient transportation options for people and goods;
- xi. ensuring high quality, efficient and coordinated utilities, services and technological *infrastructure*;
- xii. identifying and implementing opportunities to streamline and expedite development approvals through the pre-consultation process and assigning of dedicated staff to specific projects;
- xiii. encouraging Community Energy Plans as a tool to leverage economic development; and,

- xiv. monitoring and identifying opportunities for employment land intensification.
- b) Council shall undertake an annual review of the Town's Economic Development Strategy to confirm objectives are being met and to respond to new opportunities as they arise.

10.3 Employment Areas

- a) Employment opportunities are a key component of a *complete community*. Lands identified as 'Employment Areas' within this Plan are intended to accommodate a full range of employment opportunities including industrial and office uses to meet the long-term needs of the Town of Aurora. It is also important to note that the Aurora Promenade will continue to play a key role in the provision of an array of employment opportunities in a mixed-use context.
- b) The following designations address the Town's more specific 'Employment Areas' categories, as identified on Schedule 'A':
 - i. General Industrial;
 - ii. Light Industrial/Service Designation; and,
 - iii. Business Park uses within OPA 30 and OPA 73.
- c) The *Employment Area* designations meet the definition of *Employment area* in the Growth Plan for the Greater Golden Horseshoe and are subject to the growth management and conversion policies of this Plan, as well as applicable Provincial legislation and policy statements.

10.3.1 Objectives

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

- a) To encourage *development* of employment generating land uses in consideration of service *infrastructure* allocation.
- b) To identify locations to accommodate an adequate supply of serviced land for employment-related uses, and to establish policies to guide employment-related *development*.

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

10.4 General Employment Area Policies

- a) Conversion Policies
 - i. *Applications* to convert lands designated *Employment Area* to a residential use, retail use or any other non-employment use that is not permitted by this Plan within any *Employment Area* designation or that is not ancillary or accessory to a permitted *Employment Area* use shall be assessed on the basis of a *Regional Municipal Comprehensive Review*. In addition to the Regional Comprehensive Review, the Town shall ensure that:
 - there is a demonstrated need for the conversion, including a detailed review of any *significant* shortfall in the inventory of land designated for the proposed land use;
 - the lands are not required over the long-term for the employment purposes for which they are designated and that the municipality will meet the employment forecasts allocated to the municipality pursuant to this Plan;
 - the conversion will not jeopardize the ability of the Town to achieve the Town-wide activity rate of 1 job for every 2 residents;
 - the conversion will not *adversely affect* the overall viability of the area designated *Employment Area*;

- there is *existing* or planned *infrastructure* to accommodate the proposed conversion;
- *cross-jurisdictional issues* have been considered;
- the proposed use is *compatible* with *adjacent land* uses; and,
- there is no past on-site contamination that would negatively impact the proposed use or future users of the *site*.

b) Brownfield *Site* Re-Use

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

c) Urban Design

- i. In the review of *development applications*, Council shall ensure conformity with the Urban Design Policies of this Plan, and shall ensure that the following general *site development* criteria are implemented:
 - buildings shall be street-front oriented and provide direct street access for pedestrians where possible;
 - parking and loading areas shall be sited to the side or rear of the *lot* and where they are located in the front, they will include appropriate landscaping to mitigate their visual impact;

- high quality landscape treatment shall be provided throughout the Employment Area;
 - building form and siting shall minimize the impacts of noise, wind and shadows and shall enhance views of landmark buildings, parks and open space linkages;
 - refuse collection areas shall be fully enclosed. These areas and loading areas shall be unobtrusive and screened and shall generally be located at the side or the rear of the building;
 - rooftop equipment shall be unobtrusive, sound attenuated and screened from view in accordance with Sections 4.2.f and 5.7 of this Plan;
 - where open storage is permitted, it shall be unobtrusive and screened, and shall generally be located at the rear of the building;
 - common vehicular access and internal circulation including service lanes connecting abutting properties shall be provided wherever possible; and,
 - the proper siting and high quality design of buildings and landscaping at prominent or highly visible locations.
- ii. Council will promote building and *site* design that will reduce the incidence of crime through the implementation of Crime Prevention Through Environmental Design (CPTED) principles including natural surveillance, natural access control, territorial reinforcement and space assessment. Council shall have regard for the principles of CPTED in their review of all development *applications*.
- iii. Council is committed to environmentally sensitive building design and construction. Council will require the use of green building technologies as per the policies of this Plan.

10.5 Greenfield Employment Area Designation

10.5.1 Intent

- a) The Greenfield *Employment Area* designation shall apply on lands where new greenfield employment-generating *development* is

planned to take place. It is the intention of this Plan that areas designated Greenfield *Employment Area* will be used primarily for prestige employment uses, offices, research and development and/or manufacturing facilities. The Greenfield *Employment Area* designation is also intended to provide growth areas for future employment generating *development*.

- b) For lands designated Greenfield *Employment Area*, that are subject to an *existing*, approved Secondary Plan, the policies of this Plan and the relevant approved Secondary Plan shall apply. Where policies of this Plan conflict with the approved Secondary Plan, the policies of the approved Secondary Plan shall prevail
- c) The following *existing*, approved Secondary Plans are recognized by this Plan, and are identified on Schedule 'B':
 - i. OPA 30.
- d) Where lands are designated Greenfield *Employment area* on Schedule 'A' and where no Secondary Plan has been approved, it shall be a requirement of this Plan that no new *development* shall be permitted until such time as a Secondary Plan has been approved.
- e) Where a Secondary Plans is required, it shall include:
 - i. minimum density requirements and targets established by the Region and the Province;
 - ii. the establishment, implementation and/or continuation of a fine-grained street grid that incorporates sidewalks and bicycle lanes;
 - iii. policies that sequence *development* in an orderly way, coordinated with the provision of human services, transit and other *infrastructure*;
 - iv. policies to ensure excellence in urban design and sustainable construction methods;
 - v. requirements to reduce and/or mitigate urban heat island effects, by considering the use of green and white roofs, shade *trees* and light-coloured surface materials;

- vi. policies that establish urban greening targets, which may be achieved through urban forest canopy, green walls, requirements for landscaping;
 - vii. policies to ensure natural and *recreational* connections and enhancements to and within local and Regional Greenlands Systems;
 - viii. other policies to require innovative approaches to urban stormwater management, including low-impact *development*, green roofs, water capture and reuse and alternatives to conventional retention ponds;
 - x. a mobility plan that addresses criteria established by the York Region Official Plan with an emphasis on delivering a weather-protected system of pedestrian and cycling paths and facilities; and,
 - xi. flexible and adaptable lands through the provision of a diverse mix of lot sizes, street patterns and siting criteria that allow for redevelopment and intensification.
- f) The following general requirements should be met:
- i. business Park areas shall be highly visible and accessible;
 - ii. offices shall be developed in low to mid-rise buildings;
 - iii. *accessory uses* shall be generally limited to 20% of the total floor area of the principle use. All *accessory uses* shall be clearly subordinate to and directly related to the functioning of the permitted use;
 - iv. activities and operations associated with industrial uses shall be primarily within enclosed buildings;
 - v. all new *development* shall be subject to Site Plan Control;
 - vi. permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact *adjacent land* uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and, potentially, limited accessory outdoor storage; and,

- vii. all new *development* within the Greenfield *Employment area* designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.

10.6 Existing Employment - General Industrial Designation

10.6.1 Intent

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

10.6.2 Permitted Uses

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

accordance with Section 10.6.3.i of this Official Plan, zoning and Town licensing bylaws.

- b) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

10.6.3 Development Policies

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

Generally no more than 20% of the total floor area shall be used for accessory retail uses.

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

10.7 Existing Employment - Light Industrial/Service Designation

10.7.1 Intent

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

10.7.2 Permitted Uses

- a) Permitted uses on lands identified as 'Existing Employment - Light Industrial/Service on Schedule 'A' include:
 - i. office/research uses of all types;
 - ii. industrial and manufacturing uses;
 - iii. warehouse facilities, enclosed storage including self-storage units;
 - iv. industrial supply and service and contractor sales;
 - v. micro-industries that support non-noxious uses such as beverage brewing, wine-making and commercial baking;

- vi. automotive and *recreational* vehicle related uses including: service and rental, parts sales, gas bars, car washes, service stations and auto body repair;
 - vii. service commercial uses;
 - viii. commercial *recreational* facilities;
 - ix. conference uses;
 - x. public and/or private educational facilities;
 - xi. ancillary/accessory retail functions directly related to the industrial, manufacturing and/or office uses;
 - xii. parks and *recreation* uses;
 - xiii. public uses and public and private utilities;
 - xiv. child care facilities; and,
 - xv. wholesale facilities.
- b) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

10.7.3 Development Policies

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

shall be subject to Site Plan Control in accordance with the Town of Aurora Site Plan Control By-law.

- e) Permitted uses shall not emit noticeable or noxious noise, dust or air emissions which negatively impact *adjacent land* uses. The uses shall be entirely contained within a building, except for accessory vehicle parking and limited accessory outdoor storage. These uses may be situated in proximity to commercial and residential uses or other designations provided that suitable buffering measures are undertaken to minimize any *negative impacts*.
- f) All new *development* within the 'Existing Employment - Light Industrial/Service' designation shall meet or exceed Provincial standards for noise and emissions to protect adjacent uses.
- g) *Accessory uses* should be clearly subordinate to and directly related to the functioning of a permitted use. Some limited accessory retail and accessory automobile sales may be considered in association with permitted uses with restrictions on the location and size of such uses implemented in the zoning by-law. Generally no more than 20% of the total floor area shall be used for accessory retail uses.
- h) The *redevelopment* of contaminated lands within the 'Existing Employment Light Industrial/Service' area shall be undertaken in accordance with the necessary environmental audit requirements of the Ministry of the Environment.

10.8 Existing Employment - Brownfield Industrial

10.8.1 Intent

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

10.8.2 Permitted Uses

- a) In accordance with Section 10.6.2.

10.8.3 Development Policies

- a) In accordance with Section 10.6.3.

10.8.4 Special Policies

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

10.9 Existing Major Institutional Designation

10.9.1 Intent

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

10.9.2 Permitted Uses

- a) Permitted uses on lands identified as 'Existing Major Institutional' on Schedule 'A' include:
 - i. facilities related to federal, provincial or municipal government service delivery and administration;
 - ii. places of worship;
 - iii. public and private educational facilities;
 - iv. adult care facilities, such as nursing homes, long-term care facilities, *retirement homes*, continuum of care developments and independent living units for seniors, developed in conjunction with the on-site provision of retirement related services, facilities and amenities;
 - v. housing for students and/or staff of any *institutional use*;
 - vi. parks and *recreation* facilities; and,
 - vii. public uses and public and private utilities.
- b) Retail and service commercial uses that are ancillary or accessory to and specifically serve the primary *institutional use*, may also be permitted, subject to a review of their suitability by Council and a limitation on their scale in the context of the required Comprehensive Development Plan.
- c) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

10.9.3 Development Policies

- a) All new *development* shall be subject to Site Plan Control.
- b) *Development* of a *site*, including enlargements or replacements of *existing* facilities, with an *existing* executed Site Plan Agreement shall be subject to Site Plan Control.
- c) Enlargements of *existing* facilities of a *site* without an executed Site Plan Agreement that would involve an expansion of the floor area by more than 15 percent of the *existing* Gross Floor Area,

shall be subject to Site Plan Control in accordance with the Town of Aurora Site Plan Control By-law.

- d) New *development* within the 'Existing Major Institutional' designation may be required to proceed through the preparation of a Comprehensive Development Plan. Where required by Council, the Comprehensive Development Plan may include the following components:
 - i. a detailed road, block and land use plan that identifies the conceptual layout of the area;
 - ii. a comprehensive streetscape, open space and trails plan that identifies the function, design and treatment of all the road types/trails and the location of all public sidewalks. This component of the Comprehensive Development Plan will also include a detailed layout and description of the proposed parks, trails, parkettes and storm water management facilities, including preliminary design schemes for each;
 - iii. urban design and architectural control guidelines;
 - iv. an Environmental Impact Study; and,
 - v. any other study considered appropriate by Council to ensure that the requirements for a complete *application* have been met.
- e) Council may place a holding provision on any or all of the lands pending the completion of the Comprehensive Development Plan.

10.10 Commercial Areas

10.10.1 General Policies for Commercial Areas

- a) Locate commercial centres at strategic intersections appropriate to the function of the centre and where there is adequate transportation *infrastructure* to service the centre.
- b) Take advantage of unique geographic, social and development conjunctures to meet the goals and objectives of this Plan through site specific policies.
- c) *Existing* motor vehicle service commercial uses including gas bars and service stations, car washes and establishments for repairs

shall be permitted to continue in all commercially designated areas. New uses shall be directed to Service Commercial Areas.

- d) Where any commercial use is permitted adjacent to residential uses or as part of a mixed-use *development*, consideration shall be given to the nature of the commercial use to ensure minimal impacts. Appropriate uses and provisions shall be provided in the implementing zoning by-law in such instances to ensure compatibility and minimize impacts.
- e) Encourage intensification and revitalization of existing commercial areas in appropriate locations.
- f) Retail facilities in excess of 30,000 gross leasable square metres will require a Regional Impact Analysis that addresses criteria established by the York Region Official Plan.”

10.10.2 Objectives

- a) Ensure the economic and functional viability and appropriate design of commercial centres in accordance with Section 3.0. Council may require proponents of commercial *development* to undertake supporting studies such as transportation, market, social, environmental or design studies.
- b) Enhance the accessibility, diversity, uniqueness and the sense of vitality, safety and community of commercial centres.
- c) Ensure that expansions to Commercial designations do not create an undue, adverse impact on the vitality, viability and planned function of the Aurora Promenade.
- d) Ensure that the location and design of a regional commercial facility strengthens Aurora's economy and sense of community.
- e) Ensure that all commercial developments:
 - i. are designed to function as effective pedestrian-oriented centres through the coordinated design of pedestrian, transit, cycling and vehicular access and parking components;
 - ii. meet the highest standards of conceptual building design, siting, massing and public access and off street loading;

- iii. do not encroach or negatively impact adjacent neighbourhoods and are adequately separated from residential areas;
 - iv. are subject to site plan approval; and,
 - v. are developed in accordance with the Urban Design policies of this Plan.
- f) Ensure that Commercial Centres provide evidence of adequate sanitary and storm sewer, water and transportation capacity and comply with all relevant policies of this Plan.

10.11 Major Retail Centre Designation

10.11.1 Intent

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

10.11.2 Permitted Uses

- a) Permitted Uses within the Major Retail Centre designation shall include:
- i. a department store as an anchor along with a full range of complementary retail and service commercial uses;
 - ii. *recreational* uses;
 - iii. cultural and entertainment uses;
 - iv. office uses;
 - v. *institutional* uses; and,
 - vi. hospitality service uses.
- b) Commercial uses are anticipated to include a mix of large-floorplate, mid-size and smaller operators.
- c) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new

development is appropriate in the context of the adjacent and surrounding community.

10.11.3 Policies

- a) The Major Retail Centre designation policies should be read in conjunction with the general policies for all Commercial Areas.
- b) There shall be a minimum of two (2) primary (large-floorplate) retail operators having a minimum commercial floor area of 9,300 sq. m. and 7,000 sq. m. respectively; and,
 - i. the maximum aggregate commercial floor area for the Major Retail Centre component shall be approximately 50,200 sq. m.
- c) *Development* of regional-serving retail commercial uses shall occur on a phased basis. Appropriate phasing details shall be established on a *site*-specific basis through implementing zoning provisions.
- d) The primary uses shall be regional-serving in nature. The number and size of smaller retail uses (under 370 square metres) shall be controlled through the implementing site specific zoning by-law. It is not the intent of this Plan that the uses replicate or impair the planned functions of other *existing* commercial areas within the Town. In this regard certain uses such as liquor stores and beer stores are not permitted uses at this time in order to encourage these uses continue to provide anchor functions within the Yonge Street retail area. A beer store or liquor store may be established without an amendment to this Plan, if it is additional to any beer store or liquor store that exists in the Yonge Street retail area or if such use no longer exists in the Yonge Street retail area. Any proposal to permit a beer store or a liquor store may be considered through an *application* to the Committee of Adjustment.
- e) The *development* of the subject lands shall be consistent with the Wellington Street East Corridor (Area 2B) Urban Design Guidelines prepared by Brook McIlroy Inc. dated November 2002 and more specifically with the Aurora Gateway Business Park Urban Design Guidelines prepared by Turner Fleischer Architects Inc. dated May 2, 2005. The *development* of the lands shall be subject to a site plan agreement that shall be reviewed in accordance with the Urban Design Guidelines to ensure pre-eminent *site*, building and landscape design. The master plan

included within the Urban Design Guidelines is conceptual and may be revised during the site plan process provided such revisions are in accordance with the objectives of the Guidelines.

- f) The *development* of the *site* as implemented through a site plan agreement shall promote efficient on-site circulation to provide convenient pedestrian and vehicular access to parking areas, loading spaces, building entrances, adjacent streets, and future transit routes, having specific regard for the business park/office component.
- g) Development should be designed to support redevelopment and/or retrofitting.

10.12 Community Commercial Centre Designation

10.12.1 Intent

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

10.12.2 Permitted Uses

- a) Permitted use in the Community Commercial Centre designation shall include full range of retail and service commercial uses including:
 - i. food stores;
 - ii. retail stores;
 - iii. personal service shops;
 - iv. drug stores and pharmacies;
 - v. offices;
 - vi. hotels;
 - vii. places of entertainment;
 - viii. studios;
 - viii. recreational and health establishments;
 - ix. places of religious assembly;
 - xi. public or institutional uses; and,

- xii. service stations.
- b) Residential uses above or to the rear of commercial uses shall be permitted in accordance with Section 10.12.3 of this Plan.

10.12.3 Policies

- a) The Community Commercial Centre designation policies should be read in accordance with the general policies for all Commercial Areas.
- b) Where there is conflict between the policies of the Community Commercial Centre designation and the Aurora Promenade policies in Chapter 11 of this Plan, the Aurora Promenade policies in Chapter 11 shall prevail.
- c) Community Commercial Centres shall provide for a full range of retail and service commercial uses, containing large single users or clusters of smaller users or a combination of both for up to 150,000 square feet.
- d) The Community Commercial centres should include a food store component as part of the centre.
- e) The location of community commercial centres shall be at major transportation and transit routes. They shall be focused at nodes and centres which provide a broad range of goods and services and include specialized areas such as the Historic Core, and sub-regional centres such as Bayview and Wellington.
- f) Community Commercial Centres should be easily accessible to the population in the community to be served and provide convenient pedestrian, cycling and transit access.
- g) The Community Commercial Centres should be at central locations accessible by arterial roads or at or near major intersections.
- h) Community Commercial Centres should consist of a grouping of retail and service commercial functions occupying a single site or consist of the integration of a number of smaller sites which share common features including access, landscaping, parking and signage.
- i) To strengthen the economic viability of Community Commercial Centres:
 - i. Where a major expansion to an existing community commercial centre or the creation of a new centre is proposed, a market feasibility and impact study shall be

- required to ensure that there are no negative significant impacts to the planned function of other commercial centres; and,
- ii. Planning, transportation, design or other impact studies shall be required where the scale or context of the development warrants supporting studies.
- j) In considering the development and redevelopment of Community Commercial Centres Council shall:
- i. encourage infill and intensification including the potential for mixed use with residential above the first storey of retail or to the rear, as well as the consolidation of existing centres;
 - ii. encourage the co-ordination of pedestrian and vehicular access, parking, setbacks, landscaping, lighting and signage with redevelopment of centres;
 - iii. ensure high urban design, building and maintenance standards;
 - iv. ensure high standards of construction and maintenance of public components such as sidewalks, roadways, landscaped median strips, public street furniture and signage; and,
 - v. Consider reduced parking requirements for residential units above or at the rear of commercial uses and/or a cash-in-lieu contribution for parking where conditions such as alternative parking and transit service warrant.
- k) Development Agreements for sites within Community Commercial Centres shall establish comprehensive design schemes that implement:
- i. a height limitation of 5 storeys, including bonusing;
 - ii. co-ordinated design of the development within the context of the Centre including:
 - setbacks from the street;
 - facade treatment;
 - signage;
 - street furniture;
 - lighting;
 - landscaping; and,
 - off-street parking and loading, and pedestrian, cycling, transit and vehicular access.

- iii. minimum display window space along front facades;
 - iv. burying overhead wiring, where feasible;
 - v. continuous and convenient pedestrian access throughout the centre, including protection from inclement weather with canopies or arcades at entrances and along storefront facades;
 - vi. special importance of high urban design standards at arterial intersections from which automotive service stations shall be excluded;
 - vii. residential and office uses above or at the rear of the first floor which are compatibly designed and subject to site specific zoning;
 - viii. screening from roads and from residential uses, of unsightly site elements such as loading, parking, refuse storage areas, transformers and roof mechanical equipment or gaps in development; and
 - ix. provision of a landscaped buffer such as grass strips, trees or shrubs and or decorative screens, walls or fences, along arterial and collector road frontages and between adjacent residential uses.
- I) Mixed use developments which permit a substantial residential component shall be implemented through specific zoning by-laws and site plan agreements. Such by-laws and agreements shall prevent conflict between the different uses within and adjacent to the site by requiring:
- i. compliance with maximum heights and densities of the designated use;
 - ii. appropriate location of the uses within buildings;
 - iii. appropriate location of mixed use projects within the community, to ensure that such projects enhance the amenity, visual and functional aspects of the area they serve;
 - iv. safe pedestrian, cycling, vehicular and public transit access and parking;
 - v. screening of noise, visual, odour or other nuisances in accordance with Sections 4.2.f.xi and 5.7 of this Plan;
 - vi. appropriate setbacks;

- vii. interior and exterior amenity spaces;
 - viii. adequate transportation, water, sewer and other utility capacity;
 - ix. adequate park, community and neighbourhood facilities; and,
 - x. compliance with Housing policies of this Plan.
- m) Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, and the applicable policies of Official Plan Amendment No. 48.

10.13 Service Commercial Centre Designation

10.13.1 Intent

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

10.13.2 Permitted Uses

- a) Permitted uses on lands identified as 'Service Commercial Centre' as shown on Schedule 'C' shall include:
 - i. service commercial uses;
 - ii. hotels;
 - iii. restaurants, including drive-thrus;
 - iv. automotive sales, repair shops and service stations;

- v. offices;
 - vi. garden supply centres;
 - vii. public and *institutional uses*;
 - viii. *recreational uses*; and,
 - ix. commercial schools.
- b) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

10.13.3 Policies

- a) The 'Service Commercial Centre' designation policies should be read in conjunction with the general policies for all Commercial Areas.
- b) Where there is conflict between the policies of the 'Service Commercial Centre' designation and the Aurora Promenade policies in Chapter 11 of this Official Plan, the Aurora Promenade policies in Chapter 11 shall prevail.
- c) Service Commercial Centres shall be located along arterial roads.
- d) Any *redevelopment* of the Service Commercial Centre shall be carefully considered with respect to design and compatibility with surrounding residential areas.
- e) *Redevelopment* of the Service Commercial Centre shall ensure adequate separation and buffering to adjacent residential areas.
- f) Restrictions shall be placed on outdoor storage with the *redevelopment* of the Service Commercial Centre.
- g) Council will require site plan approval for service commercial areas which shall:
 - i. Display a high standard of design of buildings, their massing, siting, exterior access and public areas;

- ii. Display a high standard of design and incorporate an appropriate separation from residential areas;
- iii. Have strictly controlled the number of vehicular access points onto Regional and Municipal collector streets;
- iv. Have uniform setbacks to the street;
- v. Demonstrate coordinated design of signage, street furniture, lighting and landscaping;
- vi. Provide appropriate lighting adjacent to residential areas;
- vii. Provide convenient, attractive and safe pedestrian and transit access;
- viii. Provide display areas where such centres orient to pedestrian routes;
- ix. Provide appropriate locations for loading facilities to ensure minimal impact to surrounding residential uses; and,
- x. Strictly control the nature and extent of outdoor storage, and, where permitted, require appropriate screening from all streets and residential uses.

10.14 Convenience Commercial Centre Designation

10.14.1 Intent

- a) The intent of the Convenience Commercial Centre designation is to recognize *existing* convenience and neighbourhood plazas.

10.14.2 Permitted Uses

- a) Permitted uses in the Convenience Commercial Centres shall include retail and service commercial uses including:
 - i. convenience stores;
 - ii. food stores;
 - iii. variety stores;
 - iv. financial institutions;

- v. restaurants;
 - vi. personal service shops; and,
 - vii. child care centres.
- b) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

10.14.3 Policies

- a) The Convenience Commercial Centre designation policies should be read in accordance with the general policies for all Commercial Areas.
- b) The planned size and function of such centres should be designed to serve the trade area of the surrounding residential neighbourhood.
- c) Convenience Commercial Centres shall generally be defined as small commercial plazas located in or near residential neighbourhoods, ranging in size from 450 to 1,900 square metres.
- d) To ensure that Convenience Commercial Centres are appropriately located and blend harmoniously into surrounding neighbourhoods, they shall:
 - i. locate:
 - within walking distance of the neighbourhood they serve,
 - at a corner location,
 - at or near collector or arterial intersections, or at gateways to neighbourhoods,
 - near other proposed or *existing* neighbourhood services;
 - ii. be designed as centres or nodes with coordinated design and safe, pedestrian, cycling and vehicle access and parking;

- iii. link, where possible, to the Aurora Trail Network;
 - iv. serve a radius within reasonable walking distance of approximately 1 kilometre and avoid overlapping the service areas of other Convenience Commercial Centres; and,
 - v. not exceed 1,800 square metres of floor area. This is to minimize any adverse impact on the adjacent neighbourhood and to protect the economic viability of community and major retail centres. *Existing* centres of more than 1,800 square metres of floor area shall be permitted.
- e) Convenience Commercial Centres shall be incorporated in secondary plans, and plans of subdivision and shall be subject to site plan agreements. Such agreements shall ensure:
- i. screening of loading, parking and waste containers from adjacent residential uses, as specified by municipal regulations;
 - ii. conceptual design of buildings, layout, massing, public vehicular, pedestrian and cycling access which consider the safety of employees, residents and customers; and,
 - iii. high standards of maintenance of buildings, landscaping, parking and access areas.
- f) In determining the maximum height of buildings to be permitted in Convenience Commercial Centres Council shall have regard for:
- i. the height of adjoining buildings either *existing* or proposed;
 - ii. the degree to which the *site* lends itself to physical separation from adjoining buildings or properties; and,
 - iii. secondary plans which may further determine the building height of Convenience Commercial Centres based on overall analysis of the *site* and its surroundings.
- g) Council shall encourage residential units over Convenience Commercial Centres, while complying with the provisions listed in policy 3.14.3.f (above) of this Plan.

- h) Notwithstanding the policies of this Plan to the contrary, lands located on the Oak Ridges Moraine shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and Act, and the applicable policies of this Plan.

11.0 AURORA PROMENADE

Downtown Aurora has been incorporated into a broader Secondary Plan area defined as The Aurora Promenade, as identified on Schedule 'B1' to this Plan. The Aurora Promenade represents both the foundation of Aurora's rich and proud history, as well as the definition of its potential future. Centred on the historic heart at the intersection of the Town's two main streets, this area extends out to encompass a *significant* and unique part of this community that in many ways represents its very essence.

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

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

11.1 Objectives

- a) The following are the objectives that should guide all decision making, leading to the long-term success of The Aurora Promenade:
 - i. **Distinct Heritage and Culture** – This Plan builds on the distinct heritage and culture of the Aurora Promenade. It defines the heritage resources and provides guidance on methods to *conserve*, protect and reinforce the neighbourhoods, streetscapes and *significant* buildings;
 - ii. **Vibrant Places** – This Plan creates a highly mixed-use urban environment with the necessary *infrastructure* and critical mass to ensure the emergence of a distinctly vibrant, creative and exciting economic, cultural and social milieu - one that is supportive of arts, culture and diversity and that encourages pedestrian activity, economic *development* and a dynamic urban environment;
 - iii. **Beautiful Spaces** – This Plan promotes an Aurora Promenade designed with beautiful civic spaces and

parks, great streets and inspiring architecture intended to generate civic pride, create economic value and create a memorable impression for visitors;

- iv. **Lifelong and Complete Community** - A key pillar of this Plan is to promote a truly mixed residential community that houses people of different ages, backgrounds, lifestyles and economic status within the Aurora Promenade. A broad range of housing types and tenures, including affordable rental and ownership housing, will be encouraged to promote socioeconomic equality and a better living environment for all;
- v. **Livable and Stable Neighbourhoods** – This Plan ensures balanced growth and *development*, and the protection and stability of the established stable neighbourhoods within the Aurora Promenade. This Plan defines and affirms the character of the adjacent stable neighbourhoods and sets out a framework to ensure their protection;
- vi. **Balanced Modes of Movement** – This Plan accommodates a broad range of choices for travel – all of which are convenient and safe. Yonge and Wellington Streets will accommodate transit, cyclists, pedestrians, as well as cars.
- vii. **Great Design and Architecture** – This Plan is focused on ensuring a vibrant, inviting and appealing environment that will attract residents and new businesses, enhance the vitality of retail uses, encourage walking and resonate with visitors. To achieve this, new *development* must “fit” in and enhance the character, quality and appeal of The Aurora Promenade; and,
- viii. **Towards a Sustainable Town** - This Plan promotes a sustainable Aurora Promenade that respects its historic culture and character and embraces diverse cultural *development* and renewal in harmony with sound environmental management and business development activity.

11.2 General Policies

- a) The policies of this Section of this Plan provide a framework for shaping the future role, function and character of The Aurora Promenade and are based on The Aurora Promenade - Concept

Plan - Urban Design Strategy (a separate document). The policies of this Section of this Plan are to be read in concert with the other Sections of this Plan, The Aurora Promenade Concept Plan - Urban Design Strategy, and the following three Schedules:

- i. Schedule 'B1' The Aurora Promenade Secondary Plan Area: Shows the boundaries of the precinct designations, described in Section 5 of this document, as well as *significant* open spaces;
 - ii. Schedule 'B2' The Aurora Promenade Building Heights: Shows proposed maximum building heights, as well as potential links and service lanes and lands subject to angular planes; and,
 - iii. Schedule 'B3' The Aurora Promenade Streetscapes: Identifies key road/streetscape improvements and the locations for the Primary and Secondary Entryways.
- b) The Aurora Promenade has *significant* potential to accommodate new *development*, both new jobs and new residential units, over the time horizon of this Plan – to the year 2031. Notwithstanding this potential, growth within The Aurora Promenade will be limited as follows:
- i. New residential growth shall be capped at 4,120 new residents to the year 2031; and,
 - ii. It is a policy of this Plan to ensure that *existing* employment levels are at a minimum maintained through the *redevelopment* process to the year 2031.
- c) The Town shall monitor new *development* within The Aurora Promenade to ensure that this policy remains valid in the long-term. This policy may be adjusted from time to time, either through an Official Plan Review, or Official Plan Amendment process.

11.3 Downtown Designation

- a) The 'Downtown' is the core and symbolic centre of the Town of Aurora. The purpose of the 'Downtown' designation is to guide *development*, while protecting and reinforcing a heritage 'main street' character and identity. Careful regulation of land uses and control over the scale and placement of infill structures is required in order to enhance the pedestrian experience. Retail,

entertainment and cultural venues are encouraged, as well as the introduction of more residential uses.

11.3.1 Land Use Policies

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

- iii. Any retail store with a frontage width that exceeds 15.0 metres;
 - iv. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations; and,
 - v. Residential uses at-grade and/or below grade.
- d) Notwithstanding the prohibition of residential uses at-grade and/or below grade, a limited number of ancillary at-grade and/or below grade residential units may be permitted at the rear of a site, provided the intent of the applicable policies of this Plan and the Aurora Promenade Concept Plan – Urban Design Strategy are achieved.
- e) The provision of community services, restaurants, cafes, stores and display windows at-grade provides visual interest, encourages active transportation, promotes retail continuity and viability and contributes to a safer, more vibrant pedestrian environment:
- i. Buildings shall be designed in a manner that contributes to street level vibrancy and shall provide an active use at-grade in order to promote pedestrian activity; and,
 - ii. At-grade uses will change over time to adapt to a variety of community needs. As a result, the floor-to-ceiling height of ground floors for all buildings should be between 3.5 and 4.5 metres in height to allow a range of typically permitted uses.
- f) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the Downtown Area designation.

11.3.2 Development Policies

- a) The following policies apply to height within the 'Downtown' designation:
- i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'B2'; and,
 - ii. Where the maximum building height is 5 storeys or 18.5 metres, whichever is less, these lands are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.

- b) The maximum *lot* coverage by a building or buildings on a *lot* shall be 90 percent. The minimum *lot* coverage by a building or buildings on a *lot* shall be 50 percent.
- c) The maximum *lot* coverage by a non-municipal surface parking *lot* shall be 25 percent. There is no minimum *lot* coverage for surface parking *lots*.
- d) Parking *lots*/facilities shall only be permitted within the rear yard and/or below grade.
- e) When locating a building on a *lot*, the following policies shall apply:
 - i. On *lots* with less than 40.0 metres of frontage, the building envelope is located between 0.0 and 1.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the building envelope as defined above;
 - ii. On *lots* with 40.0 metres or greater frontage, the building envelope is located between 1.0 and 3.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the building envelope as defined above;
 - iii. Interior side yard setbacks shall not be permitted, except on *lots* with over 40.0 metres or greater frontage, where a minimum side setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,
 - iv. The minimum required rear yard setback shall be 7.5 metres to facilitate a potential rear lane emergency access and/or an appropriate interface with abutting *development*.
- f) In the design of *development* that includes a *cultural heritage resource*, the Town shall encourage the *compatible* use of the *significant* cultural heritage buildings, while not *adversely affecting* the character of the building or surrounding area. *Significant cultural heritage resources*, including buildings and associated landscapes shall be developed in conformity with the Heritage Policies of this Plan.

- g) Within the 'Downtown' designation, the original, distinctive qualities and character of a historic building stock, such as bulkhead details, piers, windows, transoms, entrances, cornices and various façade accessories shall be preserved. The removal or alteration of any historical materials or distinctive features shall be avoided. In instances where removal is required due to damage or deterioration, the materials shall be replaced with the same material or with materials that are *compatible* and/or complementary to the original design.
- h) All new *development* within the 'Downtown' designation are subject to consistency with Design Guidelines contained within The Aurora Promenade - Concept Plan - Urban Design Strategy, including the following design policies:
 - i. Treat distinctive stylistic features or examples of skilled craftsmanship with sensitivity;
 - ii. Repair or replace missing architectural features with an accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural design or the availability of different architectural elements for other buildings or structures; and,
 - iii. Respect changes to a historic building or resource which may have taken place over the course of time and may have acquired significance in their own right. The valid contributions of all periods to a historic building or resource should be respected.
 - iv. Respect and enhance horizontal alignments of neighbouring buildings;
 - v. Have decorative details and façade articulation that respects or is consistent with horizontal architectural elements of neighbouring buildings with historic features;
 - vi. Have sign bands, storefront windows, canopies and awnings that respect building scale and complement *existing* signage examples on neighbouring buildings; and,
 - vii. Where feasible, require *significant* vertical elements to maintain the traditional vertical pattern of building façade design for *development* and/or *redevelopment sites* that exceed 15.0 metre frontages.

- i) All *development* within the 'Downtown' designation shall be *compatible* with *development* on adjacent properties.

11.4 Upper Downtown Designation

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

11.4.1 Land Use Policies

- a) Buildings and *sites* should accommodate an array of *compatible development*. A mixture of uses is encouraged not just within the designation in general, but also on individual development *sites*, and within individual buildings. High activity uses that animate the streetscape, like retail and restaurants, are encouraged at-grade, with uses such as offices and residential uses on second floors and above.
- b) It is important to be flexible in permitting all of the land uses that are typical of a vibrant downtown, while, at the same time, being equally restrictive on those uses considered to be inappropriate in an evolving urban setting. Permitted uses on lands identified as 'Upper Downtown' on Schedule 'B1' include:
 - i. *Dwelling units* located on the second storey, and/or above, of all building types;
 - ii. Commercial uses including financial institutions, offices, retail stores, restaurants, personal services and funeral parlours;
 - iii. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - iv. Small-scale *institutional uses*;
 - v. Cultural, *recreational* and entertainment uses;

- vi. A variety of parks and Urban Squares; and,
- vii. Public uses and public and private utilities.
- c) The following land uses are prohibited within the 'Upper Downtown' designation:
 - i. Stand-alone retail facilities and/or individual stand-alone retail stores;
 - ii. Any retail store with a Gross Floor Area in excess of 2,400 square metres, unless located above grade;
 - iii. Any retail store with a frontage width that exceeds 15.0 metres, unless located above grade;
 - iv. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations; and,
 - v. Residential uses at-grade and/or below grade.
- d) Notwithstanding the prohibition of residential uses at-grade and/or below grade, a limited number of ancillary at-grade and/or below grade residential units may be permitted at the rear of a site, provided the intent of the applicable policies of this Plan and the Aurora Promenade Concept Plan – Urban Design Strategy are achieved.
- e) The provision of community services, restaurants, cafes, stores and display windows at-grade provides visual interest, encourages active transportation, promotes retail continuity and viability and contributes to a safer, more vibrant pedestrian environment:
 - i. Buildings shall be designed in a manner that contributes to street level vibrancy and shall provide an active use at-grade in order to promote pedestrian activity; and,
 - ii. At-grade uses will change over time to adapt to a variety of community needs. As a result, the floor-to-ceiling height of ground floors for all buildings should generally be sufficient to adapt to all typically permitted uses.
- f) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Upper Downtown' designation.

11.4.2 Development Policies

- a) The following policies apply to height within the 'Upper Downtown' designation:
- i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'B2'; and,
 - ii. Buildings taller than three storeys or 10.5 metres, are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.
 - iii. The maximum height of new *development* may be increased by up to 1 storey, to a maximum of 6 storeys or 22 metres, whichever is less, through a Height Bonus, and subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve the Height Bonus, the following additional requirements must be met:
 - the subject lands must have a minimum frontage of 40.0 metres;
 - the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;
 - the *development* must provide a public benefit which may include, but is not limited to, heritage protection, public amenity space, public art, social *housing*, affordable artist space, and streetscape improvements; and,
 - the development proposal must be consistent with The Aurora Promenade - Concept Plan - Urban Design Strategy.
- b) The maximum *Lot* coverage by a building or buildings shall be 90 percent. The minimum *Lot* coverage by a building or buildings shall be 50 percent.
- c) The maximum *lot* coverage by a non-municipal surface parking *lot* shall be 25 percent. There is no minimum *lot* coverage for surface parking *lots*.

- d) Parking lots/facilities shall only be permitted within the rear yard and/or below grade.
- e) When locating a building on a *lot*, the following policies shall apply:
 - i. On *lots* with less than 40.0 metres of frontage, the Build-Within Zone is located between 0.0 and 1.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone;
 - ii. On *lots* with 40.0 metres or greater frontage, the Build-Within Zone is located between 1.0 and 3.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone;
 - iii. Interior side yard setbacks shall not be permitted, except on *lots* with over 40.0 metres or greater frontage, where a minimum side setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,
 - iv. The minimum required rear yard setback shall be 7.5 metres to facilitate a potential rear lane emergency access and/or an appropriate interface with abutting *development*.
- f) In the design of *development* that includes a *cultural heritage resource*, the Town shall encourage the *compatible* use of the *significant* cultural heritage buildings, while not *adversely affecting* the character of the building or surrounding area. *Significant cultural heritage resources*, including buildings and associated landscapes shall be developed in conformity with the Heritage Policies of this Plan.
- g) All *development* within the 'Upper Downtown' designation shall be *compatible* with *development* on adjacent properties
- h) All *development* within the 'Upper Downtown' designation shall be consistent with The Aurora Promenade - Concept Plan - Urban Design Strategy, and the other applicable policies of this Plan.

11.5 Downtown Shoulder Designation

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

11.5.1 Land Use Policies

- a) A mixture of uses is encouraged not just within the 'Downtown Shoulder' in general, but on individual development *sites*, and within individual buildings. Permitted uses on lands identified as 'Downtown Shoulder' on Schedule 'B1' include:
 - i. Single-detached and semi-detached dwellings;
 - ii. Multiple-unit buildings, townhouses and apartment buildings;
 - iii. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - iv. Communal housing;
 - v. Secondary *dwelling units*;
 - vi. Live-work units;
 - vii. Home occupations;
 - viii. Converted dwellings;
 - ix. Child care facilities;
 - x. Commercial and government office uses;
 - xi. Small-scale retail and service commercial uses and restaurants;
 - xii. Small-scale *institutional uses*;

- xiii. Places of worship;
 - xiv. Funeral parlours;
 - xv. Cultural uses;
 - xvi. Parking facilities at-grade and/or in structure;
 - xvii. A variety of parks and Urban Squares; and,
 - xviii. public uses and public and private utilities.
- b) The following land uses are prohibited within the 'Downtown Shoulder' designation:
- i. Service commercial uses, retail stores and restaurants with a Gross Floor Area in excess of 2,400 square metres per premise; and,
 - ii. Automobile-oriented uses of any kind including, but not limited to sales, service, gas stations.
- c) Retail uses are encouraged at grade on lands with frontage along Yonge and Wellington Streets within the 'Downtown Shoulder' designation.
- d) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Downtown Shoulder' designation.

11.5.2 Development Policies

- a) The following policies apply to height within the 'Downtown Shoulder' designation:
- i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'B2'; and,
 - ii. Buildings taller than three storeys or 11.5 metres are subject to a front yard step-back at the third storey and the angular plane provisions of this Plan.
- b) The maximum *lot* coverage by a building or buildings on a *lot* shall be 80 percent. The minimum *lot* coverage by a building or buildings on a *lot* shall be 35 percent.

- c) The maximum *lot* coverage by a surface parking *lot* shall be 25 percent. There is no minimum *lot* coverage for surface parking *lots*.
- d) The parking lot/facility shall only be permitted within the rear yard and/or below grade.
- e) For house form buildings, interior side yard parking shall be permitted. However, the width of the the parking area must not exceed 25 percent of the *lot* frontage.
- f) When locating a building on a *lot*, the following policies shall apply:
 - i. The Build-Within Zone is located between 3.0 and 6.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone;
 - ii. If a heritage building is present on the *lot* or on an adjacent *lot*, any additions or new structures must be set back 1.0 metre from the main front wall front of the heritage building;
 - iii. The minimum interior side yard set back shall be 0.75 metres and the maximum shall be 3.0 metres; and
 - iv. The minimum required rear yard setback for *development* within the Downtown Shoulder Area designation shall be 7.5 metres.
- g) All *development* within the 'Downtown Shoulder' designation shall be *compatible* with *development* on adjacent properties and shall be consistent with The Aurora Promenade - Concept Plan - Urban Design Strategy, and the other applicable policies of this Plan.

11.6 Promenade General Designation

- a) The 'Promenade General' designation is comprised of predominantly automobile-oriented commercial retail plazas with some office uses. As such, it holds the greatest potential for future *redevelopment*. The purpose of the 'Promenade General' designation is to promote transformation into a vibrant, pedestrian-oriented mixed-use area. Change will primarily occur through the introduction of higher densities in high quality mid-rise forms

placed close to the street, while providing appropriate transitions to adjacent neighbourhoods. While new *development* will be mostly residential in use, convenience retail as well as restaurants, entertainment and cultural venues will continue to be provided.

11.6.1 Land Use Policies

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

- xiii. Public uses and public and private utilities.
- c) The following land uses are specifically prohibited within the 'Promenade General' designation:
 - i. Single-detached and semi-detached *dwelling units*; and,
 - ii. Automotive-oriented uses of of any kind including, but not limited to sales, service, gas stations.
- d) Retail uses are encouraged at grade on lands with frontage along Yonge and Wellington Streets within the 'Promenade General' designation.
- e) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the 'Promenade General' designation.

11.6.2 Development Policies

- a) The following policies apply to height within the 'Promenade General' designation:
 - i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'B2'; and,
 - ii. Buildings taller than four storeys or 15 metres, are subject to a front yard step-back at the fourth storey and the angular plane provisions of this Plan.
 - iii. Within the 'Promenade General' designation, there are lands where the maximum height of new *development* may be increased by up to 1 storey, to a maximum of 6 storeys or 22 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:
 - the property in question must have a minimum frontage of 40.0 metres;
 - the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;

- the *development* must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, *affordable housing*, affordable artist space, and streetscape improvements; and,
 - the development proposal must be consistent with The Aurora Promenade Concept Plan - Urban Design Strategy.
- b) The minimum *lot* frontage for any new *development* of any type within the Promenade General Area designation shall be 18 metres.
- c) The maximum *lot* coverage by a building or buildings on a *lot* shall be 90 percent. The minimum *lot* coverage by a building or buildings on a *lot* shall be 50 percent.
- d) The maximum *lot* coverage by a surface parking *lot* shall be 25 percent. There is no minimum *lot* coverage for surface parking *lots*.
- e) The parking *lot*/facility shall only be permitted within the rear yard and/or below grade.
- f) When locating a building on a *lot*, the following policies shall apply:
- i. The Build-Within Zone is located between 2.0 and 4.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be located within the Build-Within Zone;
 - ii. Interior side yard setbacks shall not be permitted, with the exception that *lots* with 40 metres or greater of frontage, a minimum interior side yard setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,
 - iii. The minimum required rear yard setback for *development* within the Promenade General designation shall be 7.5 metres.
- g) All *development* within the 'Promenade General' designation shall be *compatible* with *development* on adjacent properties and shall

be consistent with The Aurora Promenade - Concept Plan - Urban Design Strategy, and the other applicable policies of this Plan.

- h) No development application should proceed within the “Special Design Areas” as identified on Schedule ‘B1’ without a Comprehensive Plan undertaken to coordinate the street and block patterns, open spaces, land uses, built form and other supporting studies that may be deemed necessary, transportation, parking or heritage impacts.
- i) No site-specific zoning by-law amendments shall be considered until the Comprehensive Plan has been completed. The Comprehensive Planning process shall be used to form the basis of site-specific rezonings and subsequent site plan agreements.
- j) Where developments are proposed in the absence of a Town-initiated Comprehensive Plan, applicants in these areas should be required to prepare a segment of the Comprehensive Plan that includes surrounding properties to demonstrate how the proposed *development* will complement and contribute to the orderly transformation of the area. Specifically, the Plan should:
 - i. be prepared in consultation with affected adjacent landowners, the public and the Town;
 - ii. define a logical study area that is adequately comprehensive to the satisfaction of the Town;
 - iii. demonstrate a street and block, open space and built form plan consistent with these design guidelines;
 - iv. provide an implementation plan that considers the phasing of *development* and identifies the necessary interventions or investment to enable the transformation; and,
 - v. be supported by other applicable studies that may be deemed necessary.

11.6A Promenade General Site Specific Policy Area Designation

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

The purpose of the 'Promenade General Site Specific Policy Area' designation is to promote transformation into a vibrant, pedestrian-oriented mixed-use area. Change will primarily occur through the introduction of higher densities in high quality mid-rise forms placed close to the street, while providing appropriate transitions to adjacent neighbourhoods. While new development or redevelopment will be mostly residential in use, convenience retail as well as restaurants, entertainment and cultural venues may be provided. It is also the purpose of the Aurora Promenade - Concept Plan - Urban Design Strategy to ensure that new development or redevelopment will be appropriately designed and will not create adverse impacts on adjacent areas.

11.6A.1 Land Use Policies

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

11.6A.2 Development Policies

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

11.7 Promenade Focus Area Designation

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

11.7.1 Land Use Policies

- a) Buildings and *sites* within the 'Promenade Focus Area' designation are encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation

in general, but also on individual development *sites*, and within individual buildings. High activity uses that animate the streetscape and encourage foot traffic, like retail uses, are encouraged at-grade, with uses such as offices and residential uses on second floors and above.

- b) The following uses/mixture of uses are permitted:
 - i. Multiple-unit buildings, townhouses and apartment buildings;
 - ii. Communal housing;
 - iii. Live-work units;
 - iv. Commercial uses including retail stores, restaurants and personal services;
 - v. Tourist accommodations (e.g., Hotels, Tourist Information Centre);
 - vi. Commercial and/or government offices, research and data processing facilities;
 - vii. Child care facilities;
 - viii. *Institutional uses*;
 - ix. Cultural, *recreational* and entertainment uses;
 - x. Conference centres;
 - xi. Parking facilities at-grade and/or in structure;
 - xii. A variety of parks and Urban Squares; and,
 - xiii. Public uses and public and private utilities.
- c) The following land uses are specifically prohibited within the 'Promenade Focus Area' designation:
 - i. Single-detached and semi-detached *dwelling units*; and,
 - ii. Automotive-oriented uses of any kind including, but not limited to sales, service, gas stations.

- d) Retail uses are encouraged at grade on lands with frontage along Yonge and Wellington Streets within the 'Promenade Focus Area' designation.
- e) The implementing Zoning By-law may further refine the list of permitted and/or prohibited land uses within the Promenade Focus Area designation.

11.7.2 Development Policies

- a) The following policies apply to height within the 'Promenade Focus Area' designation:
 - i. The minimum and maximum building height shall be subject to the heights indicated on Schedule 'B2'; and,
 - ii. Buildings taller than four storeys or 15 metres, are subject to a front yard step-back at the fourth storey and the angular plane provisions of this Plan.
 - iii. Within the 'Promenade Focus Area' designation, the maximum height of new *development* may be increased by up to 2 storeys, to a maximum of 7 storeys or 25.5 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:
 - the property in question must have a minimum frontage and depth of 40.0 metres;
 - the development proposal must meet massing performance standards, including any angular planes and stepback provisions that apply;
 - the *development* must provide a public benefit which includes, but is not limited to, heritage protection, public amenity space, public art, *affordable housing*, affordable artist space, and streetscape improvements; and,
 - the development proposal must be consistent with The Aurora Promenade Concept Plan - Urban Design Strategy.

- b) The minimum *lot* frontage for any new *development* of any type within the Promenade Focus Area designation shall be 18 metres.
- c) The maximum *lot* coverage by a building or buildings on a *lot* shall be 90 percent. The minimum *lot* coverage by a building or buildings on a *lot* shall be 50 percent.
- e) The maximum lot coverage by a surface parking *lot* shall be 25 percent. There is no minimum *lot* coverage for surface parking *lots*.
- e) The parking *lot*/facility shall only be permitted within the rear yard and/or below grade.
- f) When locating a building on a *lot*, the following policies shall apply:
 - i. The building envelope is located between 2.0 and 4.0 metres from the front and/or exterior side *lot* line. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior side wall of the proposed building shall be located within the building envelope, as defined above;
 - ii. Interior side yard setbacks shall not be permitted, with the exception that *lots* with 40 metres or greater of frontage, a minimum interior side yard setback of 0.0 metres and a maximum setback of 3.0 metres is allowed; and,
 - iii. The minimum required rear yard setback for *development* within the 'Promenade Focus Area' designation shall be 7.5 metres.
- g) All *development* within the 'Promenade Focus Area' designation shall be *compatible* with *development* on adjacent properties and shall be consistent with The Aurora Promenade Concept Plan - Urban Design Strategy, and the other applicable policies of this Plan.
- h) No '*development*' '*application*' should proceed within the 'Promenade Focus Area' designation and/or their surrounding "Special Design Areas" as identified on Schedule 'B1' without a Comprehensive Plan undertaken to coordinate the street and block patterns, open spaces, land uses, built form and other supporting studies that may be deemed necessary, such as transporation, parking or heritage impacts.

- i) No site-specific zoning by-law amendments shall be considered until the the Comprehensive Plan has been completed. The Comprehensive Planning process shall be used to form the basis of site-specific rezonings and subsequent site plan agreements.
- j) Where developments are proposed in the absence of a Town-initiated Comprehensive Plan, applicants in these areas should be required to prepare a segment of the Comprehensive Plan that includes surrounding properties to demonstrate how the proposed *development* will complement and contribute to the orderly transformation of the area. Specifically, the Plan should:
 - i. be prepared in consultation with affected adjacent landowners, the public and the Town;
 - ii. define a logical study area that is adequately comprehensive to the satisfaction of the Town;
 - iii. demonstrate a street and block, open space and built form plan consistent with these design guidelines;
 - iv. provide an implementation plan that considers the phasing of *development* and identifies the necessary interventions or investment to enable the transformation; and,
 - v. be supported by other applicable studies that may be deemed necessary.

11.8 Built Form Policies

- a) It is crucial that all new *development* throughout The Aurora Promenade be *compatible* with the character and context of the community. As such, new *development*, whether a renovation to an *existing* building, or a completely new building, will be reviewed by the Town taking into consideration matters relating to exterior design, including the character, scale, colour, building materials, appearance and design features of buildings.
- b) Where any development *site* within The Aurora Promenade abuts lands designated 'Stable Neighbourhood', or 'Environmental Protection Area', and/or lands within a Heritage Conservation District, a 45 degree angular plane originating from these lands shall be applied over the interior side and/or rear property line. Further, when considering new building forms, *development* which

results in extensive loss of sunlight to *adjacent land* uses shall be prohibited.

- c) Architectural variety is crucial in creating a visually stimulating urban environment. Streetscapes composed of buildings of similar style and form can succeed through subtle variations in the façade treatment and building mass in order to improve the overall architectural richness, variety, and building articulation in the community.
- d) New building design shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy. In addition, new building design shall:
 - i. Be barrier free;
 - ii. Have a textured architectural quality that can be achieved by introducing variation in certain elements of the façade treatment. Continuous roads of monotonous and repetitive façades shall be avoided. As such, the siting, massing, and façade design of all new *development* shall be coordinated on a block-by-block basis and building elevations shall be articulated in a manner that provides variation between units, and reinforces common characteristics that visually unites the block;
 - iii. Employ a stepback at the upper storeys. Stepbacks shall be established as follows:
 - within the ‘Downtown’, ‘Upper Downtown’ and ‘Downtown Shoulder’ designations, the main front wall and exterior side wall of all new buildings shall be stepped back a minimum of 3.0 metres above the third storey. Stepbacks are not permitted below the top of the second storey; and,
 - within the ‘Promenade General’ and ‘Promenade Focus Area’ designations, the main front wall and exterior side wall of all new buildings shall be stepped back a minimum of 1.5 metres above the fourth storey. Stepbacks are not permitted below the top of the second storey;
 - iv. Create a street space that is scaled to the pedestrian and is organized to present an appropriate façade to all adjacent public roads to provide interest and comfort at

ground level for pedestrians. As such, primary pedestrian entrances shall provide direct and universal access to the public sidewalk and buildings shall be oriented to front on to the road, with a minimum setback, or build-within zone;

- v. Include pedestrian weather and sun protection systems including awnings, canopies, colonnades, or front porches along the sidewalk edge of key pedestrian areas and adjacent to Urban Squares and at entrances to buildings;
 - vi. Have any visible mechanical equipment, including rooftop equipment, appropriately screened and located in a manner that has a minimal physical and visual impact on public sidewalks and accessible open spaces;
 - vii. Where feasible, have all transformers and other above ground utilities located within the building, or on private property located away, and/or screened, from public view;
 - viii. Energy efficient building design including passive solar energy gain, increased insulation, Energy Star appliances, alternative and/ or *renewable energy systems*, and conformity with LEED certification shall be encouraged in all new buildings, in conformity with the policies of this Plan; and,
 - ix. Be encouraged to incorporate a 'green-roof' into the design of all new buildings.
- e) Corner development *sites* are good locations for landmark buildings as they have better visibility, light and view opportunities. As such, in addition to consistency with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy and other applicable policies of this Plan, corner *sites* will be addressed in the following manner:
- i. Define the intersection at which the building is located by architecturally articulating its presence at each corner;
 - ii. Include prominent visual and vertical architectural features such as a wrap-around porch, bay window, turret feature or a clock tower, and/or an additional storey, greater than abutting buildings on non-corner *sites*;
 - iii. Include primary, articulated façades towards both roads; and,

- iv. Have the highest level of architectural detailing and a distinct architectural appearance.

11.9 Height and Density Bonusing

- a) Council may, at its discretion, use density and height incentives under the provisions of the Planning Act, to achieve facilities, services or matters which reflect the principles and objectives of this Plan, but cannot be achieved under any other provisions of the current Planning Act or Development Charges Act. Such objectives include contributions towards:
 - i. Socially assisted housing and supportive housing for persons with special needs which meet Aurora's housing goals and objectives. Such contributions to the municipality may be in the form of:
 - land for socially assisted housing on the development *site* or on another *site* which is satisfactory to Council;
 - a cash contribution towards the provision of socially assisted housing; or,
 - *dwelling units* for socially assisted housing within a *development*.
 - ii. Housing with innovative technological, environmental or design components;
 - iii. Non-profit community, cultural, social, *recreational* and institutional facilities which may be in the form of a donation of land, buildings, or space within buildings;
 - iv. Preservation of heritage, community identity or natural environments, as outlined in this Plan. Such contributions may consist of natural or built heritage *sites*, structures, buildings, parts of buildings or space within buildings, conservation easements, artefacts or cash payments to achieve the principles and objectives of this Plan;
 - v. Contribution of public open spaces beyond the requirement under the Planning Act. Such contributions may consist of land, structures, buildings, equipment or cash payments which will achieve the principles and

objectives of this Plan, especially in built-up or potentially park-deficient areas;

- vi. Providing public access to ravines, valleys and the Aurora Trail Network. Such contributions may consist of land or an easement agreement which will provide a publicly accessible link to ravines, valley lands and the Aurora Trail Network;
 - vii. Significant pedestrian or bicycling connections as outlined in Section 1.9 Open Space, or Section 1.11 Streets. Such contributions may consist of land, structures, facilities or cash payments to achieve the goal and objectives of these sections;
 - viii. Achievement of off *site* public landscape, streetscape and urban design objectives as outlined in Section 1.7, 1.9 and 1.11 of this Plan. Such contributions may consist of special aesthetic improvements to public spaces including street furniture, landscaping, fountains or public art, adjacent to or within close proximity to the *site*;
 - ix. Provision of special facilities to enhance the environment or *conserve* energy, or the elimination of environmentally harmful non-conforming uses;
 - x. Special provisions to facilitate and improve transit use such as shelters, pedestrian connections to stations, transfer and amenity areas;
 - xi. Land for other municipal purposes;
 - xii. Other local improvements as identified through a Community Improvement Plan, Secondary Plan, Streetscape Master Plan, Environment Strategy, Heritage Conservation District Plan, or other implementation plans or studies; and
 - xiii. Regional community and health facilities, emergency medical services and police stations.”
- b) Before density or height bonuses are granted, Council may require:
- i. Noise, wind, sun, transportation, servicing, environmental and other impact studies of the proposed *development*;

- ii. Archaeological and historical background studies of a particular *site*; and,
 - iii. Design modifications to preclude negative impacts.
- c) In determining the extent of the bonus, Council shall ensure that:
 - i. The economic, social and environmental costs and benefits of the density increase balance those of the service, facility or matter gained by the community over the period of 10 years;
 - ii. The bonus reflects public priorities within the context of this Plan;
 - iii. The human scale, attractiveness, compatibility and health of the surrounding urban environment not be compromised; and,
 - iv. Transportation, municipal and social services can meet the needs from the increased density.
- d) The *site*, or neighbourhood where a bonus is permitted, shall benefit most from the facility or matter conveyed to the municipality in return for the bonus.
- e) Any agreement under this section shall be registered against the land to which it applies and enforced against the present or any subsequent owner.

11.10 Policies for Public Open Space

- a) Downtowns typically require smaller park spaces, distributed strategically throughout the entire area to enhance adjacent *development*. It is the intention of the Town to promote public open space features as key aesthetic and functional components that complement the anticipated *redevelopment* activity.
- b) The open space system of The Aurora Promenade should be focused on the interconnected system of roads, parks and Urban Squares that are safe, inviting and interactive spaces. A high standard of hard and soft landscaping shall be required and shall be maintained in a healthy condition.

- c) Environmental Protection Areas - A number of *significant* natural areas abut lands within The Aurora Promenade. These lands are designated Environmental Protection Area by this Plan and correspond to open space systems which encompass *significant* natural features. Key policies for new *development* adjacent to Environmental Protection Area designation include:
 - i. *Significant* natural features shall be *conserved* and enhanced, and the physical and visual connections from The Aurora Promenade should be appropriately strengthened; and,
 - ii. New *development* within The Aurora Promenade shall be respectful of adjacencies to *significant* natural features, ensuring that any negative impacts are appropriately mitigated.
- d) Public Parks – Public parks typically serve the community's passive and active *recreational* interests and come in a variety of scales and configurations. Adjacent to The Aurora Promenade, the bulk of these spaces correspond to parkland along the East Holland River Valley, Fleury Park and Machell Park. This Plan aims to encourage retention, enhancement, and full utilization of the *existing* public parks, including enhancements to improve the visual and physical linkages with the parks and associated trails with, for example, wayfinding signage, improved streetscape links and crosswalks.
- e) Squares and Greens – Squares and greens are more formal public spaces that may also include hard surfaces, gardens, pavilions, memorials, fountains and modest concession stands. Squares and greens are more multi-purpose than the public parks, providing potential spaces for both active and passive activities including farmer's markets and community fairs. Within The Aurora Promenade, the most prominent squares and greens are War Memorial Peace Park and the potential for a new green and a new square in association with new *development* in proximity to the Aurora GO Train Station. Policies applicable to these areas are:
 - i. The War Memorial Peace Park should be enhanced by improving the visual and physical linkages to the park by potentially introducing a new street that abuts the park with buildings that frame it, rather than turn their backs to it. War Memorial Peace Park should serve as an important, large scale, passive green space for The Aurora

Promenade, although it can also accommodate occasional events;

- ii. A potential linear green should be created along the east side of Berczy Street buffering the rail from the residential neighbourhoods to the west, which can be created through the relocation of parking in new facilities; and,
 - iii. A potential new square associated with new *development* around the Aurora GO Train Station and Industrial Parkway South should be created.
- f) Urban Squares – An Urban Square is generally a paved open space associated with a civic or commercial function. They vary in shape and size depending on their purpose, but are generally smaller and more intimate in scale than parks. Squares generally serve high pedestrian traffic areas and/ or where major events need to be planned or accommodated that generate large crowds. Year-round Squares function best when they are framed by highly animated uses such as shops, restaurants and cafés.
- i. All development *applications* within the ‘Downtown Shoulder’ and ‘Promenade General’ designations, on *sites* greater than 0.2 of a hectare in size shall include a location for an Urban Square. Land set aside for an Urban Square, developed in conformity with the policies of this Plan, shall constitute all or part of the parkland dedication requirements of the Planning Act. Urban Squares are intended as formal pedestrian spaces, in support of the adjacent higher density, mixed-use *development*. Lands shall be set aside for an Urban Square as follows:
 - for all non-residential *development*, the land requirement for an Urban Square shall constitute a minimum of 2 percent of the net developable *site* area;
 - for all primarily residential *development* (where more than 80 percent of the Gross Floor Area is residential), the land requirement for an Urban Square shall constitute a minimum of 3 percent of the net developable *site* area; and,
 - for *development* that includes a mix of land uses, where the secondary use comprises at least 25 percent of the Gross Floor Area, the land requirement for an

Urban Square shall constitute a minimum of 2 percent of the net developable *site* area;

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

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

11.10.1 Parkland Dedication

- a) Parkland dedication requirements shall be applied as follows in all designations within the Aurora Promenade:
- i. The alternative parkland dedication requirement provided in the Planning Act of 1.0 hectare per 300 *dwelling units* shall not be applied; and,
 - ii. The typical Planning Act requirement of 5 percent of the land area for residential and 2 percent of the land area for all non-residential uses shall be applied. The parkland dedication requirement for mixed use developments shall be calculated on the percentage of Gross Floor Area of each use.

11.10.2 Cash-in-lieu of Parkland

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

11.11 Policies for the Street Grid/Development Blocks

- a) A number of new street linkages are recommended in association with *redevelopment* of automotive-oriented commercial areas, as shown on Schedule 'B3'. The linkages should serve to extend and complete the *existing* street grid.
- b) The older part of Aurora is organized along a fine-grained and highly interconnected street and block patterns that is ideal for promoting a dissemination of traffic and for walking. As much as possible, this pattern should serve as a template for newly developing areas. Where new development blocks are created, or where *significant redevelopment* is proposed, development blocks should not exceed 100 metres by 200 metres in size. Smaller development blocks are preferred.
- c) Where possible, *existing* streets should be extended and linked to provide optional routes for movement. Although measures can be introduced to limit through-traffic into neighbourhoods where streets are extended or connected, pedestrian and cycling movement should continue freely.
- d) As much as possible the design of these new links and the reconstruction of *existing* streets should be subject to the following principles for creating 'complete' streets:
 - i. All modes of movement shall be supported in a balanced manner with appropriately scaled sidewalks that can accommodate pedestrian amenities and wherever possible dedicated bike lanes;

- ii. Alternative standards shall be considered for road design to further calm traffic and support a safe and inviting pedestrian environment, including narrower travel lanes and smaller turning radii at intersections;
- iii. Block lengths shall not be greater than 150 metres to maximize porosity for pedestrians. Where blocks are greater than 150 metres, a mid-block pedestrian connection should be provided;
- iv. Streetscapes inviting to pedestrians, transit users and cyclists are vital, including providing *trees* and landscaping, seating, pedestrian level lighting and well-defined and frequent crosswalks; and,
- v. Road capacity increases are not an objective of this Plan within The Aurora Promenade. The roadway network is to serve *connectivity* and accessibility needs of all critical modes of transportation in support of the planned uses.

11.12 Policies for Streets

- a) The hierarchy of streets is identified on Schedule 'B3' of this Plan.
- b) Main Streets - Main Street corresponds to the portion of Yonge Steeet within the 'Downtown' designation. This segment contains a dense mix of uses, including at-grade retail and buildings with minimal to no setback from the street. These characteristics result in a very traditional cross-section. Streetscape characteristics shall include:
 - i. Distinctly paved sidewalks and crosswalks;
 - ii. Unique lighting, banners, signage and furnishings to be *compatible* with the historic downtown;
 - iii. Continuous street *trees* where possible, otherwise planters in place of street *trees* for seasonal interest;
 - iv. On-street parking;
 - v. Mixed-uses with at-grade retail and office or residential uses above grade; and,
 - vi. Spill-out activity on the sidewalks such as sidewalk patios can be enabled by modest setbacks.

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

- e) Civic/Special Streets - Civic/Special Streetscapes as identified in Schedule 'B3'. Special attention to the design and quality of the streetscape and street walls is required to identify and reinforce the civic importance of these streets. Streetscape characteristics shall include:
 - i. Distinctive paving along sidewalks, at crosswalks and across the roadway or at strategic civic locations such as the Town Park on Wells Street;
 - ii. Where paving extends across the roadway, it should seamlessly integrate with adjacent public space treatments;
 - iii. Sidewalk bump-outs at intersections;
 - iv. Unique lighting, signage, banners and furnishings;
 - v. Continuous street *trees*, flower beds and landscaping features; and,
 - vi. On-street parking where possible.
- f) Focus Area Street - Focus Area Streets are identified on Schedule 'B3'. Streetscape characteristics include:
 - i. 2 travel lanes;
 - ii. On-street parking;
 - iii. Continuous street *trees* with broad sidewalks;
 - iv. Buildings placed close to the street with consistent setbacks for mixed-uses; and,
 - v. More generous setbacks with privacy measures such as grade shifts and landscaping for residential uses.
- g) Lanes - While relatively common in many historic towns throughout Ontario and the eastern provinces, there is an absence of lanes within The Aurora Promenade. Where possible a network of lanes shall be introduced behind properties fronting onto Yonge Street. Lanes can provide *significant* benefits for mixed-use areas, including:

- i. Accommodating utilities, storage, loading and parking access away from the primary street;
- ii. Minimizing curb cuts for driveways off the primary street, enabling continuous *tree* planting, on-street parking and safer pedestrian environments; and,
- iii. Providing access for potential accessory units.

Streetscape characteristics of lanes shall include:

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

- i) Residential Streets - Residential streetscapes primarily serve the residential neighbourhoods within the Aurora Promenade. These streets serve as important vehicular and pedestrian connections for local residents. Defining characteristics of these streets are the green amenity provided through the landscaped front yards resulting from building setbacks and the continuous street *trees*. Vehicles move at slower speeds and these streets generally experience lighter vehicular traffic. There are two types of residential streetscapes – Heritage and Local Streets, each with their own defining characteristics that will be retained. Streetscape characteristics of Heritage Streets shall include:

- i. Residential in character, typically with 2 travel lanes;
- ii. Continuous street *trees* with landscaped front yards;
- iii. Varying building setbacks from the street;
- iv. On-street parking; and,
- v. Primarily house forms with prominent porches and where garages exist, they are located to the side or rear.

Streetscape characteristics of Local Streets shall include:

- i. Residential in character with typically 2 travel lanes;
- ii. Continuous street *trees* with landscaped front yards and consistent building setbacks from the street;
- iii. On-street parking; and,
- iv. Primarily house forms with front accessed garages.

- j) Mid Block Pedestrian Connections - Mid-block pedestrian connections offer the unique opportunity for a finer-grained pedestrian network than the typical block pattern. Portions of The Aurora Promenade provide pedestrian-scaled blocks, primarily in the 'Downtown', while others have larger blocks where opportunities exist to improve connections. The Aurora Promenade Concept Plan - Urban Design Strategy identifies *existing* and potential mid-block connections. These mid-block connections should adhere to the same design quality and design standards as other public spaces. Design characteristics for mid-block connections include:

- i. Ensure mid-block connections are well-lit; and,
 - ii. Where possible, landscaping should be introduced that is consistent with CPTED principles of design.
- k) Schedule 'B3' identifies both *existing* and potential mid-block pedestrian links. It is an objective of Council to secure these pedestrian links for public use through acquisition, easements and/or other appropriate mechanisms.

11.13 Policies for Entryways

- a) Entryways highlight the entrances to The Aurora Promenade and are important markers that distinguish the culture and heritage of the area. Primary and Secondary Entryways are identified on Schedule 'B3'. Entryways shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy, and the following policies apply:
- i. Entryways shall be either architectural features, stand-alone marker/features, public art or landscape treatments that define the main entrances to the 'Downtown'; and,
- b) There shall be a hierarchy of Entryways, both Primary and Secondary. Primary Entryways:
- i. Shall be lit to enhance their legibility at night;
 - ii. Shall be large enough to be visible from a car at a distance of at least 100 metres; and,
 - iii. Shall enhance and not compete with surrounding *existing* historic and/or architectural features.

Secondary Entryways:

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

11.14 Policies for Parking

- a) New public parking structures and the provision of on-street parking are both important components of a comprehensive Town parking strategy for The Aurora Promenade. The Town needs to become actively involved in the *redevelopment* process to identify their opportunities to influence and direct *redevelopment*. As such the Town shall:
 - i. Provide public parking *lots*, both surface *lots* and/or structured parking facilities, within The Aurora Promenade to augment the supply of parking;
 - ii. Promote new on-street parking throughout The Aurora Promenade; and
 - iii. Parking requirements which are more specific than those identified in the Plan may be provided through a comprehensive zoning by-law review or *application* for zoning by-law amendment, without requiring an amendment this plan. An example of such a standard is new parking standards for child care centres and private schools.

11.14.1 Parking Requirements

- a) The following parking requirement standards shall apply within the 'Downtown' and 'Upper Downtown' designations:
 - i. New non-residential uses or new residential units developed within any *existing* building are exempt from any additional parking requirements subject to the following:
 - a) The lands are located within the 'Downtown' designation and are north of Mosley Street and east of Temperance Street.
 - b) new non-residential uses developed within existing buildings that do not meet the criteria of Subsection 11.14.1a)ia shall be subject to policy 11.14.1a)ii.
 - c) new residential units developed within existing buildings that do not meet the criteria of Subsection 11.14.1a)ia shall be subject to policy 11.14.1a)iii.

- ii. New non-residential *development* shall be required to provide a minimum of 1.0 and a maximum of 2.0 parking spaces per 100 square metres of Gross Floor Area; and,
 - iii. New residential *development* shall require a minimum of 1.0 and a maximum of 1.25 parking spaces per unit, inclusive of visitor parking.
- b) The following parking requirement standards shall apply within the 'Downtown Shoulder' designation:
 - i. New non-residential *development* shall provide parking on the basis of a minimum of 2.0 spaces and a maximum of 3.0 spaces per 100 square metres of Gross Floor Area; and,
 - ii. New residential *development* shall provide parking on the basis of a minimum of 1.0 and maximum of 1.25 spaces per unit, inclusive of visitor parking.
- c) The following parking requirement standards shall apply within the 'Promenade General' and 'Promenade Focus Area' designation:
 - i. All permitted retail uses, with the exception of hotels, shall provide a minimum of 3.5 and a maximum of 4.5 spaces per 100 square metres of Gross Floor Area;
 - ii. Hotels shall provide a minimum of 1.25 and a maximum of 1.5 spaces per room;
 - iii. All permitted office and *institutional uses* shall provide a minimum of 2.5 and a maximum of 3.0 spaces per 100 square metres of Gross Floor Area;
 - iv. Any new apartment based residential *development* shall provide parking on the basis of a minimum of 1.0 and maximum of 2.0 spaces per unit, inclusive of visitor parking; and
 - v. Any new freehold residential use shall provide a minimum of 1.5 and a maximum of 2.0 spaces per unit.
- d) For developments within the 'Upper Downtown', 'Downtown Shoulder', 'Promenade General' and 'Promenade Focus Area' designations, the following additional policies apply:

- i. Where new *development* is proposed within 150 metres of an *existing* public parking facility, the Town may reduce the minimum parking requirement in recognition of the enhanced public parking supply. The Town shall establish the amount of the reduction on a case-by-case basis, following an analysis of the size and utilization rate of the public parking facility, and the development context of the surrounding community. Regardless, the maximum parking requirement reduction permitted under this policy shall be up to 25 percent;
- e) Notwithstanding the parking requirements identified in this Plan, land use specific and/or alternative parking requirements may be provided in the implementing zoning by-law.
- f) These parking requirements may be further reduced following the introduction of high-order transit facilities along Yonge Street and/or Wellington Street.
- g) Council, at any time, may require or carry out a Comprehensive Parking Management Strategy that reviews the development potential within the Promenade Area, or sub-area within the Promenade Area, for its impacts on the parking patterns both on-site and within the vicinity of the Promenade Area. The Parking Management Strategy will analyze current parking patterns and recommend management strategies to address anticipated future parking impacts.

11.14.2 Cash-in-lieu of Parking

- a) Where a *development* is unable to provide all of the required on-site parking spaces, the Town may accept cash-in-lieu of the parking spaces that are not provided. The minimum parking requirement shall be used to calculate any parking space deficiency. The cost of each parking space shall be established by the Town, and may be waived for any specific *development*, at the discretion of the Town. The funds raised through this provision shall be utilized by the Town solely for the purchase of property for public parking and/or the building of public parking within the boundaries of The Aurora Promenade, as identified on Schedule 'B1' to this Plan.

11.14.3 Design Policies for Parking Lots/Facilities

- a) In order to reinforce streets as primary public spaces, the locations of parking, driveways and service entrances and loading

areas need to be carefully considered and coordinated with the locations for pedestrian entrances. As such, parking facilities, service access points, loading areas and any visible garbage containers and/or mechanical equipment are to be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy, and:

- i. Located in a manner that has a minimal physical impact on sidewalks and accessible open spaces. Shared driveways, service courts at the side and rear of buildings are encouraged to provide for these functions;
- ii. Prohibited in the front yard of any buildings within The Aurora Promenade. Surface parking and/or servicing facilities may be permitted within the rear yard or, in the case of house form buildings within certain designations, within the interior side yard;
- iii. Appropriately screened from view from the street; surface parking lots shall respect the building envelopes as defined in Section 11 of this Plan. Where surface parking must be provided, the visual impact of large surface lots shall be mitigated by a combination of setbacks, and significant landscaping including, pavement treatments, low walls or decorative fencing, landscape, *trees* and lighting throughout parking lots and along its edges;
- iv. Encouraged to be provided in structures, either above, or where possible, below grade. Where a parking structure is above grade, it shall include a façade with active uses at grade and appropriate architectural articulation. Entrances to below grade or structured parking and service areas should occur within the building; and,
- iv. Accessed off side streets or through shared driveways and, preferably, shared rear lanes.

11.14.4 Drive-Thru Facilities

- a) Drive-through facilities are normally associated with restaurants, financial institutions, convenience stores, automobile service stations, and a limited range of retail uses. Proposed drive-through facilities in the Aurora Promenade Secondary Plan area shall be subject to the following:

- i. the application of urban design guidelines, which will address such issues as built form and streetscape, pedestrian circulation, vehicular traffic/access and parking, landscaping, and signage, with particular attention given to sites which abut permitted residential uses;
- ii. such planning applications as required in the normal course of development for the Aurora Promenade planning area, including site plan approval;
- iii. as part of any required planning application, proposals for drive-through facilities shall address the location, design, and function of the drive-through facility to demonstrate that the proposed drive-through facility:
 - conforms with the intent of the Official Plan;
 - conforms with the function and form of the land-use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located;
 - maintains the continuity and character of the streetscape as exists at the time of the application in the land-use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located;
 - conforms with the extent of the pedestrian orientation set out in the policy framework for the land-use designation in the Aurora Promenade planning area where the drive-through facility is proposed to be located; and
 - addresses pedestrian movement into and through the property containing the drive-through facility, the nature of surrounding uses, and the proximity to heritage resources.

11.15 Policies for Signage and Lighting

- a) Signage is a critical component of building design and can demean the quality of the street if not designed to be complementary to the character of The Aurora Promenade. In addition, lighting is an essential consideration to ensure safe

pedestrian places. Signage shall be consistent with the Design Guidelines contained within The Aurora Promenade Concept Plan – Urban Design Strategy, and the following policies shall apply:

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

11.16 Policies for Encroachments

- a) Permanent structural components of any building (colonnades and balconies) are not permitted to encroach into the defined pedestrian realm. The following encroachments into the public realm and onto or over the public sidewalk may be permitted

subject to approval of an appropriate permit by the Town and/or The Regional Municipality of York.

- i. Awnings;
 - ii. Outdoor cafes and seating for restaurants; and,
 - iii. Semi-permanent structures, including entry features, arcades and perpendicular signage attached to the building.
- b) The amount of any permitted encroachment, whether temporary or permanent, shall be established by the Town on a *site-by-site* basis.

11.17 Policies for Implementation

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

The Town shall utilize the Site Plan Approval process to the maximum extent permissible by the Planning Act. Specifically, the Town may consider matters related to exterior design, including, and without limitation to the character, scale, materials, colour, appearance and design features of buildings for all *development* and/or *redevelopment* in The Aurora Promenade.

- c) While the performance standards in the preceding policies pertaining to massing and angular plane provisions are intended to be fixed standards, there may be some site specific lot configurations and key corner and terminus sites that necessitate a variance to these standards. Such variances may be facilitated through rezoning or minor variance and shall not require an Official Plan Amendment, provided the intent of the applicable policies of this Plan and the Aurora Promenade Concept Plan –

Urban Design Strategy are achieved. This policy does not apply to *development* proposals seeking additional building height over and above the permissions set out within this Plan.

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

- d) Community Improvement Plan – All lands within The Aurora Promenade are to be identified as within a Community Improvement Project Area. The Town shall consider the preparation of a Community Improvement Plan or a series of Community Improvement Plans, in order to identify public realm improvement priorities and establish incentive programs to assist the private sector in improving their properties. In addition, the Town may use incentives established through a Community Improvement Plan to influence the location and timing of *development* throughout the Aurora Promendae. The qualification criteria for any proposed incentive program shall include the requirement that all non-residential properties within The Aurora Promenade be included within an Aurora Promenade Business Improvement Area.
- e) The Aurora Promenade Business Improvement Area – All lands within The Aurora Promenade, shall, over time, be considered for inclusion within the boundaries of a Business Improvement Area. Until such time that a BIA is established, the Town shall consider an officer and/or committee specifically assigned to guide and oversee improvements in The Aurora Promenade and to monitor the implementation of The Aurora Promenade Concept Plan – Urban Design Strategy.
- f) Heritage Conservation District – The Town shall consider the designation of all properties within the Downtown Area and Downtown Shoulder Area designations as a Heritage Conservation District under the Ontario Heritage Act. Part of the designation process shall include the preparation of detailed urban design and architectural control policies that will further protect the heritage character of the area, and will promote new *development* and/or *redevelopment* that is *compatible* with the identified heritage objectives of this Plan.

12.0 ESTABLISHING A LINKED GREENLANDS SYSTEM

A strong, interconnected Greenlands System provides many environmental benefits, opportunities for *recreation* and contributes to overall health and a high quality of life for residents and visitors.

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

This Plan establishes a linked Greenlands System that includes policies and mapping that protects and complements *key natural heritage features* and *key hydrologic features*. This Plan also promotes a system of public parks and open spaces that are integrated and connected within the linked Greenlands System.

12.1 Objectives

- a) Promote a systemic approach to environmental protection, based on the interdependence of the natural environment.
- b) Create a continuous Public Parkland System, which allows for a full range of year round active and passive outdoor activities for all residents of Aurora.
- c) Promote an interconnected Greenlands System through the linkage and integration of Environmental Protection Areas, *Lake Simcoe Watershed*, Public Parkland and the Oak Ridges Moraine, with an aim to strengthen the natural environment and enrich human enjoyment of it.
- d) Enhance the Greenlands System through a comprehensive network of trails, in accordance with the Town's Trails Master Plan.

12.2 The Greenlands System

- a) It is a fundamental principle of this Plan that the Town promote an active, healthy lifestyle for its residents. The provision of a highly integrated system of environmentally protected lands, parks, trails and *recreation* facilities that are well distributed, strategically located, well maintained and diverse plays an important role in encouraging community members to have active and healthy lifestyles.

- b) Council recognizes the important contribution that natural systems and their related ecological and *hydrological functions*, in conjunction with and the public open space system, make to the creation of a vibrant, livable Town.
- c) As per Schedules 'A' and 'E', Aurora's Greenlands System is comprised of three main components:
 - i. Public Parkland designation;
 - ii. Private Parkland designation;
 - iii. Environmental Protection Area designation.
- d) This Plan also implements the Lake Simcoe Protection Plan within that portion of the Town which lies within the Lake Simcoe *Watershed* as well as the policies of the Oak Ridges Moraine Conservation Plan and Oak Ridges Moraine Conservation Act.

12.3 Public Parkland Designation

12.3.1 Intent

- a) The Town of Aurora includes a complex system of *existing* public open spaces and trails. The public road network is also considered a key component of the overall trails network. In the future it is anticipated that this system will be continuously expanded and improved.
- b) Public Parkland may be located within any land use designation. It is the intent of Council that *existing* and new Community and Neighbourhood Parks shall be designated 'Public Parkland'. These areas will be maintained as open space with facilities that meet the *recreation* needs of residents, tourists and visitors, in accordance with the Town's Parks and *Recreation* Master Plan.
- c) It is Council's intention to plan and develop a system of pedestrian and bicycle routes and *recreation* trails that will link residential areas, parks and other *recreational* facilities. Where these facilities are located off-road, they shall be identified as linear park space.

12.3.2 Permitted Uses

- a) Permitted uses on lands identified as 'Public Parkland' on Schedule 'A' include:

- i. passive and active *recreation* uses;
 - ii. conservation uses;
 - iii. *cemeteries*;
 - iv. commercial and/or office uses accessory to uses i. to iii. above; and,
 - v. public uses and public and private *infrastructure*.
- b) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

12.3.3 Policies

- a) Council shall retain, where appropriate, Town-owned lands in public ownership and use these lands for public *recreation* purposes. It is expected that privately owned lands will also continue to contribute to the visual open space of the Town.
- c) It is Council's objective to achieve public parkland on a Town-wide basis in accordance with the following servicing ratios, having regard to the Town's Parks and *Recreation* Master Plan:
 - i. Community Parks at 2.5 hectares per thousand residents;
 - ii. Neighbourhood Parks at 1.5 hectares per thousand residents; and,
 - iii. Linear Parks/Trails at 1.0 hectares per thousand residents.
- d) Council shall continue to acquire parkland through the parkland dedication policies of the Planning Act, and by other means at their disposal, including purchase. Council may accept cash-in-lieu of parkland, and may use the funds generated to augment the supply of parkland across the Town.
- e) Changes to the size and configuration of the lands identified as 'Public Parkland' on Schedule 'A' may require an Official Plan Amendment.

- f) The actual locations, sizes, functions and configurations of all components of the parks system that as yet, do not exist, will be confirmed and finalized through subsequent development approvals.
- g) All components of the parks system that meet the minimum size requirements of this Plan shall be accepted by Council as contributing to the parkland dedication requirements of the Planning Act. No component of the parks system shall be accepted as parkland dedication if it incorporates components of an 'Environmental Protection Area' or public utility that encumbers its use for landscaping or building in any way.
- h) Where parkland is dedicated as a result of Planning Act approvals, the boundaries of the parkland will be defined by fencing installed to Council's satisfaction at the developer's expense. Access gates shall be prohibited.
- i) Council may restrict or prohibit *cemeteries* and active outdoor *recreation* activities such as golf courses which could harm the natural environment in Environmental Protection Areas and on the Oak Ridges Moraine. Such uses shall only be permitted with the consent of the Ministry of Natural Resources, the Ministry of the Environment, the appropriate Conservation Authority and, where applicable, the York Region Medical Officer of Health. All appropriate environmental management policies contained in this Plan shall apply to the Public Parkland designation.

12.3.4 Public Parkland Components

- a) Lands designated 'Public Parkland' are identified on Schedule 'A', and include Town parks and other publicly owned lands.
- b) Parkland identified with a Community Park (CP) symbol on Schedule 'A' will generally have an area specific to the environmental, heritage or *recreation* demand served by the facility. Community Parks are intended to serve the entire community and visitors to the Town. Facilities in a Community Park may include major playgrounds, major athletic fields, multiple tennis and multi-purpose courts, skateboard parks, indoor and outdoor ice facilities, seating areas, walkways, community centres and indoor and/or outdoor swimming facilities, leash-free dog zones, water play facilities, picnic areas, trails and walkways, boardwalks, observation areas, interpretive/educational centres, pavilions, museums, horticultural facilities, amphitheatres and visitor service centres.

- c) Community Parks will have a high level of landscaping, including major entrance features and structured *development* that is limited to that necessary to serve the particular on-site facilities. This may include parking, washrooms, concessions, picnic areas and equipment storage buildings. With the exception of maintenance and upgrades, *development* of a Community Park shall require preparation of a detailed Site Master Plan including storm water management, *lot* grading, landscaping and lighting. This may include a public pre-consultation process in order to ensure that compatibility with surrounding land uses is considered.
- d) Community Parks shall range in size from 4 hectares to 8 hectares .
- e) Neighbourhood Parks are identified on Schedule 'A' with a Neighbourhood Park (NP) symbol. They are intended to serve the *recreation* and open space needs of the immediate surrounding residential area. Facilities in a Neighbourhood Park may also include playgrounds, athletic fields, tennis and multi-purpose courts, outdoor skating rinks, minor level skateboard parks, seating areas, trails and walkways, water play features, interpretive areas and leash-free dog zones. This may include parking, washrooms, concessions, picnic areas and equipment storage buildings. In all cases, Neighbourhood Parks will have a high level of landscaping and buildings shall be limited to those necessary to serve the particular on-site facilities. With the exception of maintenance and upgrades, *development* of a Neighbourhood Park shall require preparation of a detailed Site Master Plan including storm water management, *lot* grading, landscaping and lighting.
- f) Neighbourhood Parks shall range in size from 1.6 hectares to 4 hectares.
- g) An Urban Wildlife Park is identified on Schedule 'A', with a specific focus on ecological management and conservation. The Urban Wildlife Park shall provide interpretative information for park users and the Town shall continue to engage with its partners (e.g. Ducks Unlimited, the Ministry of Natural Resources and York Region) to maximize the ecological benefits associated with the area.
- h) Parkettes represent the smallest parks and are intended to provide neighbourhood green space, visual amenity and minor open space areas and/or linkages within the Town. They are not

identified on Schedule 'A'. Parkettes shall be designed and developed to recognize their unique function and their surrounding context.

- i) Parkettes may be held in public or private ownership. If held in private ownership, and considered part of the parkland dedication requirement, then an easement for public access is required. All Parkettes shall be designed and maintained by the owner, to the satisfaction of Council.
- j) Parkettes shall be a minimum of 0.35 hectares in size.

12.3.5 Design Policies for Public Parkland

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

- a) Community Park and Neighbourhood Parks
 - i. All components of the lands designated 'Public Parkland' and/or identified as a Community Park shall be developed and improved over time on the basis of a Community Park Concept Plan. The Community Park Concept Plan shall identify the park's role and conceptual design components, including a priority list for improvements over time.
 - ii. All components of the lands designated 'Public Parkland' shall be designed using the principles of CPTED (Crime Prevention Through Environmental Design). All 'Public Parkland' shall be well lit, limited visibility areas should be minimized and opportunities to maximize visibility into 'Public Parkland' from surrounding neighbourhoods and streets should be encouraged.
- b) Neighbourhood Parks
 - i. Each Neighbourhood Park is located to perform a particular function within its context. Generally, they are located to be a neighbourhood focal point, centrally located and/or are integrated, where possible, with an adjacent *natural heritage feature or area*.
 - ii. Neighbourhood Parks will provide opportunities for active and passive *recreation* for residents generally within a 400-metre radius. Neighbourhood Parks may include elements

such as play structures, informal playgrounds, seating, hard surface areas, shaded areas under *tree* canopies or open air structures, lighting, distinctive *tree*, shrub and ground cover planting.

- iii. Neighbourhood Parks should have road frontage for visibility to the park. At a minimum, parks should front on at least two public roads.
- iv. Pedestrian access to parks should be clearly defined with landscape or architectural elements to ensure an appealing park presence.
- v. Park design shall buffer adjoining residents.
- vi. Where fencing is required, consideration shall be given to fencing that is complementary to the park design and the surrounding neighbourhood.
- vii. Street *trees* should be planted along the edge of parks, while not screening the view into parks.
- viii. Seating and shade areas should be designed in concert with trails and walkways and play areas.

c) Parkettes

- i. Parkettes shall be dispersed throughout the *community*. They are expected to provide key connecting links, provide for chance meetings and enhance the overall open space system.
- ii. Parkettes shall be located on visible road frontages and their entries should be clearly defined through landscape treatment and built form elements.
- iii. The design should provide a focal area or feature that gives character and provides for a range of passive and informal uses.
- iv. Pathways within Parkettes should connect to pedestrian sidewalks and trails.
- v. View corridors terminating at Parkettes should be highlighted through landscape treatment and/or built form elements.

- vi. Plant material and development materials should contribute to the distinctive character of Parkettes.
- vii. Community mailboxes and information boards should be considered in Parkettes.

12.4 Private Parkland Designation

12.4.1 Intent

- a) The Private Parkland designation is intended to augment the Town's *existing* open space system by providing important physical and/or visual linkages.

12.4.2 Permitted Uses

- a) Permitted uses on lands identified as 'Private Parkland' on Schedule 'A' include:
 - i. passive and active *recreation* uses;
 - ii. conservation uses;
 - iii. *cemeteries*;
 - iv. commercial and/or office uses accessory to uses i. to iii. above; and,
 - v. public uses and public and private *infrastructure*.
- b) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

12.4.3 Policies

- a) Owners shall be responsible for controlling access, activities and maintenance of private open spaces, including *cemeteries*.
- b) All relevant Environmental Protection Area and Oak Ridges Moraine policies of this Plan, shall apply.
- c) Structures, accessory to the open space use, as defined in the Zoning By-Law, shall require Site Plan Agreements. The design

of such structures or developments shall be sensitive to their environment. The environmental impact shall be evaluated and approved by the applicable agencies, where such lands lie in Environmental Protection Areas as required by this Plan.

- d) Where private open space is publicly accessible, attracts large numbers of people or may cause nuisance, signs, buffers, fences or landscaping shall protect the privacy of adjacent private uses.
- e) When private open space is proposed to be developed for another use, Council may require:
 - i. an evaluation of the environmental impact;
 - ii. evidence that the proposed use is *compatible* with the surrounding uses;
 - iii. an Official Plan, Secondary Plan and/or Zoning By-Law amendment; and,
 - iv. a Plan of Subdivision and development agreement, including the approval of the applicable agencies.
- f) Where the appropriate Conservation Authority, the Ministry of the Environment and the Ministry of Natural Resources have approved minor infill and *development*, limited extension of uses permitted on the property shall be allowed without requiring an Official Plan Amendment.
- g) Council may restrict or prohibit *cemeteries* and active outdoor *recreation* activities such as golf courses which could harm the natural environment in Environmental Protection Areas and on the Oak Ridges Moraine. Such uses shall only be permitted with the consent of the applicable agencies. All appropriate environmental management policies contained in this Plan shall apply to the Private Parkland designation.

12.5 Environmental Protection Designation

This designation and associated policies are designed to identify, protect and enhance the environmental features and functions that will form a strong and permanent Greenlands System.

12.5.1 Permitted Uses

- a) The permitted uses on lands designated Environmental Protection shall be:
- i. forest, *fish* and wildlife management;
 - ii. stewardship, conservation, restoration and remediation undertakings;
 - iii. flood or erosion control projects, but only if the projects have been demonstrated to be necessary and in the public interest after all other alternatives have been considered;
 - iv. *infrastructure* and roads, but only if the need for the project has been demonstrated through an Environmental Assessment or other similar environmental approval or planning approval and there is no reasonable alternative;
 - v. low intensity *recreational* uses that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to:
 - non-motorized trail use;
 - natural heritage education and appreciation; and,
 - passive park use on public and institutional land.
 - vi. retrofits of *existing stormwater management works* (i.e. improving the provision of stormwater services to *existing development* in the *watershed* where no feasible alternative exists) but not new *stormwater management works*;
 - vii. an *existing* dwelling and *accessory uses*, buildings and structures thereto; and,
 - viii. *existing* non-conforming uses, buildings and structures.
- b) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new *development* is appropriate in the context of the adjacent and surrounding community.

12.5.2 Policies

- a) *Key natural heritage features and key hydrologic features* including their associated minimum buffer areas, are designated as Environmental Protection on Schedule 'E'. The boundaries and extent of the Environmental Protection Area designation shown on Schedule 'E' are approximate. Minor adjustments or refinements to these boundaries may occur through an Environmental Impact Statement or Natural Heritage Evaluation that demonstrates the appropriateness of the adjustment to the satisfaction of Council, in consultation with relevant agencies. Such minor adjustments or refinements will not require an amendment to this Plan.
- b) Where Council, or any other relevant agency considers a change to the Environmental Protection boundary to exceed their definition of minor, such adjustment or refinement shall require an amendment to this Plan. Such an amendment shall be supported by an Environmental Impact Statement or Natural Heritage Evaluation that demonstrates the appropriateness of the change to the satisfaction of Council, in consultation with relevant agencies.
- c) Where the boundary to the Environmental Protection designation is adjusted, the abutting land use designation or designations shall apply, provided the land use change will not result in *development* or *site alteration* that will have *adverse effects* on any *key natural heritage features* or *key hydrologic features* and their functions.
- d) *Development* or *site alteration* is not permitted within the Environmental Protection designation, except in relation to the permitted uses and policies specified in this Section. Notwithstanding the policies above, *development* or *site alteration* shall not be permitted within *wetlands* and *habitat of endangered species, threatened species, and species of special concern*.
- e) *Development* and/or *site alteration* shall not be permitted on lands adjacent (generally 120 metres) to the natural heritage features and areas identified in policies 2.1.3, 2.1.4 and 2.1.5 of the Provincial Policy Statement unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions
- f) The removal or destruction of a *key natural heritage feature* or *key hydrologic feature* by unauthorized *development* or *site alteration*

is prohibited. Such removal or destruction will not provide the rationale for the removal of these lands from the Environmental Protection Area designation. Restoration, to the satisfaction of Council in consultation with the appropriate Conservation Authority, will be required for these lands.

- g) Notwithstanding, the policies above, one new single detached dwelling and *accessory uses*, buildings and structures thereto may be permitted on an *existing* vacant *lot* of record, subject to obtaining any necessary planning approvals and an Environmental Impact Statement that demonstrates to the satisfaction of Council, in consultation with relevant agencies, that the proposed dwelling will not result in an *adverse effects* on any *key natural heritage features* or *key hydrologic features* or their functions. A new single detached dwelling shall not be permitted within *wetlands*, the *habitat of endangered, threatened or special concern species* or *environmentally significant areas*.
- h) *Infrastructure* and road design and construction shall be sensitive to the features and functions within the Environmental Protection Area designation, and include content sensitive design and innovative technologies to minimize impacts and enhance the Greenlands System.
- i) Where lands within the Environmental Protection designation are held in private ownership, nothing in this Plan requires that these lands be free and available for public use. Similarly, Town Council is not obligated to purchase and/or obtain lands identified as part of the Environmental Protection Area designation.
- j) Where lands designated Environmental Protection are considered for permitted *recreation* activities, appropriate buffers from such elements as streams, *wetlands* or forests shall be maintained. Where such key natural heritage or *hydrologically sensitive features* are located on the Oak Ridges Moraine, appropriate minimum *vegetation protection zones* shall be established in accordance with the Table of Minimum Areas of Influence and Minimum *Vegetation Protection Zones* as set out in the Oak Ridges Moraine Conservation Plan, and the relevant policies of this Plan.
- k) That outside of the Oak Ridges Moraine, in the *Lake Simcoe watershed*, no new mineral aggregate operations, wayside pits, quarries, ancillary or accessory uses are permitted in *key natural heritage features* or *key hydrologic features* or related *vegetation*

protection zones, except as provided in the Lake Simcoe Protection Plan.

- l) When the policies in this section are in conflict with any other policy of the Official Plan, the more restrictive policy shall apply.
- m) Where in conflict with the policies of the Oak Ridges Moraine Conservation Plan and/or Official Plan Amendment No. 48, the more restrictive policy shall apply.

12.6 General Environmental Protection Policies

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

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

12.6.1 Policies

- a) *Development* or *site alteration* on lands outside of the Environmental Protection designation containing *key natural features* or *key hydrologic features* identified through subsequent study, will be subject to the Environmental Protection designation permitted uses and policies.
- b) The minimum *vegetation protection zone* for all *key natural heritage features*, *key hydrologic features* and woodlots shall be established by an Environmental Impact Statement, subject to the approval of Council, in consultation with any relevant agency.
- c) An *application* for *development* or *site alteration* within 120 metres of the Environmental Protection designation, or a *key natural heritage feature* or *key hydrologic feature* identified on Schedule 'E', shall be accompanied by an Environmental Impact Statement meeting the following requirements:
 - i. demonstrate that the *development* or *site alteration* applied for will have no *adverse effects* on the *key natural heritage*

feature, key hydrologic feature, Lake Simcoe and its associated vegetation protection zone, or on the related ecological functions;

- ii. identify planning, design and construction practices that will maintain and, where feasible, improve or restore the health, diversity and size of the *key natural heritage feature or key hydrologic feature* and its *connectivity* with other *key natural heritage features or key hydrologic features* as well as *connectivity* and linkages to *natural heritage systems* identified in Provincial Plans or by municipalities, the appropriate Conservation Authority, Ministry of Natural Resources or other jurisdictions having authority;
 - iii. demonstrate how *connectivity* within and between *key natural heritage features* and *key hydrologic features* will be maintained and, where possible, improved or restored before, during and after construction to allow for the effective dispersal and movement of plants and animals;
 - iv. determine a sufficient minimum *vegetation protection zone* is sufficient to protect the *ecological functions* of the feature and the area being evaluated, in particular where this feature or area is adjacent to a coldwater stream, headwaters, freshwater estuaries, steep slope or is acting as or has been identified as a wildlife corridor to ensure that the area will continue to effectively act and function as a wildlife corridor;
 - v. determine a sufficient minimum *vegetation protection zone* is sufficient to protect areas adjacent to *existing* features that would be appropriate for restoration or renaturalization to enhance the ecological functioning of that feature, such as lands that provide for rounding out or filling of gaps in *woodlands*; and
 - vi. to protect the function of the feature or protect opportunities for feature enhancement, specify the dimensions of the required *vegetation protection zone*.
- d) Where an *application for development or site alteration* is of a minor nature, Council in consultation with any relevant agency, may waive the requirement to conduct an Environmental Impact Statement or scope down the study requirements.

- e) Where, through an *application for development or site alteration*, a buffer or *vegetation protection zone* is required to be established as a result of the *application* of the policies in this Plan, the buffer or *vegetation protection zone* shall be composed of native, non-cultivar, non-invasive species, and maintained as natural *self-sustaining vegetation*.
- f) In the review of *development or site alteration applications* on *adjacent lands* to tributaries of Lake Simcoe, Council shall consider, in consultation with the appropriate agencies, the restoration of watercourses and shorelines to their natural state. In this regard, an *application for development or site alteration* shall, where applicable:
 - i. increase or improve *fish habitat* in streams, lakes and *wetlands*, and any adjacent *riparian areas*;
 - ii. include landscaping and habitat restoration that increase the ability of native plants and animals to use *valley lands* or *riparian areas* as *wildlife habitat* and movement corridors;
 - iii. seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and *wetlands*; and,
 - iv. establish or increase the extent and width of a *vegetation protection zone* adjacent to Lake Simcoe to a minimum of 30 metres where feasible.
- g) *Development and site alteration* is not permitted within *fish habitat* except in accordance with federal and provincial requirements and approvals.
- h) Where *development and site alteration* is proposed within an area regulated by the a Conservation Authority, the owner or proponent is required to obtain all necessary approvals and/or permits from the Conservation Authority.
- i) Any development proposal on land which contains *trees* may be required to undertake a Tree Preservation Plan prepared by a qualified professional, which shall inventory and assess the present conditions of the *trees* on the *site* and shall make recommendations on *tree* preservation with the objective of maximizing the number of *trees* that can be *conserved on site*.

- j) In the case of development *applications* that result in a net loss of *trees*, the developer shall compensate this loss on the development *site* or in another suitable location as determined by Council. In determining appropriate compensation, consideration should be given to the significance and value of the ecological function the *trees* provided, in accordance with the International Society of Arboriculture Vegetation Evaluation criteria or other nationally recognized standard.
- k) Council will recognize *significant groundwater recharge areas*:
 - i. as a *significant groundwater recharge* area by any public body for the purposes of implementing the Provincial Policy Statement (PPS);
 - ii. as a *significant groundwater recharge* area in the assessment report required under the Clean Water Act, 2006; or
 - iii. by the appropriate Conservation Authority in partnership with the Ministry of the Environment and Ministry of Natural Resources as an ecologically *significant groundwater recharge* area in accordance with the guidelines developed under policies of the Lake Simcoe Protection Plan.

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

- l) An *application* to establish or expand a permitted *recreational use* shall be accompanied by a Water Use Plan that demonstrates:
 - i. water use for maintenance or snow-making or both are kept to a minimum;
 - ii. grassed, watered and manicured areas will utilize grass mixtures that require minimal watering and upkeep, where possible;
 - iii. crossings of intermittent and *permanent streams* are kept to a minimum;

- iv. water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;
 - v. water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;
 - vi. other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; and
 - vii. stormwater treatment facilities are used to capture and treat runoff from areas with *impervious surfaces*.
- m) Significant alteration of the shore of a freshwater estuary or a stream connected to Lake Simcoe is not permitted unless the significant alteration is for the purposes provided in the Lake Simcoe Protection Plan.
- n) Council will review and amend this official plan to ensure consistency with the recommendations of the *subwatershed* evaluations to be completed in accordance with the Lake Simcoe Protection Plan.
- o) That prior to *development* or *site alteration* approval, non-evaluated *wetlands* that may be impacted shall be assessed for their significance.
- p) To encourage local municipalities, public agencies and private landowners to protect *wetlands*, to create new *wetlands* and to restore existing *wetlands* where appropriate.
- q) Where a policy in this Official Plan permits *development* or *site alteration* in relation to existing uses, within the *Lake Simcoe Watershed*, the following policies apply:
 - i. All existing uses lawfully used for such purposes on the day before the Lake Simcoe Protection Plan comes into force are permitted;
 - ii. The construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date the Plan comes into effect, or where an *application* for an amendment to a zoning by-law is required as a condition of a severance granted prior the date this Plan comes into effect;

- iii. The *development* permitted in ii., expansion to existing buildings or structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan, are permitted subject to a demonstration that the use does not expand into a *key natural heritage feature*, a *key hydrologic feature* and any *minimum vegetation protection zone* associated with a feature or the Lake Simcoe shoreline, unless there is no alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;
- iv. The expansion to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a key natural heritage feature, a key hydrologic feature, and any minimum vegetation protection zone associated with these features or the Lake Simcoe shoreline, if it is demonstrated that:
 - a) there is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and *vegetation protection zone* to the maximum extent possible, and,
 - b) the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.
- v. Expansion, maintenance or replacement of existing *infrastructure* is permitted.
- r) In accordance with the Lake Simcoe Protection Plan, once completed, Council shall incorporate the recommendations of the *subwatershed* evaluations.
- s) Where in conflict with the policies of the Oak Ridges Moraine Conservation Plan and/or Official Plan Amendment No. 48, the more restrictive policy shall apply.

12.6.2 Hazard Lands

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

a) Flooding and Erosion Hazards - River and Stream Systems

Lands prone to erosion, slope instability and riverine flooding are generally included in the Environmental Protection Designation in

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

- i. *Development* shall be directed away from hazardous lands adjacent to rivers and streams.
- ii. New *development* and *site alteration* will generally be prohibited in areas that are subject to flooding.
- iii. New *development* and/or *site alternation* shall comply with policies 3.1.2 and 3.1.4 of the Provincial Policy Statement (2005), and any other applicable policies of the Provincial Policy Statement (2005).
- iv. For *existing lots* of record *development* may be permitted subject to the following:
 - that the building *site* be subject to less than one (1) metre of flooding and less than one metre per second of flow velocity in a regulatory storm event;
 - that the building *site* have safe access to lands located above the regulatory flood elevation; and
 - that *development* occur in accordance with the *Watershed Development Policies* of the appropriate Conservation Authority, as amended from time to time.
- v. Erosion areas may be determined by technical evaluation and study through the planning and the development *applications*, the cost of which will be borne by the developer.
- vi. The determination of the erosion hazard limit will be based on the combined influence of the:
 - toe erosion allowance;
 - stable slope allowance;
 - erosion access allowance; and

- flooding hazard limit or meanderbelt allowance, and will be guided by the Natural Hazards Technical Guides prepared by the Ministry of Natural Resources.
 - vii. A topographic survey prepared by an Ontario Land Surveyor (OLS) and a floodplain impact analysis prepared by a Licensed Professional Engineer may be required for any *development* proposed within the floodplain.
 - viii. Within the Humber and Rouge *Watersheds*, *development* shall be in accordance with the Toronto Region Conservation Authority (TRCA) Regulation 166/06, the TRCA's Valley and Stream Corridor Management Program and other TRCA policy and procedural requirements, to the satisfaction of TRCA.
 - ix. To prohibit new *lot* creation in hazardous lands and hazardous sites.
- b) Hazardous *Sites*
- i. *Development* shall be generally directed away from hazardous *sites* such as areas of unstable slopes and unstable soils.
 - ii. A geotechnical/soils report shall be required prior to any *development* within or adjacent to hazardous *sites*. This report shall be prepared to the satisfaction of Council and Conservation Authority.
 - iii. A 6-metre erosion access allowance shall be provided beyond the delineated hazard area.

12.6.3 Forest Management Policies

- a) Maintain, protect, refurbish and where necessary reforest significant forest areas as outlined in Schedule 'E' of this Plan.
- b) Recognize that Forest Areas provide:
 - i. natural habitats for wildlife (flora and fauna);
 - ii. erosion control;

- iii. sustenance of the aquifer;
 - iv. climate control; and,
 - v. aesthetic and *recreational* resources.
- c) Ensure the ongoing capacity of forest areas to sustain forest wildlife. To this end, Council may require buffers of up to 10 metres from the dripline of forest resource areas.
 - d) Limit human interference to good management practices in forest areas which are to remain urban wilderness parks. Signs shall advise visitors appropriately.
 - e) Promote reforestation and tree planting in all private and public forest areas.
 - f) Co-operate with the Region of York in the preparation and enforcement of a Tree By-Law under the Trees Act, aimed at regulating the cutting of trees.
 - g) Encourage forested areas to be left in their entirety in subdivision and site plan designs and to be supported by the proposed Tree By-Law.
 - h) Council shall develop and implement a *woodland* strategy in co-operation with the Ministry of Natural Resources and the Conservation authorities. Such a strategy will:
 - i. identify specific goals and objectives for managing forest resource areas;
 - ii. inventory resources;
 - iii. identify resources to be protected and appropriate methods of protection;
 - iv. develop an implementation strategy; and
 - v. be in accordance with the relevant watershed plan.

12.6.4 Endangered, Threatened and Special Concern Species and Their Habitats

Habitats of endangered, threatened and special concern species contain species that have been listed by the Province as occurring in significantly

low population numbers, restricted geographic areas, or are threatened by human activities that their continued presence in Ontario is a matter of conservation concern. These habitat areas are generally included in the Environmental Protection Designation on Schedule 'E'.

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

13.0 CONSERVING CULTURAL HERITAGE RESOURCES

Preserving heritage enhances the diversity, beauty and richness of the natural and built environments. Rapid social and economic change tend to cause human stress. The presence of heritage helps sustain a sense of perspective and identity.

13.1 Objectives

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

13.2 General Cultural Heritage Policies

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

- iii. Using zoning by-law provisions to protect heritage resources by regulating such matters as use, massing, form, design, location and setbacks;
 - iv. Using the site plan control by-law to ensure that new *development* is *compatible* with heritage resources;
 - v. Using parkland dedication requirements to *conserve significant* heritage resources;
 - vi. Identifying, documenting and designating *cultural heritage resources* as appropriate in the secondary and block plans and including measures to protect and enhance any *significant* heritage resources identified as part of the approval conditions; and,
 - vii. Using fiscal tools and incentives to facilitate heritage conservation including but not limited to the Community Improvement Plan and Façade Improvement Program pursuant to the Planning Act, grants and loans pursuant to the Ontario Heritage Act, and heritage property tax reduction/rebate program pursuant to the Municipal Act.
- c) The Town's by-laws, regulations and standards shall be sensitive to the Town's heritage resources and may permit non-standard solutions in order to support the Town's objectives for heritage preservation. Specific measures may include, but are not limited to reduced *lot* sizes, reduced setbacks and alternative parking requirements.
- d) The Town shall acquire heritage easements, and enter into development agreements, as appropriate, for the preservation of heritage resources and *cultural heritage landscapes*.
- e) Landowner cost share agreements should be used wherever possible to spread the cost of heritage preservation over a block plan or a secondary plan area on the basis that such preservation constitutes a community benefit that contributes significantly to the sense of place and *recreational* and cultural amenities that will be enjoyed by area residents.
- f) Financial securities from the owner may be required as part of the conditions of site plan or other development approvals to ensure the retention and protection of heritage properties during and after the development process.

- g) The Town may participate, as feasible, in the *development* of significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that shall result in the sensitive conservation, restoration or rehabilitation of those resources.
- h) Council shall consider, in accordance with the Expropriations Act, expropriating a heritage resource for the purpose of preserving it where other protection options are not adequate or available.
- i) Council shall coordinate and implement its various heritage conservation objectives and initiatives in accordance with its Heritage Program.
- j) Council shall cooperate with neighbouring municipalities, other levels of government, conservation authorities, local boards, non-profit organizations, corporations and individuals in the conservation of heritage resources in the municipality.
- k) The relevant public agencies shall be advised of the *existing* and potential heritage and *archaeological resources*, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.
- l) The Council of Aurora, as well as Regional and Provincial authorities shall, where possible, carry out public capital and maintenance works and development activities involving or adjacent to designated and other heritage resources and Heritage Conservation Districts in accordance with the policies of this Plan.
- m) Lost historical *sites* and resources shall be commemorated with the appropriate form of interpretation and may be a requirement of Site Plan approval.
- n) Council shall maintain its signage and plaquing program for *cultural heritage resources* in the Town.
- o) Impact on the significant heritage elements of designated and other heritage resources shall be avoided through the requirements of the Town's sign permit *application* system and the heritage permit under the Ontario Heritage Act.

- p) Sufficient funding and resources shall be committed to implement a communication and education program to foster awareness, appreciation and enjoyment of cultural heritage conservation.
- q) The Town may develop implementation strategies to participate in certain cultural heritage initiatives offered by other levels of government, including the Federal government's Historic Places Initiative.
- r) Alterations made to a designated heritage property shall comply with the Town of Aurora Accessibility Technical Standards except where such alterations are deemed to alter the essential nature or substantially affect the viability of the enterprise, as allowed for under the Ontario Human Rights Code, or affect the defining heritage attributes.
- s) The Heritage Resource Area as identified on Schedule 'D' is considered to be of primary significance to the Town's heritage. Appropriate planning tools shall be applied to the review and approval of any proposed development within the area including site plan control. Redefining or amending the Heritage Resource Area's boundary shall require Council approval.

13.3 Policies for Built Cultural Heritage Resources

- a) The Town will maintain a Register of *Cultural Heritage Resources* that are considered significant and have been identified by one or more of the following means:
 - i. designated under the Ontario Heritage Act;
 - ii. protected by an easement entered into under the Ontario Heritage Act;
 - iii. designated by the National Historic Sites and Monuments Board as a National Historic Site;
 - iv. identified by the Province of Ontario;
 - v. endorsed by the Council as having significant cultural heritage value, including built heritage resources, cultural heritage landscapes, areas with cultural heritage character and heritage cemeteries.
- b) The Register shall contain documentation, including legal description, owner information, statement of cultural heritage

value and description of the heritage attributes for designated properties. A sufficient description of listed heritage resources will also be included. To ensure effective protection and to maintain its currency, the Register shall be updated regularly and be accessible to the public.

- c) All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.
- d) Evaluation Criteria for assessing the cultural heritage value of the cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. The identification and evaluation of cultural heritage resources must be based on the following core values:
 - i. aesthetic, design or physical value;
 - ii. historical or associative value; and/or,
 - iii. contextual value.
- e) Priority will be given to designating all Group 1 heritage resources in the Register and heritage *cemeteries* under the Ontario Heritage Act.
- f) The Town will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.
- g) Council may adopt a Demolition Control By-Law to prevent the demolition, destruction or inappropriate alteration of residential heritage buildings.
- h) Designated and significant *cultural heritage resources* in the Town are shown in the Properties of Cultural Heritage Value or Interest Map.
- i) Heritage resources will be protected and *conserved* in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of *existing* cultural heritage attributes and features

over removal or replacement will be adopted as the core principles for all conservation projects.

- j) Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit *application* to be submitted for the approval of the Town.
- k) Council may require that a heritage impact assessment be prepared by a qualified professional to the satisfaction of the Town, for any proposed alteration, construction, or any *development* proposal, including Secondary Plans, involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not *adversely affected*. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such *applications*:
 - i. The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
 - ii. The current condition and use of the building or structure and its potential for future adaptive re-use;
 - iii. The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
 - iv. Demonstrations of the *community's* interest and investment (e.g. past grants);
 - v. Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
 - vi. Planning and other land use considerations.
- l) A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such *applications*.

- m) All options for *on-site* retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:
 - i. *on-site* retention in the original use and integration with the surrounding or new *development*;
 - ii. *on site* retention in an adaptive re-use;
 - iii. relocation to another *site* within the same *development*, and,
 - iv. relocation to a sympathetic *site* within the Town.
- n) In the event that demolition, salvage, dismantling or relocation of a *built heritage resource* or cultural heritage landscape is found to be necessary as determined by Council, thorough archival documentation of the heritage resources is required to be undertaken by the proponent, at no cost to the Town. The information shall be made available to the Town for archival purposes.
- o) The above-noted archival documentation must be prepared by a qualified person and include at least the following as appropriate, or additional matters as specified by the Town:
 - i. architectural measured drawings;
 - ii. land use history; and
 - iii. photographs, maps and other available material about the cultural heritage resource in its surrounding context.
- p) Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.
- q) Every endeavor shall be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the Ontario Heritage Act, the Heritage Property Tax Relief Program under the Municipal Act and municipal sources.

- r) The Town may modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.
- s) Guidelines for Securing Vacant and Neglected Heritage Buildings shall be developed by the Town to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.
- t) Council may delegate to staff the power to approve certain classes of alterations of designated properties to facilitate timely processing of such *applications*.

13.4 Policies for Cultural Heritage Landscapes

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

13.5 Policies for Heritage Conservation Districts

- a) Existing Designated Heritage Conservation Districts are shown on Schedule 'D'. Within these Districts, all *applications* and all permits shall be reviewed in accordance with the approved District Plan and in accordance with Section 13.5m of this Plan. In addition, new District Plans shall be shown on Schedule 'D'; such additions to Schedule 'D' will not require an amendment to the Official Plan.
- b) Lands within the Heritage Resource Area may be considered for a Heritage Conservation District Plan.

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

- ii. A statement explaining the cultural heritage value or interest of the Heritage Conservation District;
 - iii. Description of the heritage attributes of the Heritage Conservation District and of the properties in the district;
 - iv. Policy statements, guidelines and procedures for achieving the stated objectives and for managing change in the Heritage Conservation District; and,
 - v. A description of the types of minor alterations that may be allowed without the need for obtaining a permit from the Town.
- h) Minimum standards for the maintenance of the heritage attributes of property situated in a Heritage Conservation District must be established and enforced.
- i) Any private and public works proposed within or adjacent to a designated District shall respect and complement the identified heritage character of the District as described in the Plan.
- j) When a Heritage Conservation District is in effect, public works within the District shall not be contrary to the objectives set out in the District Plan. Further, no by-law shall be passed that is contrary to the objectives as set out in the District Plan. In these respects, the District Plan shall prevail.
- k) A Permit is required for all alteration works for properties located in the designated Heritage Conservation District. The exceptions are interior works and minor changes that are specified in the Plan.
- l) A Heritage Impact Assessment may be required as part of a heritage permit *application* and shall provide information as specified by the Town.
- m) In reviewing all *applications* and all permits, the Town shall be guided by the applicable Heritage Conservation District Plan and the following guiding principles:
- i. Heritage buildings, cultural landscapes and archaeological *sites* including their environs should be protected from any *adverse effects* of the proposed alterations, works or *development*;

- ii. Original building fabric and architectural features should be retained and repaired;
 - iii. New additions and features should generally be lower than the *existing* building and be placed to the rear of the building or set-back substantially from the principal façade; and,
 - iv. New construction and/or infilling should fit harmoniously with the immediate physical context and streetscape and be consistent with the *existing* heritage architecture by among other things: being generally of the same height, width, mass, bulk and disposition; of similar setback; of like materials and colours; and using similarly proportioned windows, doors and roof shape.
- n) Council may delegate to Town staff the power to grant permits for certain classes of alterations to be made to properties in a designated Heritage Conservation District.
 - o) *Development* proposed adjacent to a designated Heritage Conservation District shall be scrutinized to ensure that it is *compatible* in character, scale and use. A Heritage Impact Assessment may be required for such proposals.

13.6 Policies for Archaeological Resources

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

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

- f) All *development* or *site alteration* proposed on an archaeological *site* or a *site* identified as having archaeological potential, shall be required to prepare a Stage 1 Archeological Assessment. A Stage 1 Archeological Assessment shall be required as part of the approval condition of a secondary or block plan. The assessment shall be provided by the development proponent and prepared by a licensed archaeologist. Further, where warranted by a Stage 1 Archeological Assessment, Draft Plan of Subdivision/Condominium and/or *applications* for Site Plan Approval shall be accompanied by a Stage 2 Archeological Assessment, provided by the development proponent and prepared by a licensed archeologist.
- g) All archaeological assessment reports shall be approved by the Province. A copy of the assessment report shall also be provided to the Town for comment to ensure that the scope is adequate and consistent with the conservation objectives of the municipality. Access to these archaeological assessment reports submitted to the Town shall be restricted in order to protect *site* locations in accordance with the Ontario Heritage Act.
- h) *Archaeological resources* identified in the archaeological assessment shall be documented, protected, salvaged, *conserved*, and integrated into new *development* as appropriate.
- i) If warranted, the Town shall make regulation for the removal of *archaeological resources* from an archaeological *site* in accordance with the Ontario Heritage Act, and the requirements of the Province and the municipality.
- j) Proper archaeological methods and techniques shall be used in the survey and excavation of archaeological *sites* and in the treatment, disposition, maintenance and storage of *archaeological resources*.
- k) A contingency plan shall be prepared for emergency situation to protect *archaeological resources* on accidental discoveries or under imminent threats.

13.7 Policies for Town-owned Cultural Heritage Resources

- a) The Town will designate all Town-owned *cultural heritage resources* of merit under the *Ontario Heritage Act* and prepare strategies for their care, management, and stewardship.
- b) The Town will protect and maintain all Town-owned heritage resources to a good standard to set a model for high standard heritage conservation.
- c) Town-owned heritage resources shall be integrated into the community and put to adaptive reuse, where feasible.
- d) In the event that the ownership status is changed, the Town shall enter into an easement agreement with the new owner or lessee to ensure the continuous care of these resources, and, where appropriate, maintenance of public access.
- e) When the potential re-use or a change in function of a Town-owned heritage resource is being contemplated, the potential adverse impacts to the heritage attributes and significance shall be carefully considered and mitigated.
- f) The Town of Aurora Accessibility Standards will be applied to public heritage facilities and will be assessed on a case-by-case basis to determine the most effective and least disruptive means of retrofit, where required, to improve accessibility for persons with disabilities.

13.8 Policies for Heritage Cemeteries

- a) All *cemeteries* of cultural heritage significance shall be designated under the *Ontario Heritage Act* including vegetation and landscapes of historic, aesthetic and contextual values to ensure effective protection and preservation.
- b) The heritage integrity of cemeteries shall be given careful consideration at all times. Impacts and encroachment shall be assessed and mitigated and the relocation of human remains shall be avoided.
- c) Archaeological and Heritage Impact Assessments, prepared by qualified heritage conservation professionals, shall be required for land use planning activities and development proposals on lands adjacent to heritage *cemeteries*.

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

14.0 PROVIDING SUSTAINABLE INFRASTRUCTURE

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

14.1 Objectives

- a) Promote Active Transportation and the use of alternate transportation modes such as transit, walking and bicycling to reduce the dependence on the private motor vehicle.
- b) Support a basic, dependable, accessible and integrated transit system, as an essential, environmentally significant public service through appropriate land use, urban design and transit management policies.
- c) Ensure the *development* and maintenance of a safe, comfortable and enjoyable environment for pedestrians and cyclists, along roads and trails.
- d) Ensure safe and convenient mobility for persons with special needs.
- e) Ensure stormwater management facilities are technically appropriate and are integrated as key amenity spaces within the Town's overall Greenlands System.
- f) Ensure stormwater management facilities are designed, built and/or retrofitted to meet the requirements of the Lake Simcoe Protection Plan.
- g) Strive towards elimination of excess water and energy consumption, and waste production.
- h) Support high environmental standards in water and sewage processing.
- i) Support opportunities for increased energy generation, supply and conservation, including *alternative energy systems* and *renewable energy systems*.

- j) Phase *development* to ensure cost-effective and efficient use of *infrastructure* and utilities.
- k) Promote Transit Oriented Development (TOD) and implementation of Travel Demand Management (TDM) measures in order to reduce the single-occupant vehicle usage and to encourage other modes of transportation such as walking, cycling, and public transit to and from the Town of Aurora.

14.2 Active Transportation Policies

- a) The Town of Aurora includes an evolving transportation system that moves people and goods via roads, public transit, trails, pedestrian linkages and bicycle routes. It is a priority of this Plan to facilitate an active and integrated *multi-modal* transportation system that is safe, efficient, economical, convenient and comfortable while respecting the heritage features and character of the community. In addition to the general objectives for providing sustainable *infrastructure*, the objectives of the Town with respect to Active Transportation are:
 - i. to promote *multi-modal* access throughout the community and to encourage an active, healthy lifestyle for the citizens of Aurora;
 - ii. to create a *multi-modal* transportation system that has regard for the environmental, social and aesthetic character and amenities of the community;
 - iii. to develop a *multi-modal* transportation system that is *compatible* with *existing* and future land use patterns;
 - iv. to provide a *multi-modal* transportation system which encourages convenient movement within the community as well as providing linkages to external *transportation systems* within the Town, the Region and throughout the Province;
 - v. to provide a highly interconnected, efficient and safe system of routes for pedestrians and cyclists that accommodates functional as well as *recreational* facilities and that includes features such as benches, waste receptacles, bicycle racks, crosswalks, lighting and shade;
 - vi. to achieve a pattern of *development* which supports public transit use; and,

- vii. to improve accessibility to transit and transportation facilities for special user groups;
- viii. to work with the Region to coordinate *infrastructure* within Regional rights-of-way for operating and capital components, including street lighting, sidewalks and cycling facilities; and,
- ix. to provide sidewalks and street lighting on both sides of all streets with transit services.

14.2.1 General Transportation Policies

- a) New facilities or major improvements to the *existing* transportation system will only occur where such improvements are consistent with the *existing* character and amenities of the community and comply with the Region's Transportation Master Plan Update (November 2009).
- b) Major capacity improvements to the *existing* road system will only occur when the need exists and all reasonable traffic control options have been implemented.
- c) Transportation facilities will be planned, designed and constructed to minimize the effects of noise, fumes and vibration on *existing* and future residential *development*.
- d) Notwithstanding any other provisions of this Plan, transportation uses on lands located within the Oak Ridges Moraine Area shall be subject to the policies of the Oak Ridges Moraine Conservation Plan and this Plan.
- e) To plan and implement, including land takings necessary for, continuous collector streets in both east-west and north-south directions in each concession block, in all new urban *developments*, including new community areas.
- f) *Travel Demand Management (TDM)* measures shall be identified and developed as part of any *major development* or *redevelopment* in order to reduce the single-occupant vehicle usage and to promote other modes of transportation such as walking, cycling, and public transit.

14.2.2 Policies for Roads

- a) The transportation network, for purposes of right-of-way protection, is shown on Schedules 'I' and 'J'. The transportation network is intended to provide for the efficient and safe passage of pedestrians and cyclists, the operation of an efficient public transit system and provide for the balanced usage of motor vehicles. Schedules 'I' and 'J', together with the following policies, forms the basis for the provision of roads, trails, right-of-way widths and access controls. Provincial Highways and Regional Roads are subject to Provincial and Regional requirements and permits in addition to the other policies of this Plan.
- b) All road improvements and new road projects shall be undertaken, in accordance with the provisions of the Municipal Engineers Association's Municipal Class Environmental Assessment (Municipal Class EA).
- c) All proposed *development* located adjacent to, and in the vicinity of a Provincial highway within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act will also be subject to the approval of the Ministry of Transportation. Early consultation with the Ministry of Transportation is encouraged to ensure the integration of municipal planning initiatives with Provincial transportation planning.
- d) The functional road classification and associated guidelines of this Plan pertain to Highway 404, Arterial Roads, Collector Roads, Local Roads and Lanes. Highways and the Arterial and Collector Road network are as shown on Schedule 'I'. This Plan reflects the Town's proposed road improvements for the next 20 years. Roads are intended to function in accordance with the following policies:
 - i. Highway 404 is a controlled access freeway with little access to *adjacent land*. Its function is to carry traffic at higher speeds and provide for longer trips in and outside the community of Aurora. The design and location of access will be strictly controlled so that any service to *adjacent land* does not detract from the primary function of moving traffic. It is anticipated that improvements to Highway 404 will be implemented over time, including a potential interchange at St. John's Sideroad.

- ii. Regional Roads accommodate a wide range of transportation modes including walking, cycling, transit, automobile use and goods movement. Where streets travel through existing communities, streetscapes shall be designed to encourage walking, cycling and transit use. Vehicular access to properties adjacent to Regional Roads can be permitted although the number, design and location of access points will be controlled so that the service to adjacent land does not detract from the primary function of moving the various modes of transportation.

Regional Roads will generally limit private land access to *existing lots*, and commercial and industrial uses, with new residential access permitted only where traffic movement, volume, speed and safety are not compromised, no alternative local or collector road access is available and the entrance criteria of the Region are met.

Regional Roads will generally have a basic right-of-way width of between 20.0 and 45.0 metres, as identified on Schedule 'J' and as articulated in the York Regional Official Plan. Additional width for turn lanes and transit stations will be required subject to future Transportation and Class Environmental Assessment studies.

Sidewalks, with shade *trees* are required, where possible, on both sides of all Regional Roads. Bicycle lanes are to be considered on Arterial Roads where they are generally identified as bicycle routes on Schedule 'K' and in accordance with the Region's Pedestrian and Cycling Master Plan.

- iii. Yonge Street, between Vandorf Sideroad and just south of St. John's Sideroad, as shown Schedule 'I' is a municipal road, and shall be subject to the detailed policies of the Section 11.0 of this Plan, as they relate to the Aurora Promenade.
- iv. Municipal Collector Roads are identified on Schedule 'I'. They are intended to carry traffic between Regional Roads and the Municipal Local Roads. Through traffic will be discouraged from using these roadways. Limited access to properties abutting these roadways will be permitted. Municipal Collector Roads will generally have a right-of-way width of between 20.0 and 24.0 metres.

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

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

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

- e) Notwithstanding the provisions of Section d) above, alternative road development standards may be permitted where such standards complement the policies of this Plan, and are acceptable to Council. Further, such standards may only be employed provided it can be demonstrated that adequate on-street parking and snow storage can be provided without impeding normal traffic flows. These measures shall be implemented through the subdivision approval process.
- f) In the design of all roads except Provincial Highways, particular regard will be given to adequate space and safety provisions for the movement of pedestrians and cyclists, with a clear system of through routes and for safe transfers on and off of transit vehicles.
- g) The coordinated installation of *utilities*, sidewalks, trails, bicycle routes, lighting and *tree* planting will be part of the planning, design, and *development* of all roads.

- h) Specific lane requirements shall be determined at the detailed design stage and will, in addition to traffic demand, be based upon planning considerations such as preservation of mature *trees* and the overall effect upon the streetscape. Pedestrian and cyclist needs will be given equal consideration as that of vehicular operational efficiency.
- i) *Development* and *redevelopment* proposals that require an Amendment to this Plan may be required to carry out and implement a Traffic Impact Study. Developments adjacent to Highway 404 are subject to the safety requirements and permit control of the Province.
- j) Road Widenings and Intersection Improvements and Alignments:
 - i. in the policies identifying road function, this Plan has identified road allowance width parameters. These are the basic widths required to provide for traffic surfaces, boulevards, sidewalks, multi-use trails, utility locations and ditches. The identified road allowance widths are based on the *existing* situation, expected future *development* and the intended road function. For the purposes of the Planning Act, each road described or shown on Schedule 'J' shall be considered a "highway to be widened" and the identified road allowance width plus the widths specified in this Plan shall determine the extent of the required widening;
 - ii. the Region and/or the Town may require, at intersections, road widenings for daylighting triangles in order to provide sufficient sight distances, turning lanes and locations for traffic control measures;
 - iii. the Region and/or the Town may require turning lanes at any other locations along roads to provide safe and appropriate access to major generators or attractors of traffic. Dimensions of such widenings shall be in accordance with the applicable standards of the Region and/or the Town;
 - iv. where a road allowance is identified as including, or comprising part of a bicycle route or trail system, the Region and/or Town may require additional road widenings for a cycling lane or trail. The minimum width for such a dedicated widening shall be 1.5 metres per side;

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

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

14.2.3 Design Policies for Roads

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

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

14.2.4 Policies for Commercial Traffic

- a) It is the policy of Council, in recognition of the importance of an efficient goods movement system to the health of the Town's economy, to give appropriate weight to the consideration of the need to move goods, products and other materials in the resolution of transportation issues.
- b) The following policies will ensure protection of residential neighbourhoods with regard to commercial traffic:
 - i. through-movement of large commercial vehicles will generally be restricted on Municipal Local and Municipal Collector Roads within residential neighbourhoods and roads identified as historic mainstreets wherever possible; and,
 - ii. activities generating substantial commercial traffic will be located near or adjacent to Highways and/or Regional Roads.

14.2.5 Policies for Public Transit

- a) It is the intent of this Plan to promote the use of public transit as an alternative to the use of private motor vehicles. As such, public transit is considered to be a priority in the interest of reducing traffic, reducing greenhouse gas emissions, promoting Active Transportation and the avoidance of road expansions through established neighbourhoods.
- b) The public transit system shall be an integral part of the transportation network.
- c) In the planning and design of public transit routes, stations, bus stops and transfer points, the following criteria will be applied:
 - i. stations, stops and bus routes will be located so as to allow safe pedestrian access to as many residences, employment locations, secondary and post-secondary

schools, major shopping centres and public facilities in the urban area that are beyond the maximum walking distance as possible;

- ii. in areas to be developed or redeveloped, land use will be designed to incorporate land use and road patterns that facilitate use of public transit and permit convenient access to major transit routes;
 - iii. in the planning and operation of public transit services, facilities for comfortable and convenient pick-up will be provided, including off-line bus bays, where possible. Transit stops will be located within 500 metres of 90% of residents, and within 200 metres of 50% of residents in the Urban Area to minimize walking distance, as well as to implement the service standards set out by York Region Transit; and,
 - iv. where new developments are located adjacent to *existing* or planned transit routes, they shall be required to dedicate land for transit routes and transit stops and may be requested to provide bus shelters and sidewalk connections to transit facilities.
- d) *Development* of new roads with transit route designations shall have street lighting and sidewalks on both sides.

14.2.6 Design Policies for Public Transit

- a) transit routes should be located primarily on Regional Roads and Municipal Collector Roads;
- b) Transit stops should be located as close to intersections as possible, and their location coordinated with pedestrian walkway connections, trail heads and building entrances in conformity with York Region Stop Placement Standards.
- c) Transit shelters should be designed with transparent sides for maximum visibility to and from the interior, so that transit users can see approaching buses and to maximize pedestrian safety.
- d) Shelters should be located on the boulevard adjacent to the pavement to maximize passenger convenience.
- e) Curbside transit stop loading areas should be a clear, hard surface area 1.5 to 2.0 metres wide in front of a shelter and should

be provided to permit safe exit by passengers, including wheelchair users. In all cases, shelters should be set back 0.5 metres from curbs and sidewalks to protect them from damage by snowplows.

- f) Surface texture changes should be provided at transit stops to assist the visually challenged in locating the stop and/or shelter location.
- g) Where four-sided transit shelters are not possible, overhead canopies should be provided to protect transit users from sun, rain and snow.
- h) Transit stops shall be designed to offer amenities such as seating areas, lighting and climate protection where it is possible and appropriate.
- i) To support the achievement of higher transit usage by supporting improvements in service, convenient access and good urban design in accordance with the criteria established in Regional Official Plan Policy 7.2.25.
- j) To support the achievement of an overall transit modal split of 30% during peak periods in the Urban Area and 50% in the Yonge Street Corridor by 2031.

14.2.7 General Policies for the Aurora Trail Network

- a) The Aurora Trail Network shall serve non-motorized movement such as walking, jogging, cycling, cross county skiing or snowshoeing as outlined in the Town of Aurora Trails Master Plan. It will link the Greenlands System, including the *existing* and proposed off-road trails, with destinations such as schools, *recreation* centres, service commercial facilities, *employment* areas, shopping areas, and the Aurora Promenade. The trail network shall be conducive to an urban form and structure which is friendly to non-motorized users, and the environment. Schedule 'K' of this Plan shows the Aurora Trail Network conceptually as recommended in the Town of Aurora Trails Master Plan.
- b) Implementation of the proposed Auroral Trail Network will occur, in accordance with the Trails Master Plan, mainly when *development, redevelopment* and public works projects take place. Secondary Plans, Plans of Subdivision and Site Plans may modify, supplement or extend the Aurora Trail Network Concept shown on Schedule 'K' of this Plan, without requiring an

Amendment to this Plan, as long as the changes reflect the policies of this Section and the Trails Master Plan.

- c) Trail lands shall be provided at a ratio of 1 hectare per 1000 residents.
- d) Council shall consult with and obtain approval from the appropriate Conservation Authority where trails are proposed within flood prone and/or regulated areas or where they cross *areas of natural and scientific interest (ESA and ANSI's.)* or are in proximity to *wetlands*.
- e) The Aurora Trail Network shall, where possible, link with the Regional/Provincial trail networks and the systems of adjacent municipalities, both in the north-south and east-west direction.
- f) The Aurora Trail Network shall also serve to support the interrelationships of the ecosystems in Environmental Protection Areas as per the relevant policies of this Plan. Allowance for the needs of wildlife shall be incorporated wherever possible.
- g) Council will strive to take advantage of the Oak Ridges Moraine, creek valleys and flood prone areas, especially along the Holland River, the Tannery Creek and their tributaries to complete the Open Space System. *Recreational* uses or trails shall not interfere with the primary ecological function of valley systems. Where possible, trails shall be placed on level shoulders of the valley to avoid destruction of vegetation, erosion of valley slopes and other ecological damage.
- h) Council shall place priority on developing the Aurora Trail Network and Greenlands System along the Holland River and in the Oak Ridges Moraine area.
- i) To acquire trail lands which complement and link the Greenland System, Council may obtain easements:
 - i. under the Ontario Hydro Power Commission right of way where this coincides with the proposed linear open space system;
 - ii. to link the trail system to plateaus which allow exceptional vistas;
 - iii. to ensure access and egress at key focal points and destinations in the *community*; and,

- iv. to eliminate missing links in the network.
- j) Council will encourage community involvement and support in implementing, maintaining and improving the trail network.
- k) Council will take measures to increase public awareness of the Linear Open Space System/Aurora Trail Network.
- l) Should the Trails Master Plan be amended and approved by Council, the policies of this Plan shall be updated without the necessity of an Official Plan Amendment.

14.2.8 Design Policies for the Aurora Trail Network

- a) Layout, design, construction and operation of trails shall be consistent with the Trails Master Plan and where possible:
 - i. aim to provide an east-west and north-south non-motorized circulation grid:
 - as an alternative to the arterial road system;
 - linking and integrating the components of the Greenlands system;
 - utilizing:
 - natural features such as valleys, ridges and woodlots,
 - parks and other public and semi-public open spaces,
 - easements, and roads;
 - ii. make reasonable efforts to keep these trails vital, safe, comfortable and in operational condition;
 - iii. minimize conflicts with other modes of transportation through signage, appropriate grades, surfacing width and delineation of rights-of-way, and well-designed transitions where trails merge with roads;
 - iv. allow for provision of support facilities such as bicycle stands, public phones, and rest spaces;

- v. provide signs to enable users to find their way and to ensure appropriate and enjoyable use of the facilities;
 - vi. use permeable surfacing where possible;
 - vii. encourage naturalization and refurbishing of native vegetation;
 - viii. use native vegetation to screen conflicting uses or structures;
 - ix. investigate and provide grade separated crossings, over water courses where feasible and necessary to the scale of the watercourse, subject to approval from the appropriate jurisdiction;
 - x. investigate and explore providing grade separated crossings at key intersections of trails with railways and Arterial Roads; where trails cross roads at grade between intersections, signs and where appropriate pedestrian activated signals shall assist safe crossing and orientation; at grade crossing of trails at Regional Roads should only be made at controlled intersections;
 - xi. aim to comply with the Town's standards of design, construction and maintenance and that Regional Road crossings shall be controlled to the satisfaction of the York Region; and,
 - xii. provide a vegetative buffer to all watercourses to the satisfaction of the Conservation Authority.
- b) Sections of the trail network which follow along public roads shall, where resources permit:
- i. feature special signage to help orient trail users and alert vehicular traffic;
 - ii. be separated and/or screened from vehicular traffic;
 - iii. be sufficiently wide to accommodate different types of non-motorized movement;
 - iv. receive priority in *tree* planting, landscaping and street furniture such as lighting, benches, waste bins, public

phones and other features to enhance the safety and amenity of the trail; and,

- v. comply with the Town's regulations for sidewalks.
- c) Council shall support increased opportunities for cycling along Regional Roads, including Wellington and Yonge Streets, while having regard for the Active Transportation policies of this Plan.
- d) When railway, public works, hydro electric or other public and semi-public agencies undertake improvements to their facilities or properties, they shall be urged to comply with the policies this Section of the Plan. Efforts shall be made to legalize *existing* trespass crossings. Any proposed rail crossing or portion of the trail system which abuts the railway right-of-way, shall comply with National Transportation Agency regulations, Transport Canada and Canadian National Railway safety and security standards; where trails cross or follow electric transmission lines, requirements of Ontario Hydro shall be met.

14.3 Sanitary Sewage and Water Supply Services

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

14.3.1 General Policies

- a) The Town supports the improvement and extension of municipal sanitary sewage and water supply services, in accordance with the provisions of this Plan and other relevant municipal, Regional and Provincial policies and regulations, and within the financial capabilities of the Town and/or Region and on the basis of approved capital budget program.
- b) The cost of providing full municipal services to facilitate the *development* of lands within the Greenfield Residential and Greenfield Employment designations, as shown on Schedule 'A,' shall not impose a financial burden on *existing* taxpayers. Accordingly, such costs shall be the responsibility of the developer(s), with appropriate Development Charges and, if necessary, cost-sharing with future benefiting land parties, by agreement with the Town.

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

of an *existing* on-site sewage system or subsurface sewage works that will serve a use that would have been permitted by the applicable zoning by-law, as of the effective date of the Plan; or

- iii. a proposal for an on-site sewage system or subsurface sewage works that relates to a *development* proposal for only one dwelling, where the proposal would have been permitted by the applicable zoning by-law, as of the effective date of the Plan.
- i) Notwithstanding any other provisions of the Plan to the contrary, the provision of sanitary sewer and water service uses on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of of the *Oak Ridges Moraine Conservation Plan* and this Plan.
- j) Council shall ensure that the provision of appropriate water and wastewater *infrastructure* and servicing capacity is co-ordinated with *development applications* to ensure services are available prior to occupancy.

14.3.2 Sewage and Water Allocation Policies

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

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

14.4 Wellhead Protection Areas

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

14.4.1 General Policies for Wellhead Protection Areas

- a) *Wellhead Protection Areas*, as identified on Schedule 'L', are based on *time of travel* zones as follows:
 - i. a 100-metre pathogen zone around each wellhead;
 - ii. 0 to 2 year *time of travel*;
 - iii. 2 to 5 year *time of travel*;
 - iv. 5 to 10 year *time of travel*; and,
 - v. 10 to 25 year *time of travel*.
- b) In *Wellhead Protection Areas* outside of the Oak Ridges Moraine, a *Risk Assessment* and a *Risk Management Plan*, as defined by the York Region Official Plan, shall be prepared and approved prior to the establishment of new land uses that involve the storage or manufacture of:
 - i. petroleum-based fuels and or solvents;
 - ii. pesticides, herbicides, fungicides or fertilizers;
 - iii. construction equipment;
 - iv. inorganic chemicals;
 - v. road salt and contaminants as identified by the Province;
 - vi. the generation and storage of *hazardous waste* or *liquid industrial waste*, and waste disposal *sites* and facilities;
 - vii. organic soil conditioning *sites* and the storage and *application* of agricultural and non-agricultural source organic materials; and,
 - viii. snow storage and disposal facilities.
- c) Where *existing* land uses in *Wellhead Protection Areas* and areas with high potential for groundwater contamination, involve the storage, manufacture or use of materials detailed in Section

14.4.1 b), a *Risk Assessment* and a *Risk Management Plan* may be required.

- d) The storage or use of *pathogen threats* by new land uses, including the siting and *development* of *stormwater management ponds* and *rapid infiltration basins* or columns, except for the storage of manure for personal or family use, is prohibited within the 100-metre pathogen zone around each municipal well shown on Schedule 'L' and may be restricted within the 100-metre to 2-year *time of travel*.
- e) Expansion of *existing* incompatible land uses within the 100-metre pathogen zone is prohibited and expansion of *existing* incompatible land uses within the 100-metre to 5-year *time of travel* zone will be discouraged, unless a *Risk Assessment* and *Risk Management Plan* has been undertaken to the satisfaction of the Region. *Redevelopment* of these uses to more *compatible* uses is encouraged, subject to an appropriate *Risk Assessment* and a *Risk Management Plan*.
- f) Notwithstanding any other provisions of this Plan to the contrary, *Wellhead Protection Areas* located within the Oak Ridges Moraine Area shall be subject to the relevant policies of of the *Oak Ridges Moraine Conservation Plan* and Official Plan Amendment No. 48.

14.5 Stormwater Management

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

14.5.1 General Policies for Stormwater Management Facilities

- a) Stormwater management facilities shall be permitted on lands in any land use designation. Where any of these facilities are to be located within the Environmental Protection Designation, an Environmental Impact Statement shall be prepared to the satisfaction of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction.
- b) Stormwater management facilities will be key features within the community contributing to the appearance and ambience, while achieving functional objectives related to flow moderation and water quality. The Town will seek to reduce stormwater run-off volumes and pollutant loadings in Aurora by:

- i. encouraging implementation of a hierarchy of source, *lot*-level, conveyance and end-of-pipe controls;
 - ii. encouraging the implementation of innovative stormwater management measures;
 - iii. allowing for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, *lot* grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds;
 - iv. supporting implementation of programs, to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants;
 - v. supporting implementation of source control programs, which are targeted to *existing* areas that lack adequate stormwater controls;
 - vi. requiring the planting of native species and flood tolerant water's edge plants, including a mixture of herbaceous and woody vegetation to stabilize banks of ponds. The perimeter of the permanent pool shall be planted with emergent, strand and submergent species to improve the aesthetics and enhance the performance of the facility; and,
 - vii. requiring ponds to blend with the natural landscape, therefore, geometric forms and standard slope gradients will be avoided in favour of organic shapes and land form grading designed to replicate natural land forms in the area. Inlet and outlet structures will be concealed using a combination of planting, grading and natural stone.
- c) Ponds will not be fenced, but rather will be designed with trails, overlooks and interpretive signage so that they are an integral part of the parks system.
- d) Where there is a need to discourage public access to areas around the perimeter of the ponds, living fences and barrier plantings will be utilized in place of fencing. Barrier plantings will be installed along the crest of steep slopes, adjacent to deep-water areas and around inlet and outlet structures.

- e) An *application* for *development* within 30 metres of any Environmental Protection designation, may be required to submit to the Town for approval a Storm Water Management Plan that:
- i. evaluates storm water management on a “*watershed*” based approach and that is consistent with local sub-*watershed* evaluations and water budgets where available;
 - ii. incorporates an integrated treatment train approach to minimize storm water management flows and reliance on end-of-pipe controls through measures including source controls, *lot*-level controls and conveyance techniques, such as grass swales, where appropriate;
 - iii. identifies the specific location of permanent end of pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;
 - iv. evaluates, at appropriate geographic scales, predicted changes in the water balance between pre-development and post-development conditions, and evaluates how such changes will be minimized;
 - v. evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between pre-development and post-development, and evaluates how phosphorus loading will be minimized;
 - vi. offers specific direction on how end of pipe storm water management works shall be designed, to satisfy, at a minimum, the enhanced protection level specified in the Ministry of the Environment’s Storm Water Management Planning and Design Manual, as amended;
 - vii. identifies criteria and circumstances upon which interim storm water facilities may be considered or precluded;
 - viii. notwithstanding the policies above, where an *application* for *development* is of a minor nature, the Town in consultation with any relevant agency, may waive the requirement to conduct a Stormwater Management Plan or scope down the study requirements. and
 - ix. includes low impact *development* stormwater management measures in keeping with the Toronto and

Region Conservation Authority's Low Impact Development
Stormwater Management Planning and Design Guide.

- f) New *development* must satisfy the Town and demonstrate consistency with the relevant Conservation Authority's Stormwater Management Criteria for quality (flood flow) control, water quality control, erosion control and water balance, *groundwater recharge* and water balance, for the protection of *hydrologically sensitive features*. Conservation Authority stormwater management criteria are based on current research, *watershed* planning and hydrology studies, therefore the criteria are subject to change based on the approval and adoption of updated studies.
- g) To satisfy the Town and demonstrate consistency with Conservation Authority stormwater management criteria, innovative stormwater management approaches must be implemented and designed in accordance with the Ministry of Environment Stormwater Management Practices Planning and Design Manual and with reference to TRCA's Low Impact Development Stormwater Management Practices Planning and Design Guide (2010), as may be updated from time to time. For all *development*, a treatment train approach to stormwater must be considered consisting of source controls (for example green roofs, permeable paving, improved urban tree canopy), for conveyance controls (for example bioswales and permeable pipes) and end of pipe treatment (for example *wetlands* and ponds).
- h) All stormwater management plans within the *Lake Simcoe Watershed* shall be consistent with the requirements of the Lake Simcoe Protection Plan.
- i) Every owner and operator of a new stormwater management facility in the *Lake Simcoe watershed* shall be required to inspect and maintain the works on a periodic basis.
- j) Notwithstanding any other provisions of the Plan to the contrary, the provision of storm sewer services on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of of the *Oak Ridges Moraine Conservation Plan* and this Plan.

14.6 Utilities

14.6.1 General Policies for Utilities

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

14.6.2 Transmission Line Policies

- a) Council shall encourage a program of burying lower voltage electric wiring underground:
 - i. with priority to heritage areas and the historic town centre;
 - ii. in all new *development*;

- iii. in areas where major public works programs make this conversion economically feasible;
 - iv. by requesting funding from non-municipal sources.
- b) Council shall ensure that utility corridors not detract from Environmental Protection areas through:
 - i. environmental assessments;
 - ii. vertical or horizontal circumvention;
 - iii. other alternatives.

14.6.3 Electric Power

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

15.0 INTERPRETING AND IMPLEMENTING THIS PLAN

15.1 Interpretation

15.1.1 Interpretation of Boundaries

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

15.1.2 Interpretation of Figures and Quantities

- a) Population and employment forecasts to the year 2031, are Council approved and serve as the basis for planning all new *development* in the Town. As a result, these forecasts shall be considered absolute and may only be amended through an Official Plan Amendment, subject to Council approval and in

accordance with such direction from York Region and/or the Province of Ontario.

- b) All other figures and quantities within this Plan are approximate and not absolute. This provides for the necessary flexibility in the administration and interpretation of this document. An Amendment to this Plan will not be required for any reasonable variance from any of the proposed figures, with the exception of Council adopted population and employment growth figures, as deemed appropriate by Council.

15.1.3 Official Plan Review Process

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

15.1.4 Amendments to this Plan

- a) It is a policy of this Plan that it should only be Amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site specific proposals that must be addressed.
- b) When considering an Amendment to this Plan, Council shall understand the following issues:
 - i. The need for the proposed change as determined through an analysis of the *existing* and/or planned supply of similar uses in the market area versus the identified demand for the proposed use in the market area;

- ii. The impact of the proposed change in terms of the social, economic, environmental and visual costs and benefits for the community;
 - iii. The extent to which the proposed change will affect policies, objectives and principles of this Plan:
 - planning principles and objectives shall not be changed outside of the context of a full review of this Plan; and,
 - planning policies may be changed as long as the principles and objectives are met, and the intent of this Plan is maintained.
 - iv. Suitability of the proposed change, with respect to:
 - physical characteristics of the area, especially where Environmental Protection Areas are involved;
 - adequacy of transportation, *utilities* and other community services, including water supply and sewage facilities; and,
 - technical reports or recommendations from the Province of Ontario, York Region, Lake Simcoe Region Conservation Authority, and any other appropriate authority in response to the proposed change.
 - v. compatibility of proposed use with the surrounding area;
 - vi. effect on population and employment projections and finances of the municipality;
 - vii. conformity with the York Region Official Plan;
 - viii. conformity with Provincial legislation and policies; and,
 - ix. consistency with the Provincial Policy Statement.
- c) Proposed amendments to this Plan involving a conversion of lands designated “Existing Employment Area” or “Greenfield Employment Area” can only occur upon completion of a *Regional Municipal Comprehensive Review*.

- d) Council may eliminate notice to the public and a public meeting for a minor Official Plan or Zoning By-law Amendment which does the following:
 - i. changes the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
 - ii. consolidates previously approved Official Plan Amendments in a new document without altering any approved policies, or schedules;
 - iii. corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or schedules;
 - iv. rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or schedules; and,
 - v. translates measurements to different units of measure or changes references to legislation or changes to legislation where the legislation has changed.
- e) In all other instances, notification to the residents of the Town of public meetings held by Council shall be given in accordance with the requirements of the *Planning Act*.

15.2 Implementation

15.2.1 Complete Applications

Introduction

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

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

Policies

a) Complete Application Provisions

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

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

b) Reports and Studies

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

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

i) Planning Reports/Studies

Reports and studies related to local, regional and provincial planning matters shall ensure that a proposed development and/or

change in land use is consistent with Provincial Policy and provides an integrated approach to land use planning.

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

ii) Environmental Reports/Studies

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

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

iii) Servicing Reports/Studies

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

iv) Traffic Reports/Studies

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

v) Reports/Studies to address Nuisance and Hazard Matters

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

vi) Reports/Studies to address Cultural and Design Matters

Reports and studies related to cultural and design matters shall demonstrate that a proposed development and/or change in land use will have a positive impact on the Town's public realm.

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

vii) Economic Analysis/Studies

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

c) Required Materials

Subsections 22(5); 34(10.2); 51(18) and 53(3) of the Planning Act, 1990, permit a council or approval authority to require that a person, public body or applicant who apply, submit or make requests or applications for consents, amendments to the Official Plan, amendments to the Zoning By-law, and approval of Plans of Subdivision, provide any “other information or materials” that Council or the approval authority considers it may need.

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

REQUIRED REPORTS	OFFICIAL PLAN AMENDMENT	ZONING BY-LAW AMENDMENT	PLAN OF SUBDIVISION, CONDOMINIUMS AND CONSENTS
Planning Justification/ Land Use Planning Report			
Neighbourhood Plan			
Context Plan			
Priority Lot Plan			
Streetscape Plan			
Functional Servicing Report and/or Master Plan			
Stormwater Management Report and/or Master Plan			
Service <i>Infrastructure</i> Master Plan			
Grading/Drainage Plan			
Slope Stability Study			
Flood Impact Study			
Snow Storage Study/Plan			
Phasing Plan			
Transportation Study and/or Master Plan (including linkages to trails			

The Town of Aurora Official Plan

or park system)			
Traffic Impact Study			
Parking Study/Analysis			
Natural Heritage Evaluation			
Environmental Impact Study			
Phase 1 & 2 Environmental Site Assessment			
Environmental Assessment Study			
Geotechnical Study			
Hydrogeological Study			
Tree Preservation Protection and Replacement Plan, Landscape Analysis Plans, Tree Survey, Tree Inventory and Vegetation Preservation and Enhancement Strategy			
Landform Conservation Study			
Urban Design Reports, Plans and Guidelines			
Market Analysis and Financial Impact Study			
Archaeological Assessment			
Archaeological Conservation Plan (if archaeological resources are identified)			
Floodplain Mapping/Analysis			
Heritage Evaluation/Heritage Impact Statement			
Noise and Vibration Impact Assessment			
Soils Report			
Shadow and/or Massing Study			
Lighting Study/Plan			
Block Plan			
Construction Impact Mitigation Study			
Aggregate Potential Assessment/Compatibility			

Study			
Entrance Analysis			
Accessibility Audit			
Community Health Promotion Audit			
Transmission Line Impact Study			
Power Generation Impact Study			
A preconsultation letter from the relevant Conservation Authority when within or adjacent to a regulated area			
Other Required Information as Identified at the Pre-Consultation Meeting			

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

d) Pre-consultation Meeting

Introduction

Subsections 22(3.1), 34(10.01), 41(3.1) and 51(16.1) of the Planning Act, 1990, permit Council through the passing of a by-law, to require applicants to consult with the municipality before submitting or making requests or applications for amendments to the Official Plan and Zoning By-law or the submission of plans and drawings for approval.

Policies

- i) Under the provisions of the Planning Act, Council shall require those applicants submitting or making requests or applications for amendments to the Official Plan and/or Zoning By-law, or making applications for Plans of Subdivision/Condominiums or Site Plans to consult with the municipality prior to submission of such applications for approval. The Pre-consultation Meeting is

intended to allow the applicant to discuss with municipal staff matters pertaining to the subject site. Through these discussions, municipal staff will have the opportunity to outline the information and materials which will be required to be submitted concurrently with the application. Specifically, Staff will identify on Schedule "A" (Required Materials), any materials, plans, studies, reports and/or analysis required to be submitted as part of an application.

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

15.2.2 Special Study Area Plans or Secondary Plans

- a) Council may prepare Special Study Area or Secondary Plans where more detailed planning or policy direction is needed to ensure orderly *development* or growth of sub-areas or neighbourhoods;
- b) Council may require a Special Study/Secondary Plan before allowing *development* on rural land or before any major *redevelopment*.
- c) Where Special Studies/Secondary Plans do not conform to the Official Plan but are deemed to be more current and valid, the Official Plan will be amended to encompass the Secondary Plan.
- d) Special Study or Secondary Plans shall include:
 - i. Social, economic, environmental and transportation evaluations of planning proposals;
 - ii. The detailed future land use patterns and, or policies;
 - iii. Where new neighbourhoods are being planned:
 - the location and range of community facilities such as community and neighbourhood parks, *recreation*, convenience commercial centres and other support services; and,

- distribution and mix of housing types, tenures, and densities.
 - iv. location, and standards of the arterial, collector and local roads, pedestrian, bicycle and transit circulation system;
 - v. method, extent and staging of municipal services, utility services and storm water management; and,
 - vi. Detailed strategies to implement objectives such as heritage, environmental protection or area specific urban design guidelines.
 - vii Master environmental servicing plans that protect and enhance the natural hydrologic function and balance of water systems with an emphasis on innovative technologies that emphasize water conservation and reuse.
- e) Council shall invite the participation of the community and those groups directly affected, in preparing and discussing the Plan.
- f) Schedules 'B' and 'H' indicate proposed Secondary Planning and Special Study Areas.
- i. The Secondary Plans identified on Schedule "B" are intended to be stand-alone policy documents. In the event that there is a policy conflict between the Secondary Plans and the policies of this Plan, the Secondary Plans shall take precedence.
- g) Secondary plans will include an affordable housing strategy that details implementation mechanisms necessary to achieve the affordable housing targets found in this Plan. The strategy will include policies to achieve a mix and range of housing types within each level of affordability, policies to ensure larger sized, family units within each housing type and level of affordability; and, consideration of locations for affordable and social housing developments.

15.2.3 Implementing Zoning By-law

- a) Council shall amend the Comprehensive Zoning By-Law to conform with, and give effect to the provisions of this Plan.
- b) Before any subsequent Amendments to the Zoning By-Law, Council shall ensure that the proposed change will:

- i. Conform with the intention of this Plan;
- ii. Promote *compatible development*;
- iii. Not *adversely affect adjacent land* uses through noise, vibration, fumes, smoke, dust, odour, lighting or traffic;
- iv. Require design considerations, such as set backs, buffer planting, screening and fencing as part of site plan agreements to ensure compatibility with the surrounding area;
- v. Have adequate municipal services, including water, sanitary and storm sewers, solid waste disposal, schools and roads without causing undue financial hardship for the municipality;
- vi. Not increase traffic beyond the capacity of local streets within residential areas;
- vii. Provide safe and adequate off-street parking, loading, access and egress; and,
- viii. Be publicized in accordance with the requirements of the Planning Act.

15.2.4 Interim Control By-Law

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

15.2.5 Temporary Use By-law

- a) The Town may, in a Zoning By-law passed under Section 39 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose as set out therein, and notwithstanding that such purpose may be otherwise prohibited by the Zoning By-law.

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

15.2.6 Holding Zone

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

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

15.2.7 Non-Conforming Uses

- a) Council may consider extending or enlarging legal non-conforming land uses under Section 34 (10) of the Planning Act. Before granting such an extension or enlargement, Council shall examine if it is feasible or desirable to:
 - i. Acquire the lands and hold, sell, lease or redevelop the property in accordance with Section 34 (8) of the Planning Act, and the provisions of this Plan; and,
 - ii. Relocate the legal non-conforming use to an appropriately designated and zoned location.
- b) Where acquisition and/or relocation are not feasible, Council shall apply the following conditions to permitting an extension or enlargement of a legal non-conforming land use:
 - i. Criteria for rezoning outlined in this Plan, or for Committee of Adjustment decisions, outlined in this Plan and Section 44 of the Planning Act;
 - ii. Site Plan Agreements which ensure *compatible development* with the adjacent area, through such measures as conceptual design of buildings, their siting, massing, exterior access and public areas; and,
 - iii. The limitation of the proposed extension to the *existing* property.

- c) Extensions or enlargements to legal non-conforming land uses under this Section of the Plan shall not require an Amendment to this Plan.

15.2.8 Site Plan Control

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

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

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

its *site* to ensure environmental and public health and safety.

- c) Agreements may also include provisions regarding the architectural details, colours and building materials to be used in a development proposal. Specifically, agreements may contain clauses stating that the architectural details, colour and the materials used in a *development* proposal shall be to the satisfaction of the Town or its architectural consultant.
- d) All lands within the Town of Aurora may be part of a Site Plan Control By-Law under Section 41 of the Planning Act, generally exempting, however:
 - i. low density residential uses such as single detached, duplex, triplex and fourplex dwellings and associated *accessory uses* located outside of any designated Heritage Conservation District and/or outside of any lands designated “Stable Neighbourhoods”;
 - ii. Lands used for farming operations;
 - iii. *Existing* buildings associated with land use which is only being renovated or slightly enlarged; and,
 - iv. Single *lots* created by severance.
- e) Council may require drawings showing plan, elevation and cross-section views of each building to be erected for any *development* located in a Heritage Conservation District.
- f) Notwithstanding any other policy of this Plan, where lands are located on the Oak Ridges Moraine, site plan control shall be in accordance with the relevant policies of the “*Oak Ridges Moraine Conservation Plan*” and the Oak Ridges Moraine policies of the Town.
- g) Development proposals shall provide sustainable design and implementation initiatives for building design, *site* planning and layout, *site* works and landscaping in accordance with the policies of this Plan.
- h) The exterior design and sustainable design elements of a development proposal as described herein, shall also be consistent with any applicable design guidelines, including the York Region Transit Oriented Development

(TOD) Guidelines, to the satisfaction of Council or its architectural consultant.

- i) Where design guidelines are not in place, Council may retain an architectural consultant to determine the appropriateness of the proposed exterior design of a building and design of the site plan in general.
- j) Where design guidelines are in place, Council may retain an architectural consultant to determine if the development proposal is consistent with the design guidelines.
- k) Council shall amend the Town's Site Plan Control By-law in order to implement the policies contained herein.

15.2.9 Committee of Adjustment: Minor Variances

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

15.2.10 Subdivision Control

- a) All developments which involve relotting of *existing* parcels of land or subdivisions shall be on the basis of subdivision or severance procedures, outlined in the Planning Act.

- b) Council may require that *applications* for Plans of Subdivision include among other matters:
- i. A statement of development objectives which may include physical, environmental, social and economic aspects;
 - ii. An indication of the extent to which the plan conforms to this Official Plan, and the York Region Official Plan, when adopted and to relevant Provincial Policy statements and the Zoning By-Law of the Town of Aurora;
 - iii. An inventory and assessment of the area's *existing* features in terms of:
 - natural features such as, soil, topography, drainage, conditions, landforms, slope stability, river systems, groundwater tables, vegetation, *wildlife habitat*, environmentally sensitive, archaeological or heritage areas;
 - ownership;
 - land use such as agriculture, commercial, residential;
 - capacity and availability of all utilities required by the *development*; and,
 - other services including commercial, private and public transportation, educational and social services.
 - iv. details of the proposed *development* including:
 - proposed alignment of Local and Collector roads;
 - proposed land uses and densities;
 - impact of the *development* on all of an area's *existing* features as listed above; and,
 - proposed method of addressing the impact on all of an area's *existing* features as listed above.
- c) Plans of subdivision shall be designed and stamped by a Registered Professional Planner.

- d) Council will recommend approval of only those plans of subdivision which:
 - i. Comply with the intent of this Plan;
 - ii. Can be supplied with adequate municipal services and community facilities such as schools, fire protection, water supply, sewage disposal, storm drainage facilities and road maintenance;
 - iii. Will not *adversely affect* the financial status of the municipality; and,
 - iv. Will not harm any aspect of the environment including Environmental Protection Areas and/or the Oak Ridges Moraine.

15.2.11 Consent

- a) Parcels of land created through consent shall conform with the provisions of the Zoning By-Law and the policies of this Plan. If a rezoning is required to permit a proposed use, it shall be a condition of approval that a Zoning By-Law Amendment will have come into effect prior to the registration of the deed.
- b) When considering *applications* for consent for a land severance, the Committee of Adjustment shall have regard to the following criteria:
 - i. Provisions of the Planning Act;
 - ii. *Development* on the new *lot* or the remaining parcel shall not pose any costs for road or service improvements for the municipality;
 - iii. Future orderly *development* and subdivision potential of the area shall not be prejudiced;
 - iv. The compatibility with, and impact of the proposed use on adjacent areas;
 - v. Minor infilling in *existing* urban areas or *lot* boundary adjustments will generally be permitted, while extension of an urban area or strip *development* will not; and,

- vi. availability of adequate and appropriate road access. Dedications for road widenings or 0.3 metre reserves across the frontage or other yards of all proposed *lots* may be required as a condition of approval.
- c) The Committee of Adjustment may attach any other conditions, as may be authorized by the Planning Act or other legislation, such as:
 - i. Payment of levies to the Town of Aurora and the Regional Municipality of York to cover the costs of additional municipal services to be provided as may be adopted by Council through a Development Charges By-Law;
 - ii. Conveyance of land to the Town of Aurora for park purposes or, as an alternative, the payment of cash-in-lieu;
 - iii. Payment of an administrative fee to the Town of Aurora where a consent is granted but no new *lot* has been created;
 - iv. Time limit for fulfilling the conditions of approval prior to the lapsing of the consent;
 - v. Requirements of the appropriate Conservation Authority; and,
 - vi. Submission of a preliminary site plan, and registered reference plan to the Committee of Adjustment prior to the consent being finalized.
- e) To ensure the best decision, the Committee of Adjustment may request reports from appropriate Town Departments and agencies such as: Planning and Development Services, Public Works, Region of York Medical Officer of Health, Conservation Authorities, Ministries of Environment, Natural Resources, Agriculture and Food, Transportation, Education and others.
- f) Notwithstanding any other policies of this Plan to the contrary, where lands are located within the Oak Ridges Moraine Natural Core Area, Oak Ridges Moraine Natural Linkage Area, or Oak Ridges Moraine Countryside Area designations, a *lot* may only be created in accordance with the relevant policies of the Town of Aurora.

15.2.12 Maintenance and Occupancy By-law

- a) Council has passed the Property Maintenance and Occupancy Standards By-law to ensure high standards of property maintenance and safe occupancy. It is generally referred to as the Property Standards By-law.
- b) The Property Standards By-law sets out standards for:
 - i. Maintenance of yards, vacant lands, parks and accessory buildings, including sewage and drainage, safe access, passage and garbage/snow/ice removal;
 - ii. Maintenance of all buildings and structures, including walls, floors and ceilings; doors, windows and roofs; foundations and insulation, heating, lighting, plumbing and electrical systems, general sanitation including pest prevention; and,
 - iii. Heat, light, fire protection and ventilation standards for all rooms, including kitchens and bathrooms, and minimum dimensions and floor space of habitable rooms.
- c) To administer and enforce the Property Standards By-law, Council has appointed a Maintenance and Occupancy Standards Officer, who will:
 - i. Operate with the Fire and Building Departments and York Region Officer of Health;
 - ii. Receive information regarding substandard housing conditions, overuse of *existing* buildings, neglected yards, courts and vacant lands from inspectors, by-law enforcement officers, and other municipal staff including Fire and Building Department personnel; and,
 - iii. Impose penalties, or carry out repairs or demolition at the owner's expense, where voluntary compliance cannot be achieved.
- d) Council has appointed a Property Standards Committee who will hear appeals from people who have been served an order to comply with the By-law.

15.2.13 Community Improvement

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

15.2.14 Community Involvement

- a) Council shall encourage all people in Aurora to participate in planning decisions which affect their lives. To achieve this, Council shall:
 - i. have regard to abilities, constraints and backgrounds of people in each situation;
 - ii. ensure that time, place and notice of meetings are accessible to as many people as possible; and,
 - iii. ensure that planning policies and reports are made available to the public.

- b) Council shall comply with all legal requirements under the Planning Act regarding public meetings and notification required for:
 - i. An Amendment to this Official Plan;
 - ii. Zoning By-Law Amendments;
 - iii. Committee of Adjustment Hearings;
 - iv. Consents; and,
 - v. Plans of Subdivision/Condominiums.
- c) Council shall further encourage citizen participation in ongoing agencies such as:
 - i. Committee of Adjustment;
 - ii. Environmental Advisory Committee;
 - iii. Heritage Advisory Committee;
 - iv. Economic Development Advisory Committee;
 - v. Accessibility Advisory Committee;
 - vi. Leisure Services Advisory Committee; and
 - vii. Traffic Safety Advisory Committee.

15.2.15 Sign By-law

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

15.2.16 Tree By-law

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

adopt *site alteration* and *tree* by-laws in conformity with Section 135 of the Municipal Act, 2001.

15.2.17 Soil Preservation By-law

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

15.2.18 Fill By-Law

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

15.2.19 Future Enabling Legislation

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

15.2.20 Capital Works

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

15.2.21 Public Works

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

15.2.22 Development Charges By-law

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

- ii. Schools, child care facilities, adult education, retraining; and,
- iii. Social services such as libraries, policing, seniors housing, health, counselling and *recreation* centres, or shelters.

15.2.23 Land Securement

- a) The Town may acquire land to implement any feature, including trails, of this Plan in accordance with the provisions of Provincial Statutes and Regulations.
- b) Municipal land assembly for parkland, Environmental Protection Areas and trail uses shall be encouraged in appropriate locations designated as 'Greenlands System'.
- c) The Town shall work cooperatively with the Lake Simcoe Region Conservation Authority, the Toronto and Region Conservation Authority, York Region and the Province of Ontario to identify and prioritize desired lands for securement in accordance with the policies of this Plan.
- d) Arrangements for the conveyance of lands into public ownership shall be undertaken before or concurrent with the approval of development *applications* through the development approval process and may include mechanisms identified in this Plan.
- e) Mechanisms to secure lands through development approvals or other processes include:
 - i. Land dedications/conveyance;
 - ii. Voluntary sale and public purchase through funds allocated in the Town's budget or from funds raised through the cash-in-lieu of parkland dedications, where appropriate;
 - iii. Land swaps/exchanges;
 - iv. Donations, gifts, bequests from individuals and/or corporations;
 - vi. Through any applicable requirement relating to parkland or environmental protection area acquisition in the Town's Development Charges By-law; and/or,

- vii. Other appropriate land acquisition methods.
- f) Council may authorize staff to pursue funding partners and other funding opportunities for the purpose of land securement to achieve the objectives of this Plan.
- g) The Town includes land areas that are owned by various public agencies and senior levels of government. The Town shall enter into negotiations with these public agencies to have lands within the 'Greenlands System' to remain in public ownership and protected and enhanced in accordance with the objectives of this Plan.
- h) It is recognized that the Town may not be able to secure in public ownership all of the lands required to achieve the objectives of this Plan. Where substantial efforts have been undertaken in accordance with the land securement policies of this Plan, Council will negotiate with the landowners in an effort to protect natural, environmental and cultural features and functions in private ownership and enhance environmental features and/or functions on private lands. In these instances, Council shall consider the following stewardship techniques to ensure the appropriate level of protection and, where appropriate, public access to the privately owned lands in order to achieve the objectives of this Plan:
 - i. Municipal land use controls, including zoning;
 - ii. Information and education programs;
 - iii. Stewardship agreements;
 - iv. Charitable tax receipts;
 - v. Conservation easements; and/or,
 - vi. any other appropriate agreements with the landowners.

15.2.24 Administrative Revisions to the Official Plan

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

- a.) Additions or deletions to the Region's area and application of the land use designation of the abutting lands, when the addition is a

result of realignments to provincial highways or Regional boundary streets;

- b) altering the numbering and arrangement of provisions in this Plan;
- c) updating the base mapping used in this Plan or adding base information to maps to show existing and approved infrastructure;
- d) correcting clerical, grammatical, spelling and technical mapping errors;
- e) changing format or presentation; or,
- f) altering punctuation to obtain a uniform mode of expression.

16.0 SITE SPECIFIC POLICIES

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

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

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

5. Northwest Aurora Planning Area

5.1 General Policies:

- a) The lands identified on and on Schedule ‘H’ as Site Specific Policy No. 5 and on Schedule ‘A’ as OPA No. 37 or Part Lot 86, Concession 1, W.Y.S., generally known as the “Northwest Aurora Planning Area” are intended to accommodate primarily low-intensity, environmentally-sensitive residential development on full

urban services with the maximum number of units within the planning area being 260.

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

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

5.2 Land Use Designations

- a) “Suburban Residential - (SR-1)”

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

- b) Suburban Residential (SR)

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

- c) Core Area Open Space (COS)

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

interrelated ecological elements – the riparian corridor and the highest quality vegetation communities.

i. Riparian Corridor

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

ii. Highest Quality Vegetation Communities

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

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

i. Supporting Vegetation Communities

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

ii. Valley Land Form

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

5.3 Transportation – Road and entrance locations

- a) The location of the proposed new intersections along St. John's Sideroad and Bathurst Street shall be consistent with the locations shown on Schedule 'A'. Minor flexibility in these locations may be permitted subject to approval of the Region of York, the Town and affected landowners.
- b) All new lots shall have access to internal streets only. Plans of subdivision shall provide new access locations for existing residential dwellings from internal streets and existing entrances to St. John's Sideroad and Bathurst Street shall be closed as part of the execution of individual subdivision agreements.
- c) The location of the internal streets shall be in general conformity with the locations as shown on Schedule 'A'. Alteration to the road pattern may be considered provided consideration is given to the location of roadways on adjacent properties and subject to approval of the Town and affected landowners.
- d) The location of the proposed creek crossing shall be in the location shown on Schedule 'A' and be designed to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.

- e) A road connection(s) to the Town of Newmarket may be considered subject to approval by the Town of Aurora, Town of Newmarket and affected landowners.
- f) Prior to approval of any plan(s) of subdivisions the Owner(s) shall have prepared by a qualified transportation consultant, a functional transportation report/plan outlining the required Regional Road improvements for the development area. The report/plan, submitted to the regional Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
- g) Prior to final approval of any plan(s) of subdivision the Owner(s) shall submit development staging plans to clearly identify road improvements necessary at the start of each phase of development. The developers group will be required to enter into an agreement with the Region outlining the developers obligation for constructing the road improvements and timing.

5.4 Urban Design/Landscaping

- a) Landscaped buffer strips shall be located along St. John's Sideroad and along Bathurst Street. These buffers strips shall generally be within private property. The subdivision agreement shall include a clause that requires the developer to be responsible for the completion of such landscaped buffers.
- b) The proposed driveways to the suburban residential lots shall include entrance features along with landscaping along the entire driveway length to provide a buffer from adjacent lots. The design of such features and landscaping and associated costs shall be the responsibility of the developer.
- c) The proposed homes along St. John's Sideroad shall be complimentary to the existing homes in the area. Policy 4.2 - General Design and Architectural Policies of the Town of Aurora Official Plan shall apply to the subject lands.
- d) Noise reports shall be required as part of the subdivision approval process and warning clauses shall be placed on title indicating that traffic volumes along St. John's Sideroad and Bathurst Street will increase.
- e) Vegetation impact assessments will be required for areas outside of the Open Space Designations. Such assessment shall include

preservation/protection measures and restoration plantings shall occur within the Landscape buffer strips.

5.5 Servicing

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

5.6 Parkland

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

5.7 Implementation and Interpretation

a) Cost Sharing

In addition to Development Charges capital contributions, prior to final approval of any plans of subdivision, or prior to the granting of any severance, the Town will require that any applicant for a plan of subdivision or severance enter into Cost Sharing Agreements or make other suitable arrangements, in the opinion of the Town, amongst other landowners in this secondary planning area to share the costs of infrastructure and other public services (the "public services") where those other landowners

benefit from the construction or dedication of the public services in order to implement development of the secondary plan area and equalize the cost of development. Such costs may include secondary plan component studies, other common studies, infrastructure, facilities and works, including the costs of planning, constructing and providing land for the establishment of schools, park sites and stormwater management facilities. The Town will not negotiate or be a party to such arrangements. The issuance of approvals or the release of lands for development may be subject to the finalization, execution or registration of such cost sharing agreements, as appropriate.

b) Interpretation

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

6. The subject property, being 15085 Yonge Street and described as Part Lot 17, Registered Plan 68, Lot 164, Part of Lots 163 and 165 Registered Plan 246, shall only be permitted to be used for a residential apartment building with a maximum of 42 units.
7. The lands designated as 'Commercial Special' in **Lot 86, Concession 1 E.Y.S.** may be used for a commercial complex having the following uses: a restaurant occupying not less than 50% of the overall floor area; convenience retail stores, professional offices, personal service shops, and not more than one apartment unit for a caretaker living on the site. The following policies will apply to these lands:
 - a) Development shall be compatible in both scale and massing with the low rise apartment complex which surrounds the site.
 - b) The areas adjacent to Yonge Street and St. John's Sideroad shall be heavily landscaped. Parking shall be screened to ensure as far as possible that it is not visible from Yonge Street.
 - c) The building shall be set back a minimum of 14 metres from property line adjacent to Yonge Street.
 - d) Access to the site shall be by way of St. John's Sideroad by means of a joint access with the adjoining apartment lands north and east of the site.
 - e) The overall floor area of the building shall not exceed 800 square metres.

8. The lands designated as "Commercial Special" in **Part Lot 86, Concession 1 W.Y.S.** as shown on Schedule 'H' may be used for a winery in conjunction with restaurants and related retail commercial uses as further detailed below. The following policies shall apply to these lands:
- a) The subject land may be used for a wine bottling facility having a maximum floor space of 2200 square metres including basement storage and fermenting area in conjunction with retail commercial space having a maximum floor space of 1650 square metres. Uses within the commercial retail component of the site shall be limited to uses which are considered related to and compatible with the winery use and may include restaurants, financial institutions, specialty food stores and retail shops, bake shops and travel agencies. Uses considered incompatible with principal winery use such as convenience/variety stores, full-sized supermarkets and personal service shops shall be prohibited.
 - b) The Site Plan for the building shall ensure high standards in the conceptual design of the building in its massing, siting, access and public areas. All buildings shall be low rise and not exceed two stories in height. Given the prominence of the site at the intersection of Yonge Street and St. John's Sideroad, the lands shall be heavily landscaped so as to visually enhance the impact of the development on the streetscape. Parking areas adjacent to Yonge Street or St. John's Sideroad shall be screened using substantial landscape strips which may include berms and decorative walls. Prior to enacting an implementing zoning by-law, the owner shall submit landscape drawings suitable to the Town of Aurora through the Site Plan Approval process demonstrating how the required landscape screens can be achieved. Regard shall be had for the location of parking, garbage storage, pedestrian and vehicular access and exterior roof treatment.
 - c) In that lands abutting the subject property are in more than one ownership, a comprehensive design concept for surrounding land not subject to flooding under a Regional storm condition shall be undertaken prior to site plan approval or enactment of an implementing By-law permitting any development on the site. The design concept will address access, landscaping, conceptual massing, parking areas and building locations.
 - d) The Site Plan Agreement shall ensure the implementation of effective measures to mitigate potential impacts of the

development on the warm water fishery resource of the Holland River and its tributaries, both during and after construction. The Site Plan shall require the review and approval of the Ministry of Natural Resources, including the submission of preliminary storm water management/water quality control plans to the satisfaction of the Ministry of Natural Resources and the Town of Aurora. Given the constraints imposed by the floodplain, access to the site shall be subject to the approval of the Ministries of Transportation and Natural Resources, the Lake Simcoe Region Conservation Authority and the Town of Aurora. The lands shall be developed on the basis of full municipal water and sanitary services.

OMB No. 0423 9.

Lot 81, Concession 1, W.Y.S. on the northeast corner of Wellington Street West and Haida Drive contains an existing commercial centre of approximately 5,000 square metres (55,000 sq. ft.). This exceeds the size permitted in the policies for Convenience Commercial Centres in this Plan. The following uses shall be permitted on the subject lands:

Moderately-sized retail establishments such as specialty stores, food, clothing, drugs, sundries and other goods required for daily living, junior department store not to exceed 930 square metres (10,000 sq feet), service establishments such as professional, social and personal services, child care centres, health, fitness and recreational establishments, clinics, cleaners, restaurants, financial establishments, offices, public or institutional uses catering to the needs of the adjacent community, commercial schools, residential units on upper floors, and places of entertainment excepting adult entertainment and cinemas. Full sized supermarkets, warehouse drug stores or automotive uses shall not be permitted. All other governing "Convenience Commercial Centre" policies shall continue to apply.

10. Lands located on Part of Lot 85, in Concession 1, E.Y.S., and shown on Schedule 'H', shall permit commercial development in accordance with the following:
- a) The use of the lands shall be developed for a retail supermarket which shall be defined by a Campus Commercial Exception zone in the implementing zoning by-law, to reflect a large single user facility on the property.
 - b) The maximum permitted retail gross floor area shall be 7,580 square metres, and shall be phased as follows:
 - i. Phase I – 5,730 square metres
 - ii. Phase II – 1,850 square metres

A mezzanine area may also be permitted, and may be constructed in whole or in part in either phase of the development. The mezzanine shall include non-retail uses such as offices, community meeting rooms with kitchen facilities, seating and rest areas, a photo lab, supply, mechanical and storage rooms and public washroom facilities. The floor area of the mezzanine shall be established in the implementing zoning by-law, but in no case will the total of Phase 1 plus the mezzanine exceed 6,112 square metres.

- c) The policies contained herein shall be implemented by way of a site specific zoning by-law, which by-law may regulate the size and location of specific uses and shall implement the intent of Schedule 'SSP-1' attached hereto.
- d) The commercial use shall be developed generally as set out on Schedule 'SSP-1' attached hereto. This development shall be subject to an individual site plan agreement, as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the overall development concept and the site plan agreement.
- e) Modifications to the development concept as set out on Schedule 'SSP-1', that result from detailed design considerations or conditions of approval emanating from Town or external agency requirements, such as the shifting of buildings, parking, landscaping and entrance locations may be permitted. Such modifications shall not require an amendment to the Official Plan.
- f) Implementation and construction of the development scheme contemplated by Schedule 'SSP-1' attached hereto may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- g) The lands are located within close proximity to a "Gateway". When considering development on the subject lands, it is appropriate to place special emphasis on the urban design policies outlined in Section 4.2 of the Official Plan in order to strengthen the sense of visual community identity. Accordingly, it shall be the policy of Council to require a comprehensive site plan which incorporates design elements for the subject lands which achieve the following:
 - i. A landscaped area "gateway" feature shall be provided at the corner of St. John's Sideroad and Bayview Avenue to encourage pedestrian access to the site, create an

element of interest, and lend emphasis to the visual gateway function of the site;

- ii. Council shall require urban design standards, implemented through the site plan approval process, which ensure that the design of the commercial building encourages both safe vehicular and pedestrian access to the site, and that the exterior design of the building and roof treatment are compatible with the surrounding land uses.
 - iii. A high standard of signage, lighting, street furniture and other appurtenances shall be required;
 - iv. Screening of certain elements on the development site such as loading areas, refuse storage, and roof top mechanical equipment shall be addressed in the site plan agreement;
 - v. The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians;
 - vi. The development of the subject lands shall be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping, shall emphasize aesthetics and safety in their design to the satisfaction of the Town; and
 - vii. To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended. In addition, an Urban Design Consultant may be retained to provide comment on behalf of the municipality on plans submitted for site plan approval on the project.
- h) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as:
- i. appropriate screening, tree planting and other landscape elements for the development;

- ii. preservation and conservation of existing significant trees and vegetation; and
 - iii. a high quality landscaped strip of substantial width along St. John's Sideroad and Bayview Avenue within the amendment area reflective of the important Gateway function this area serves.
- i) Council may place any of the lands subject to this amendment in a holding category pursuant to Section 36, R.S.O. 1990, of the Planning Act.
- j) The proponent is required to provide a market feasibility and impact study, given the proposed supermarket use is greater than 2,800 square metres (30,000 square feet) in size. The proponent has provided this study which concludes there is a market for the proponent's use. It is generally accepted that there will exist in the mature community, which is intended to be served by the proponent's use, a market for the proposed development. Concern exists, however, that there may be a short term impact, as set out in the proponent's study, that the Town of Aurora prefers to avoid.

Accordingly, it is deemed advisable to impose a "(H)" Holding prefix on the lands, through the proposed zoning by-law for the use. The "(H)" Holding prefix may be lifted upon application by the proponent, if Council is satisfied as to the following:

- i. the Town of Aurora shall be satisfied that appropriate arrangements are set out in a site plan agreement. The agreement may include provisions for phasing of the development contemplated by this amendment;
- ii. in any event, the "(H)" Holding prefix shall not be lifted any earlier than September 1, 2000, for any part of Phase I and September 1, 2001 for any part of Phase II to allow for a building permit to be issued to the proponent to commence construction of the supermarket; and
- iii. that an agreement has been entered into with the proponent that the supermarket shall not open for business prior to April 23, 2001 for any part of Phase I and April 23, 2002 for any part of Phase II.

- k) Prior to development commencing on the subject lands, a traffic impact assessment shall be prepared by the owner and reviewed by the Town. It shall be the policy of Council to incorporate into the site plan agreement, as an obligation of the developer, any recommendations and/or measures emanating from the approved traffic assessment relating to the development of the subject lands.
 - l) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedules 'A' and 'C' attached hereto.
11. The following policies apply to the lands designated "Commercial Special" on Part of Lot 85, Concession 1, E.Y.S., better described as Lot 3, Registered Plan 461 as shown on Schedules 'A,' 'C' and 'H,' attached hereto and forming part of this plan.
- a) The lands may be used for a restaurant containing a maximum of 95 seats and bed and breakfast facility with a maximum of 4 rooms. To ensure compatibility with the surrounding residential area, an outdoor patio, take-out restaurant and drive-thru restaurant shall be prohibited by this policy and in the implementing Zoning By-law. Given the prominence of the site in relation to neighbouring properties and beyond, special regard shall be had to the location and screening of garbage enclosures, as well as any other mechanical equipment such as heating or air conditioning units.
 - b) The site plan shall ensure to the greatest extent possible the preservation of the integrity and structure of the historic building. Specifically, architectural and historical aspects of the property will be maintained and where appropriate enhanced. The site's natural features, including existing mature vegetation, shall also be preserved to the greatest extent possible and additional landscaping shall be encouraged to further enhance the rural and historical character. Building additions to the historic structure shall be limited to a 30 square metre enclosed patio and a 85 square metre addition, which shall be architecturally compatible with the existing structure. In order to ensure this, the site plan application will be reviewed by the Town of Aurora Heritage Advisory Committee. It is the intention of the Town that the historic structure will be designated under the Ontario Heritage Act, and that a clause be included in the site plan agreement to implement the designation.

- c) The site shall only be accessed via Yonge Street, other than the use of a single access along Old Yonge Street for emergency purposes and for pedestrian access.
 - d) Prior to site plan approval, the Lake Simcoe Region Conservation Authority and the Town of Aurora shall be satisfied with the proposed drainage and stormwater management measures.
- 12. The following policies apply to the lands, being Lots 134, 135 and 136, Registered Plan 246, as shown on Schedule 'H,' attached hereto and forming part of this amendment.
 - a) The lands may be used for a residential apartment, which may contain a maximum of four storeys and 36 units.
 - b) The site plan shall ensure to the greatest extent possible the preservation of the integrity and structure of the historic building, which may be used for retail commercial, office and/or residential purposes. Specifically, architectural and historical aspects of the structure will be maintained and where appropriate enhanced. In order to ensure this, the historic structure shall be designated under the Ontario Heritage Act, and that a clause shall be included in the site plan agreement to implement the designation. Furthermore, the new building shall be architecturally compatible with the existing structure, with similar treatments such as:
 - i. Georgian style and proportioned windows, door shutters, columns, sun porches and balconies;
 - ii. hip and gable roofs with large overhangs and cornice moulding; and,
 - iii. stucco exterior finish painted the same colour as the existing structure.
 - c) Canopy trees shall be planted along the appropriate areas of Centre Street, as compensation for the mature cedar hedge, which will be lost.
 - d) Given the prominence of the site in relation to neighbouring properties and beyond, special regard shall be had to the location and screening of garbage enclosures, as well as any other mechanical equipment such as heating or air conditioning units.
- 13. Notwithstanding any policies to the contrary, the property legally described as Part of Lot 80, Concession 1 E.Y.S., municipally known as 289 Wellington Street East, may be used for a building supply outlet use,

including limited outdoor storage. New proposals for outdoor storage shall comply with Zoning By-law requirements.

14. Lands on the easterly **Part of Lot 86, Concession 1, WYS** north of St. John's Sideroad shall permit a comprehensive retirement complex, including 350 apartment units, 90 medical care units, medical clinics, related administrative office space and a conference centre. The conference centre is to provide overnight accommodation for a maximum of 60 persons and include space for day time conferences. The retirement complex and the conference centre shall be connected to the Town's sanitary sewer system and to municipal water supply. No development will be permitted until Council has approved a Master Site Plan Agreement.
16. The lands in **Lot 73, 74 and 75, Concession 1 E.Y.S.** which are designated as Private Open space may only be used for a golf course and tennis complex. While residential uses form part of the overall development concept, it is not intended that additional residential development will be permitted within the private Open Space area without amendment to this plan. All other applicable Private Open Space and Residential polices shall continue apply to these lands.
17. The lands designated as "Private Open Space" on **Part of Lots 24 & 25, Registered Plan 9** shall only be used for a semi-detached dwelling unit. A site plan agreement shall ensure that the design of the structure is sensitive to the surrounding environment and that all objectives of the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources can be achieved. In addition, a site investigation environmental impact report shall be submitted in support of any redevelopment application as part of the site plan approval process.
18. Site Specific Policies shall permit an existing auto wrecking yard on part of **Lot 11, Concession II, E.Y.S.** Any change or extension of this use shall be subject to an amendment to the Zoning By-law, Site Plan Agreement and/or Committee of Adjustment approval.
19. Notwithstanding the policies of this Plan, nothing shall prevent the commercial use and appropriate expansion of the structures, located on Part Lot 85, Concession 1, WYS, as approved by the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and the Town of Aurora.
20. Notwithstanding the policies of this Plan, nothing shall prevent the use of lands on Part Lot 81, Concession 1 WYS, for institutional office purposes and associated parking, as approved by the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and the Town of Aurora.
21. The Lands located on Part of Lot 82, Concession 1, E.Y.S, as shown on Schedule 'H' shall be used for Medium-High Density housing, which shall include a range of medium-high density housing types including street

townhouses, block townhouses, double front townhouses, stacked townhouses, terrace houses, maisonettes and garden apartments. In areas designated Medium-High Density Residential, the proportion of each housing type relative to the total number of dwelling units within the housing density category shall be as follows:

- 30% to 45% street townhouses;
- 20% to 30% block townhouses/double front townhouses;
- 30% to 50% stacked townhouses/terrace homes/maisonettes/garden apartments.

The overall net residential density shall range between 48 to 99 units per hectare (20 to 40 units per acre). Building heights shall not exceed 4 storeys.

22. The lands located on Part of Lot 82, Concession 1, E.Y.S, as shown on Schedule 'H' shall be used for High Density - Mixed Use Residential and Commercial. The high density residential housing component shall consist of a range of apartment unit types at a net site density of 99 to 160 units per hectare (40 to 65 units per acre). Retail commercial use and/or office commercial use at grade is permitted at up to 0.3 F.S.I. or up to two times this amount where retail commercial uses and/or office commercial uses are intended to occupy both the ground and second floors of primarily high density residential buildings. Building heights shall not exceed 7 storeys. Underground parking shall be required. However, some appropriately located surface parking shall be provided for shorter term use.

23. The lands located on Part of Lot 56, Plan 10328, as shown on Schedule 'H' shall be used for Low Density Housing consisting of single detached dwellings, semi-detached dwellings and duplexes. This housing type shall generally not exceed a net density of 25 units per hectare (10 units per acre). Bonuses may increase this density to 35 units per hectare (14 units per acre). Building heights shall not exceed 3 storeys.

24. The following additional policies apply to the property described as Part of Lot 80, Concession 1, Block 43, Plan 65M-3461 as shown on Schedule 'A' attached hereto:

- a) The lands may be developed for a single automobile dealership and related accessory uses that may include a repair facility.
- b) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the building(s) creates a positive image and reinforces the gateway significance of the Wellington Street and Bayview Avenue intersection. Conformity with the Design Guidelines approved for Bayview Avenue and Wellington Street Corridors shall be enforced. The design of the site shall also provide for both safe vehicular and pedestrian access to the site, and that the

design of the building(s), roof treatments and landscape treatments are compatible with the surrounding land uses. A controlling architect may be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.

- c) Outdoor storage and the display of vehicles shall be permitted. These storage and display areas shall be appropriately screened from adjacent residential lands to the satisfaction of the Town.
- d) An acceptable land use interface with residential uses to the south of the subject lands shall be achieved through landscape and fencing treatments to the satisfaction of the Town.
- e) Outdoor speakers shall not be permitted on site.
- f) Loading activities shall occur entirely on the subject lands. There shall be no loading or off-loading activities associated with the car dealership along with Bayview Avenue or Wellington Street East.
- g) Given the prominence of the Bayview Avenue and Wellington Street intersection, the use of flags, banners and promotional signage shall conform with the Town's Sign by-law which is currently under review.
- h) In commemoration of the Hartman House, a heritage plaque shall be placed on the main building. Details of said plaque shall be established through the site plan approval process to the satisfaction of the Town.
- i) To ensure the implementation of the above urban design measures. Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- j) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule 'A' attached hereto.

25. The following additional policies apply to the property shown as being part of the Town's "Greenlands System", described as Part of Lot 80, Concession 1, Block 43, Plan 65M-3461 as shown on Schedule 'A' attached hereto:

- a) In accordance with the site specific zoning applicable to these lands, a restricted parking area shall be permitted. The location and extent of this parking area shall be confirmed through the site

plan approval process and as per the Lake Simcoe Region Conservation Authority's approval.

26. Part of Lot 81, Concession 1 EYS, further defined as Part of Part 1, Plan 65R-14984

Notwithstanding any policies to the contrary, the following special policy applies to the 5.5 ha property fronting on Bayview Avenue, described as Part of Lot 81, Concession 1, E.Y.S. and more particularly described as Part of Part 1, Plan 65R-14984:

- a) In addition to the uses permitted in the "Community Commercial Centre" designation by Subsection 10.11.2, a home improvement centre and garden centre shall be permitted along additional free standings buildings for which the uses shall be in accordance with Subsection 10.11.2;
- b) Notwithstanding any provision to the contrary, the lands described as Part of Lot 81, Concession 1, E.Y.S., further defined as Part of Part 1, Plan 65R-14984, may not be permitted to be used for a service station;
- c) Development may take place in the form of freestanding structures and it is not necessary to build in the form of an enclosed centre;
- d) The policies contained herein shall be implemented by way of a site specific zoning by-law;
- e) In reviewing an application for site plan approval the Town shall ensure that the design of the commercial buildings encourages both safe vehicular and pedestrian access to the site. In addition, screening of certain elements, such as loading areas, refuse storage and roof top mechanical equipment shall be addressed in the site plan agreement;
- f) In reviewing an application for site plan approval the Town shall require submission of elevation drawings illustrating a high quality design and further the Town shall seek to minimize any adverse impact to the residential neighbourhood to the west in terms noise, lighting, site screening and traffic issues;
- g) The landscape plan submitted in support of a site plan application shall provide for appropriate screening, tree planting and other landscape elements. Particular attention

shall be given to the interface with the existing residential community to the west to adequately buffer such use. In this regard the landscape buffer adjacent to the Hydro corridor shall be substantial and may be further augmented by plantings within the Hydro Corridor. In addition, the site plan agreement shall contain a clause implementing interim landscaping should the entire site not be developed at one time; and

- i) All other relevant policies of the Official Plan shall continue to apply the subject lands.

27. Part of Lot 81, Concession 1 and municipally known as 15320 Bayview Avenue

Notwithstanding any policies to the contrary, the following special policy applies to portion of the 3.60 hectare (8.9 acre) property located at the north-west corner of Bayview Avenue and Wellington Street East, with frontages along both roadways, and described as Part of Lot 81, Concession 1, E.Y.S:

- a) Development may be in the form of freestanding structures and not necessarily in the form of an enclosed shopping centre.
- b) The permitted uses as outlined in Subsection 10.11.2 (Community Commercial Centre) shall apply to the subject lands. However, the following uses shall not be permitted on the subject lands:
 - a Garden Centre;
 - a Day Care Centre;
 - Outdoor Seasonal Sales and Display;
 - Outdoor Storage; and,
 - Drive through Restaurants and/or Drive Through Financial Institutions.
- e) The Wellington Street East frontage shall require a high standard of landscaping, street furniture and pedestrian amenities in both public and private open space areas. The gateway shall also co-ordinate and complement the design initiatives of the Wellington Street East Corridor Urban Design Guidelines and subsequent Master Plan as

well as the Bayview Northeast Neighbourhoods Architectural Guidelines.

- f) The following Urban Design elements shall be incorporated into the site design and architectural elements of the development of the subject lands. These guidelines arose from the Peer Review requested by the Town and conducted by John G. Williams Architect Limited and provide the following architectural direction/elements to be incorporated into this development:
- a commercial development at this location shall reinforce a high quality identity, distinct from conventional commercial developments within the Town of Aurora through the use of appropriately enhanced architectural design and landscaping that promotes the significance of this major intersection within the Town;
 - the buildings shall be designed with a positive relationship to the streets with primary facades being parallel to the roadways (Bayview Avenue and Wellington Street East);
 - the buildings shall be sited close to the street(s) and accessible to sidewalks adjacent to the street(s);
 - a large anchor building (if any) shall be located as far away from the major roadways with smaller buildings defining the primary street edge;
 - corner buildings located at the intersection of Bayview Avenue and Wellington Street shall have an increased massing (i.e. clock tower) to appropriately articulate the significance of this intersection and shall reflect enhanced architectural design features. The corner feature shall be 4 sided and not just a parapet wall;
 - glazing and awnings should be provided on those buildings that are exposed to the roadways and along street frontages;
 - loading areas shall be screened via landscaping, buffers, a built screen or a combination thereof. Landscaping and buffers shall be provided adjacent to the Hydro Corridor and the western property boundary to screen the development from the Hydro Corridor and the residential townhouses to the west of the subject lands;

- subject to the approval of the Lake Simcoe Region Conservation Authority, the retaining wall proposed for the creek shall consist of a staggered limestone boulder retaining wall with tree and shrub planting. Said planting (i.e. types and species) shall be determined in consultation with and approved by the Lake Region Conservation Authority and the Town of Aurora;
 - rooftop mechanicals shall be screened on all four sides of the building. Where possible, the tops of roof top mechanical equipment shall be below the parapet of the building. Screening, where necessary shall be compatible with the exterior cladding of the buildings;
 - particular attention to the screening of loading areas and refuse storage areas shall be addressed and shall form part of the site plan agreement applicable to these lands; and
 - gateway features shall be provided at the two major entrances to the development (subject to approval by the Lake Simcoe Region Conservation Authority if within the required buffer area and the Region of York). A gateway feature may also be required at the south-west corner of the property in accordance with the Wellington Street East Corridor Urban Design Guidelines.
- g) The following restrictions on access shall be required unless otherwise permitted by the Regional Municipality of York Transportation and Works Department:
- the Wellington Street access shall be restricted to right-in/right-out movements only with an appropriate deceleration taper and storage lane westbound along Wellington Street East in order to provide safe vehicular access to the site;
 - the Bayview Avenue access shall also be restricted to right-in/right-out movements only with an appropriate deceleration taper and storage lane for access to this driveway. The existing centre median located at the north approach to the Wellington Street/Bayview Avenue intersection shall be extended northerly to match the existing centre median at the Home Depot signalized access; and,

- a cross easement shall be required to facilitate access between the subject lands and the lands to the north (Home Depot site).

- h) Parking shall be provided in accordance with Town's by-law requirements.
- i) A 30 metre naturalized vegetated buffer (which may be reduced on a portion of the property as determined by the Lake Simcoe Region Conservation Authority) shall be provided from the creek along the southern portion of the property as per the requirements of the Lake Simcoe Region Conservation Authority. The landscape treatment along Bayview Avenue and Wellington Street East shall be cognisant of the buffer area and shall enhance this area. To this end, a detailed landscape plan shall be required to ensure that the Bayview Avenue and Wellington Street frontages are appropriately landscaped to the satisfaction of the Lake Simcoe Region Conservation Authority and the Town of Aurora.
- j) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- k) All other relevant policies of the Official Plan shall continue to apply to the subject lands.

28. The Official Plan of the Town of Aurora is hereby amended as follows:

Item (1): Schedule 'A' - Land Use Plan, being part of Official Plan Amendment No. 30, is hereby amended by changing the land use designation from "Linear and Other Open Space", "Community Commercial" and "Institutional-Site Specific Policy Area 19" to "Community Commercial-Site Specific Policy Area 28" as shown on Schedule 'A' attached hereto and forming part of this Amendment.

Item (2): That Schedule 'H' - Site Specific Policy Areas, attached hereto and forming part of this Amendment, is hereby amended by adding section "28"

The following policies apply to the lands designated as "Community Commercial- Specific Policy Area 28," on , as shown on Schedules 'A' and "H", attached hereto and forming part of this plan:

- i) The lands may be used for all uses permitted in the “Community Commercial” designation of the Bayview Northeast Secondary Plan (Official Plan Amendment No. 30), Section 3.4.3.
 - ii) The development of the lands shall be consistent with the Environmental Impact Study (EIS) prepared by North South Environmental dated October 2009. The EIS specifically requires that any proposed development shall maintain a 15 metre buffer area along the western property line. Any new development shall also be consistent with the recommended mitigation measures specifically including replacement planting requirements and recommended plantings in the buffer area.
 - iii) Buildings shall have a standard of design consistent with the Urban Design Guidelines prepared for the Wellington Street East Corridor (Area 2B) by Brook McIlroy Inc., dated November 2002. In order to accomplish this objective, the façade of buildings should provide a high standard of design, detail and variety of materials. Wall facing material should be combined to create front building facades with a distinct, well-balanced street presence.
 - iv) Except where in conflict with the policies contained herein, development proposals shall be consistent with the policies of the Bayview Northeast Secondary Plan (Official Plan Amendment No. 30).
29. The following special policies apply to the property designated Commercial Special, described as Lot 1 and Block 7, Plan 65M-2874, and shown on Schedule ‘A’ attached hereto :
- a) The use of the lands shall generally be developed for a variety of retail uses including a LCBO warehouse/retail store and/or Brewer's Retail Outlet (Beer Store), but excluding a supermarket, department store, junior department store, convenience retail, and drug store/pharmacy. Business and professional offices including medical and dental offices, post offices and government administrative offices, restaurants including drive thru and take-out, banks and financial institutions including drive-thru, automated teller machines, personal and light services shops, photo studio, clinics, optical supply, video rental stores, bake shops not exceeding 464

square metres of gross leasable floor area, and other complimentary commercial uses shall also be permitted.

- b) There shall be no direct vehicular access to Bayview Avenue.
- c) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- d) The commercial uses shall be subject to an individual site plan agreement(s), as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.
- e) Implementation and construction of the development contemplated may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- f) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the commercial building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect is to be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
- g) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- h) Screening of certain elements on the development site such as loading areas, refuse storage, and rooftop mechanical equipment shall be addressed in the site plan agreement.
- i) The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians. Surplus parking on site may be utilized by the Loblaw lands located to the north.

- j) The development of the subject lands shall be accomplished in a manner that minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
- k) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- l) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as appropriate screening, buffering, tree planting and other landscape elements for the development.
- m) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule 'A' attached hereto.

30. Notwithstanding the policies of this Plan, the lands located on Part of Lot 27, Plan 246, municipally known as 29 George Street may also be used for an apartment building having a maximum of 3 storeys, subject to:

- the lands being appropriately rezoned;
- a site plan agreement with the Town; and
- the availability of sufficient on-site parking.

All other policies of the “Stable Neighbourhood” designation and the Official Plan shall apply.

31. The following policies apply to the lands designated “Suburban Residential” on Part of Lot 75, Concession 1, EYS, better described as Part 2, Registered Plan 65R-2989 as shown on Schedule “A” and “H”.

- i) The lands may be developed for a maximum of 5 lots and be limited to detached dwellings on full services. The minimum lots size may be less

than 0.2 hectares (0.5 acres) and the average lot size shall be 0.14 hectares.

- ii) The subdivision agreement and applicable zoning provisions shall provide for the implementation of effective measures to ensure compatibility with, and to mitigate the effects of, development on existing residential lands to the west. The development shall incorporate measures such as fencing, berms, construction materials and landscaping as considered appropriate by the Town of Aurora to ensure adequate screening between the proposed and existing residential uses. The subdivision plan for the development shall ensure high standards in the conceptual design of the buildings, their massing and siting. In order to obtain this the conditions of subdivision approval shall require that a controlling architect is retained by the Town and the cost of such shall be borne by the applicant.
- 32 The following policies apply to the lands designated "Suburban Residential" and "Private Open Space" being Part of Lots 74 and 75, Concession 1 E.Y.S., known municipally as 227 Vandorf Sideroad as shown on Schedule "A", "H" and "SSP-2".
- i) The lands may be developed for a maximum of 112 residential townhouse units on 50.4 acres for a maximum density of 2.2 units per acre and shall be on full urban services to be accessed by a private road as set out on Schedule "SSP-2".
 - ii) The site plan agreement and site specific zoning provisions shall provide for the implementation of effective measures to ensure compatibility with, and to mitigate the effects of, development on existing residential lands surrounding the site. The development shall incorporate measures such as fencing, landscaping, construction materials, heights, and setbacks as considered appropriate by the Town of Aurora to ensure adequate screening between the proposed and existing residential uses. The site plan for the development shall ensure high standards in the conceptual design of the buildings, their massing and siting. In order to obtain this the conditions of site plan agreement shall require that a controlling architect is to retained by the Town and the cost of such shall be borne by the applicant.
 - iii) The implementing Zoning By-law and Site Plan Agreement shall provide for the following:
 - minimum setbacks of 40 metres from the south line to building envelopes and along the west property line for the distance of a minimum 413 metres from the south west corner of the subject site.
 - The maximum height of buildings along the westerly side of the property as shown in dark shading on Schedule "SSP-2" shall be no greater than 1 1/2 stories and furthermore that these units will not have walkout basements. The clusters of townhouses along both the

westerly and southerly property lines will have the maximum number of units in a row as set out on Schedule "SSP-2".

- Landscaping shall be provided so that all deciduous trees have minimum heights of 4 metres and conifers have minimum heights of 2 metres. Additional plantings will be included in clusters along the west property line to screen the rear yards of all units from the golf course to provide privacy for residents and golfers as set out on Schedule "SSP-2". This will include moving the planting areas to the east to better achieve screening.
- Landscaping shall be provided at the extreme south west corner of the site in two clusters to ensure screening of the 10th T-box of the golf course to the west from the residential units in this area as set out on Schedule "SSP-2". These clusters of planting will be comprised of similar larger planting stock (2 metres for conifers and 4 metres for deciduous trees) as other screening areas and be planted on either side of the natural swale that drains the area.
- Notice to purchasers shall be required in all offers of purchase and sale for townhouse units abutting the Beacon Hall Golf Course indicating that occasionally golf balls may stray onto their property.
- The site plan agreement shall include obligations to register restrictive covenants on title to the property prohibiting the construction or installation of any buildings and structures including sheds, gazebos, swimming pools or satellite dishes in excess of 61 cm (24 inches) in diameter within the rear yards of units abutting the golf course (including those for which no building permit is required).
- Along the south end of the property, the natural buffer area of 170 metres will be delineated by means of a "living fence" that be planted in accordance with the detail set out in Schedule "SSP-2". This area will be zoned as environmental protection and permitted to naturally regenerate. A "Homeowners Manual" will be prepared for all new residents of the development to encourage careful management of the natural areas and appropriate homeowner landscape improvements.
- All trees planted within the landscape areas of the site shall be native species. Restrictive covenants and zoning will be employed to protect natural areas around the periphery of the site and adjacent to the valley land. The "on-line" pond currently on the site shall be removed to improve the water temperature in the cold water stream.
- The recommendations contained within the reports by Valcoustics Canada Ltd. dated February 24 and February 25, 2000 in their final report of noise and vibration undertaken for the property as approved by the Town of Aurora shall also be complied with.

- iv) To reduce its impact on the golf course, the road that crosses the wetland area and tributary shall be moved as far to the east as reasonably possible, subject to addressing the environmental impacts on the seepage areas and the removal of vegetation. The new alignment shall stay as far west as possible in order to keep impacts to the wetland to a minimum and maintain as much natural wetland habitat as possible. Any relocation shall be to the satisfaction of the Ministry of Natural Resources and the Town of Aurora. The road shall not interfere with the function of the seepage discharge areas or have a negative impact downstream. Reasonable, non-structural mitigation measures arising from any relocation of the roadway shall be undertaken in the way of compensation planting to be specified in the site plan agreement.

The landscaping adjacent to the crossing on the west side of the road shall be augmented so as to screen the north south alignment of the road from the golf course to the Town of Aurora's satisfaction. This area will utilize grading in character with the Oak Ridges Moraine and be planted with a combination of deciduous and coniferous trees that are native to the Oak Ridges Moraine area with minimum heights of 4 meters and 2 meters respectively.

- v) The development shall utilize practices which encourage groundwater infiltration and seek additional opportunities where they can be employed throughout the site, particularly in the north area of the site. The details of how infiltration will be maximized shall be shown in future detailed design drawings and shall be satisfactory to the Town of Aurora acting reasonably. This includes but is not limited to: open ditches; perforated pipes; minimizing the extent of hard surface areas and maximizing the use of clean runoff from rooftops and yards for recharge. The site plan agreement shall require registration of a covenant on title and ensure that the condominium corporation will assume the obligations for carrying out the following matter in an agreement between the condominium corporation and the Town. The condominium declaration will require and the condominium corporation will provide to each unit owner for an ownership education manual addressing the benefits of environmentally sensitive, chemical free lawn care to minimize impacts of ground related pollutants on the quality of the groundwater and the impact of infiltration. The manual shall also include discussion on the need to maintain pervious surfaces to allow groundwater infiltration. The ownership education manual shall be provided to each homeowner on the initial sale and future resale of any unit.

The area impacted by construction shall be constrained to minimize soil compaction throughout the site and particularly in areas where the more silty soils are susceptible to compaction. Compaction will significantly reduce the infiltration capacity of the soil. Construction envelopes shall be established during detailed design, agreed upon, and fenced in the field. No construction equipment (including trucks, backhoes, etc) or storage of materials shall be allowed in the fenced off areas. Contingency planning to halt the operation of heavy machinery during and immediately following significant rain events should be provided to minimize soil compaction.

- vi) The implementing zoning by-law shall zone the valley and other environmentally sensitive lands, including the slopes adjacent to the peripheries of the property within the site, in a restrictive zoning category that will be aimed at maintaining the natural ecological features and functions of the site.
 - vii) Landform conservation shall be practiced to maintain the character of the Oak Ridges Moraine and minimize the impacts to this area of complex topography to the satisfaction of the Town of Aurora. Site grading shall be minimized and the existing topography maintained to the extent possible.
 - viii) The implementing zoning by-law shall require that the Townhouse blocks adjacent to Vandorf Sideroad will be set back a minimum of 30 metres from the southerly edge of the road allowance to provide for an adequate distance separation from the legal industrial use on the north side of the street.
 - ix) Fencing shall be provided along the west and south sides of the property with a 1.8 metre black vinyl chain link fence. Along the southerly property line the fence will be installed to approximate the property line so as to avoid destroying existing trees.
 - x) The emergency access will not be used for construction access excepting underground connections and final roadway construction.
 - xi) The Zoning By-law Amendment will use a holding symbol "H" in conjunction with any or all use designations and the holding symbol "H" shall not be lifted until a site plan agreement satisfactory to the Town of Aurora to be entered into, servicing has been allocated to the property, and, resolution of Development Charges or other charges payable for the property through finalization of the "Master Servicing Plans" for the Yonge Street South Urban Expansion Area Secondary Plan has been achieved.
33. The lands designated "Commercial Special" located on the north side of Industrial Parkway South, east of Yonge Street and described as Part of Lot 76 and Part of the Road Allowance between Lots 75 and 76, Concession 1, EYS, shall be developed in accordance with the following policies and all other applicable policies of the Official Plan:
- a) Permitted uses shall include a funeral home and business/professional offices, which may include a medical clinic with accessory laboratory and dispensary uses.
 - b) The policies contained herein shall be implemented by way of a site specific zoning by-law and prior to the approval of an implementing Zoning By-law Amendment for the lands, the Owner shall demonstrate compliance with the Oak Ridges Moraine Conservation Plan (ORMCP) and OPA No. 48.

- c) The siting of building(s) on the lands shall take into consideration the existing active railway line abutting the north limit of the lands.
- d) The uses shall be subject to an individual site plan agreement(s), as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.
- e) Implementation and construction of the development contemplated may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- f) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect may be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
- g) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- h) Screening of certain elements on the development site such as loading areas, refuse storage, and rooftop mechanical equipment shall be addressed in the site plan agreement.
- i) Outside Storage shall not be permitted on the site.
- j) The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians.
- k) The development of the subject lands shall be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
- l) Access to the lands shall be from Industrial Parkway South.
- m) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- n) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such

items as appropriate screening, buffering, tree planting and other landscape elements for the development.

- o) The number of parking spaces required shall be in accordance with the appropriate Town standards for funeral homes and business and professional offices, including a medical clinic with accessory laboratory and dispensary uses.
 - p) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply.”
- 34. In addition to the uses permitted in the “Promenade General” designation, the lands located at 14535 and 14583 Yonge Street, described legally as Lots 1 & 2, Plan M51, may also be used for automobile sales, repair, and service.
- 35. Official Plan Amendment No. 34, is amended by changing the land use designation for the Subject Lands described as Block C, Plan M42, Town of Aurora in the Regional Municipality of York, from “Private Open Space” designation to “Estate Residential Special.”

Section 3.3 of the Town of Aurora Yonge Street South Secondary Plan - Official Plan Amendment No. 34 is hereby amended by adding the following Section 3.3.5., which shall read as follows:

The following policy shall apply to the Subject Lands shown on Schedule “H” as Site Specific Policy No. 35.:

- a) a maximum of two (2) new lots shall be permitted, and
 - b) the minimum lot frontage of any new lot shall not be less than 12 metres fronting onto a municipal road (OPA 75).
- 36. Schedule “AA”, Land Use Plan, being part of the Town of Aurora Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30, is amended by changing the land use designation for a portion of the subject lands municipally described as 1623 Wellington Street East, Town of Aurora in the Regional Municipality of York, from “Business Park” to “Business Park - Special Policy Area 1”.

Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30 is hereby amended by adding the following:

3.5.3 Business Park – Special Policy Area 1

The following special policies shall apply to a portion of the 13.9 hectare (34.4 acre) lands designated “Business Park” located at the south-west quadrant of

Wellington Street East and Highway 404 and described as Part of Lot 20, Concessiion 3, E.Y.S.

- a) A maximum of 18,120 m² of limited ancillary commercial and retail uses shall be permitted in addition to the Business Park uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan (OPA 30) only within the areas of the subject lands that this site specific amendment applies to. The commercial retail uses shall be designed to primarily service the businesses in the business park lands and these ancillary uses collectively shall not exceed 20% of the total employment in the employment land area of OPA 30.
 - b) The development of these commercial retail areas shall be phased. A maximum of 11,100m² of commercial retail space shall be permitted in accordance with site specfic by-law requirements. Any additional commercial retail uses beyond 11,100m² to a maximum of 7,020 m² shall only be permitted at a ration of 1 m² of gross floor area of commercial space for every 1.5 m² gross floor area of business park uses developed on the remainder of the site.
 - c) The commercial retail uses on the subject lands shall also be subject to the following restriction: The maximum gross floor area of any individual commercial retail unit shall not exceed 2,000 m² except that a maximum of four retail stores shall be permitted to have a maximum gross floor area of 2,500 m².
 - d) The policies contained herein shall be implemented by way of a site specific zoning by-law.
 - e) A Holding (H) prefix shall be placed on the lands. The purpose of the holding symbol is to ensure that site plan approval has been obtained, that the appropriate phasing occurs and that all outstanding matters to the satisfaction of the Town have been addressed.
 - f) All other provisions of OPA 30 shall continue to apply (OPA 76).
37. Section 3.13.4 e of Official Plan Amendment 48 - Oak Ridges Moraine is hereby amended by adding the following:

3.13.4 e x Oak Ridges Moraine Countryside Area - Special

The following special policies shall apply to the 2.23 hectares (5.51 acres) lands designated as "Oak Ridges Moraine Countryside Area - Special" municipally known as 13900 Leslie Street and legally described as Part Lots 11 and 12, Concession 2, EYS, designated as Part 1, Plan 65R-16275, Town of Aurora, Regional Municipality of York.

- a) A Place of Worship shall be permitted within the existing 1,340 m² (14,424 ft²) two storey detached residential dwelling and shall occupy a maximum of 575 m² (6,190 ft²) of said dwelling. The remainder of the dwelling shall be used for residential purposes;
 - b) the second existing detached dwelling, being a 110 m² (1,184 ft²) one storey building shall only be used as a guest house; and
 - c) all other provisions of the “**Oak Ridges Moraine Countryside Area**” designation and OPA 48 shall continue to apply (OPA 1).
38. Schedule “A”, Land Use Plan, being part of the Town of Aurora Official Plan, is amended by changing the land use designation for the Subject Lands described as Part of Lots 8, 9, 10, 11, 12 and 13, South Side of Mosley Street, Part of Lot 3, West Side of Wells Street and Part of Lot 1, East Side of Victoria Street, Registered plan 68, Town of Aurora in the Regional Municipality of York, from “Existing Major Institutional” to “Stable Neighbourhoods”

The following policies apply to the lands designated as “Stable Neighbourhoods”, municipally known as 64 Wells Street, better described as Part of Lots 8, 9, 10, 11, 12 and 13, South Side of Mosley Street, Part of Lot 3, West Side of Wells Street and Part of Lot 1, East Side of Victoria Street, Registered plan 68, as shown on Schedule “A” and “H” attached hereto and forming part of this plan.

- i) The Subject Lands shall be permitted to be used for the purposes of a residential apartment building having a maximum of 39 apartment units
- ii) The existing building previously known as “Wells Street Public School” shall be permitted to be modified to make it suitable for use as a residential apartment building. Such modifications may include internal as well as external changes, provided that such changes, where possible, shall be designed in such a way as to be consistent with the architecture and style of the existing old building. The Site Plan Approval process shall ensure that the key features and characteristics of the historic building are maintained.
- iii) Modification to the existing building may include the addition of floor space on top of the existing structure, provided that the maximum total number of storeys shall be four.
- iv) Adequate parking shall be provided for residents and visitors as outdoor spaces or in a parking structure or a combination of the two. A limited amount of visitor parking will be permitted in front of the building but the majority of parking spaces shall be provided to the rear of the apartment building.

- v) The Site Plan Approval process shall ensure the implementation of effective measures to mitigate potential impacts of the apartment use on neighbouring uses through the use of landscaping and screening and building design (OPA 2).
39. The following site specific policies shall apply to the Subject Lands shown on Schedule "H" as Site Specific Policy No. 39:
- a) The Subject Lands are redesignated from "Suburban Residential" to "Suburban Residential - Special".
 - b) a minimum lot area of 0.1 hectares (for the severed lot) and a minimum lot area of 0.12 hectares (for the retained lot) shall be permitted;
 - c) no vehicular access shall be permitted to the Subject Lands from Marksbury Court;
 - d) the severed and retained lots shall be serviced on municipal services; and
 - e) all other provisions of the "**Suburban Residential**" designation and the "**Oak Ridges Moraine Conservation Plan**" shall continue to apply (OPA 3).
40. The following policies shall apply to the lands shown on Schedule "H" as Site Specific Policy No. 40:
- a) The lands are redesignated from "Promenade General" to "Promenade General Special"; and
 - b) The Promenade General development policies outlined in Section 11.6.2 of the Official Plan shall not apply to the Subject Lands. The development policies and performance standards applying to the Subject Lands will be contained in the implementing Zoning By-law based on the location, context, proximity to the environmental lands and the Town's urban design principles (OPA 4).
41. The following policies shall apply to the lands shown on Schedule "H" as Site Specific Policy No. 41:
- a) The lands are redesignated from "Upper Downtown" to "Upper Downtown - Special";
 - b) the maximum building height across the Yonge Street frontage shall be seven (7) storeys and 28.2 metres (92.5 ft) at its highest point;
 - c) the maximum building height across the Centre Street frontage shall be six (6) storeys and 25.1 metres (82.5ft) at its highest point;

- d) the upper three (3) storeys of the building shall be stepped-back three metres (3m) from the lower storeys;
 - e) a maximum of ninety five (95) residential dwelling units shall be permitted;
 - f) a minimum of 1.0 and a maximum of 1.4 parking spaces per unit, inclusive of visitor parking shall be required; and
 - g) residential uses at-grade shall be permitted along Centre Street provided the intent of the applicable policies of the Town's Official Plan and the Aurora Promenade Concept Plan - Urban Design Strategy are achieved (OPA 5).
42. Notwithstanding any policies to the contrary of the Yonge Street South Secondary Plan (OPA 34), the following special site specific uses and policies apply to the lands designated as "Cluster Residential - Site Specific Policy No. 42" described as Block B and Part of Block A Plan M-42:
- a) Permitted Uses
 - i. A Wellness Centre
 - ii. Office/Clinic, Medical
 - iii. An Accessory Pharmaceutical Dispensary
 - iv. An Accessory Nutritional Use
 - v. A Single Detached Residential Unit
 - vi. An Apartment Building (maximum 20 units)
 - b) Within the "Cluster Residential - Site Specific Policy No. 42" designation subject to amendment of the Zoning By-law, and further provided that the following matters shall be addressed to the satisfaction of the Town:
 - i. The relationship of the use to the surrounding development;
 - ii. Safe access to Yonge Street;
 - iii. The proposed grading preserves topographic features and functions in accordance with the ORMCP;
 - iv. Building height, massing, location of parking, landscaping, pedestrian and vehicular circulation, have been addressed in a Site Plan and are in accordance with the Urban Design Guidelines contained in Appendix A;
 - v. Availability of municipal servicing;
 - vi. Completion of required studies in accordance with S. 11.2; and,
 - vii. Any other reasonable concern related to the specific nature of the proposed use has been addressed to the satisfaction of the Town or relevant authority.
 - c) The development of the subject lands be subject to Site Plan Agreement(s) as may be required by Council.
 - d) Council shall require a high standard of urban and architectural design which will be incorporated on the subject lands. This site is near the entrance to the Secondary Plan area, and therefore it is important that its architecture and landscape combine to produce a suitable image for entering the community. This objective will be implemented through the site plan

approval process, which will ensure that the design of the Wellness Centre, Apartment Building and Single Detached Residential Dwelling is compatible with the surrounding land uses and a high standard of landscaping which will preserve and protect the existing landforms on the property. A controlling architect shall be retained by the Town to review the site plan applications and the cost shall be borne by the applicant.

- e) Given the location and uses of the buildings, the frontage along Yonge Street should be planned as an important civic element within the community. The architectural style of the buildings should show regard for the architectural style of the existing estate residential community to the west and east of the subject lands, through its siting, massing, proportions and specific consistence of style, colour and materials.
- f) Screening and landscaping of parking areas, loading areas, service areas and rooftop mechanical equipment shall be required.
- g) The design shall ensure that the lighting and parking for the buildings will be designed and sited to minimize adverse impacts onto adjacent properties.
- h) The maximum coverage shall be 11% of the area of the subject lands.
- i) The maximum developable area that can be disturbed shall be 21%.
- j) The maximum percentage of impermeable surface shall be 10%.
- k) Appendix A is hereby amended by adding the following as Section 3.a.i:

Notwithstanding any policies to the contrary of Appendix A of the Yonge Street South Secondary Plan (OPA 34), the following special site specific policy applies to the lands designated as "Cluster Residential - Site Specific Policy No. 42" described as Block B and Part of Block A Plan M-42. New development shall be setback a minimum of 45 metres from the centre line of Yonge Street.

17.0 GLOSSARY

ACCESSORY USE

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

ADJACENT LANDS

- a) Those lands contiguous to a key natural heritage feature or key hydrologic feature where it is likely that development or site alteration can reasonably be expected to have an impact on the feature. Generally, adjacent lands are considered to be within 120m from any part of the feature.

ADVERSE EFFECT

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

AFFORDABLE HOUSING

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

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

AGRICULTURAL USES

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

AGRICULTURE-RELATED USES

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

ALTERNATIVE ENERGY SYSTEMS

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

ANCILLARY USES

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

ANIMAL AGRICULTURE

- a) Growing, producing and raising farm animals including, without limitation,
 - i. livestock, including equines, poultry and ratites;
 - ii. fur-bearing animals;
 - iii. bees;
 - iv. cultured fish;
 - v. deer and elk; and,
 - vi. game animals and birds.

APPLICATION

- a) Includes a matter, proceeding or request.

ARCHAEOLOGICAL RESOURCES

- a) Includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are

based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

AREAS OF ARCHAEOLOGICAL POTENTIAL

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

AREAS OF NATURAL AND SCIENTIFIC INTEREST

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

AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

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

AREA OF NATURAL AND SCIENTIFIC INTEREST (EARTH SCIENCE)

- a) An area that has been,
 - i. identified as having earth science values related to protection, scientific study or education; and,
 - ii. further identified by the Ministry of Natural Resources using evaluation procedures established by that Ministry, as amended from time to time.

AREA OF NATURAL AND SCIENTIFIC INTEREST (LIFE SCIENCE)

- a) An area that has been,
 - i. identified as having life science values related to protection, scientific study or education; and,
 - ii. further identified by the Ministry of Natural Resources using evaluation procedures established by that Ministry, as amended from time to time.

BED AND BREAKFAST ESTABLISHMENT

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

dwelling that is the principal residence of the proprietor of the establishment.

BROWNFIELD SITES

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

BUILT-UP AREA

- a) All land within the *built boundary*.

BUILT BOUNDARY

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

BUILT HERITAGE RESOURCES

- a) See definition for *Cultural Heritage Resources*

CEMETERIES

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

COMPACT URBAN FORM

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

COMPATIBLE

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

COMPLETE COMMUNITY

- a) *Complete Communities* meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing and *community infrastructure* including *affordable housing*, schools,

recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

CONNECTIVITY

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

CONSERVED

- a) The identification, protection, use and/or management of cultural heritage and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a Conservation Plan or Heritage Impact Statement.

CULTURAL HERITAGE LANDSCAPE

- a) See definition for *Cultural Heritage Resources*.

CULTURAL HERITAGE RESOURCES

- a) Resources that contribute to our understanding of our past, including:
 - i. archaeological resources such as artifacts, archaeological sites and marine archaeological sites;
 - ii. built heritage resources, which means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community;
 - iii. cultural heritage landscape, which means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

DENSITY TARGET

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

DESIGNATED GREENFIELD AREA

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

DEVELOPABLE AREA

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

DEVELOPMENT

- a) The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:
 - i. activities that create or maintain infrastructure authorized under an environmental assessment, Planning Act, or Condominium Act process; or,
 - ii. works subject to the Drainage Act.

DWELLING UNIT

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

ECOLOGICAL FEATURES

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

ECOLOGICAL FUNCTIONS

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

ECOLOGICAL INTEGRITY

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

EMPLOYMENT AREA

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

ENDANGERED SPECIES

- a) A species that is listed or categorized as an “*Endangered Species*” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended for time to time.

ENVIRONMENTALLY SIGNIFICANT AREAS

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

EXISTING

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

FARM RETIREMENT LOT

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

FISH

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

FISH HABITAT

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

FOREST MANAGEMENT

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

GROUNDWATER RECHARGE

- a) The replenishment of subsurface water,

- i. resulting from natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands; and
- ii. resulting from human intervention, such as the use of stormwater management systems.

HAZARDOUS WASTE

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

HYDROLOGICAL FEATURES

- a) Includes,
 - i. permanent and intermittent streams;
 - ii. wetlands;
 - iii. kettle lakes and their surface catchment areas;
 - iv. seepage areas and springs; and
 - v. aquifers and recharge areas.

HYDROLOGICAL FUNCTIONS

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

HYDROLOGICAL INTEGRITY

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

HYDROLOGICALLY SENSITIVE FEATURE

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

IMPERVIOUS SURFACE

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

INFRASTRUCTURE

- a) Physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/ telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

INTENSIFICATION

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

INSTITUTIONAL USE

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

INTERMITTENT STREAM

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

KAME

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

KETTLE LAKE

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

KEY HYDROLOGIC FEATURE

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

KEY NATURAL HERITAGE FEATURE

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

KEY NATURAL HERITAGE FEATURE

- a) A *key natural heritage feature* as described in Section 22 of the Oak Ridges Moraine Conservation Plan.

LAKE SIMCOE WATERSHED

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

LANDFORM FEATURES

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

LANDFORM CONSERVATION AREA

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

LIQUID INDUSTRIAL WASTE

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

LOT

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

LOW AND MODERATE INCOME HOUSEHOLDS

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

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

MAJOR DEVELOPMENT

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

MAJOR RETAIL

- a) Major retail includes retail big box stores, retail warehouses and shopping centres.

MAJOR OFFICE

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

MEANDER BELT

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

MINERAL AGGREGATE

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

MINERAL AGGREGATE OPERATION

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

MULTI-MODAL

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

NATURAL HERITAGE SYSTEM

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

NORMAL FARM PRACTICES

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

OAK RIDGES MORaine CONSERVATION PLAN DEFINITIONS

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

PARTIAL SERVICE

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

PATHOGEN THREATS

- a) Threats to drinking water quality that are related to conditions or activities having the potential to introduce living microorganisms that cause disease into the groundwater. Sources of pathogens

include, but are not limited to, septic systems, animal manure, sewage systems and stormwater management ponds.

PERMANENT STREAMS

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

RAPID INFILTRATION BASIN

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

RAPID INFILTRATION COLUMN

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

RECREATION

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

REDEVELOPMENT

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

REGIONAL MUNICIPAL COMPREHENSIVE REVIEW

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

RENEWABLE ENERGY SYSTEMS

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

RESIDENCE SURPLUS TO A FARMING OPERATION

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

RETIREMENT HOME

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

RISK ASSESSMENT

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

RISK MANAGEMENT PLAN

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

RURAL LOT

- a) A lot that is at least 97.5 per cent of the land that is left in an original lot or an original half lot after the deduction of any land that is,
 - i. conveyed at any time for transportation, utilities and infrastructure as described in Section 41, of the Oak

Ridges Moraine Conservation Plan, whether before, on or after November 16, 2001; or

- ii. validly conveyed before June 27, 1970.

SAND BARRENS

- a) Land (not including land that is being used for agricultural purposes and no longer exhibits sand barrens characteristics) that,
 - i. has sparse or patchy vegetation that is dominated by plants that are,
 - adapted to severe drought and low nutrient levels; and
 - maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire;
 - ii. has less than 25 per cent tree cover;
 - iii. has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; and
 - iv. has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

SAVANNAH

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

SECONDARY SUITE

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

SEEPAGE AREAS AND SPRINGS

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

SELF-SUSTAINING VEGETATION

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

SENSITIVE USE/SENSITIVE LAND USES

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

SETTLEMENT AREAS

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

SIGNIFICANT

- a) Means,
 - i. in regard to Provincially *significant wetlands* and *areas of natural and scientific interest*, an area identified as provincially *significant* by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
 - ii. in regard to the habitat of *endangered species* and *threatened species*, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of *endangered species* or *threatened species*, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;
 - iii. in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
 - iv. in regard to other features and areas of ecological importance in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*.

SINGLE DWELLING

- a) A building containing only one dwelling unit.

SIGNIFICANT GROUNDWATER RECHARGE AREA

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

SIGNIFICANT VALLEYLANDS

- a) A natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. These areas are ecologically important in terms of features, functions, representation or amount, and contribute to the quality

and diversity of an identifiable geographic area or natural heritage system.

SIGNIFICANT WILDLIFE HABITAT

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

SIGNIFICANT WOODLANDS

- a) *Woodlands* which meet any one of the criteria in policy 2.2.39 of the York Region Official Plan.

SITE

- a) The lands subject to an application.

SITE ALTERATION

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

SPECIAL NEEDS HOUSING

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

STORMWATER MANAGEMENT POND

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

SUBWATERSHED

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

SURFACE CATCHMENT AREA

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

SUSTAINABLE

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

TALLGRASS PRAIRIE

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

THREATENED SPECIES

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

TIME OF TRAVEL

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

TRANSPORTATION SYSTEMS

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

TREE

- a) Any species of woody perennial plant, including its root system, that has reached or can reach a height of at least 4.5 metres at

physiological maturity, provided that where multiple stems grow from the same root system, the number of trees shall be the number of stems that can be counted at a point of measurement 1.37 metres from the ground.

UNSERVICED PARK

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

UTILITIES

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

VALLEYLANDS

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

VEGETATION PROTECTION ZONE

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

WATERSHED

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

WAYSIDE PIT

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

WELLHEAD PROTECTION AREA

- a) The surface and sub-surface area surrounding a water well or well field that supplies a municipal water system and through which

contaminants are reasonably likely to move so as eventually to reach the water well or well field.

WETLAND

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

WILDLIFE HABITAT

- a) Land that,
 - i. is an area where plants, animals and other organisms live or have the potential to live and find adequate amounts of food, water, shelter and space to sustain their population, including an area where a species concentrates at a vulnerable point in its annual or life cycle and an area that is important to a migratory or non-migratory species; and
 - ii. has been further identified, by the Ministry of Natural Resources or any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

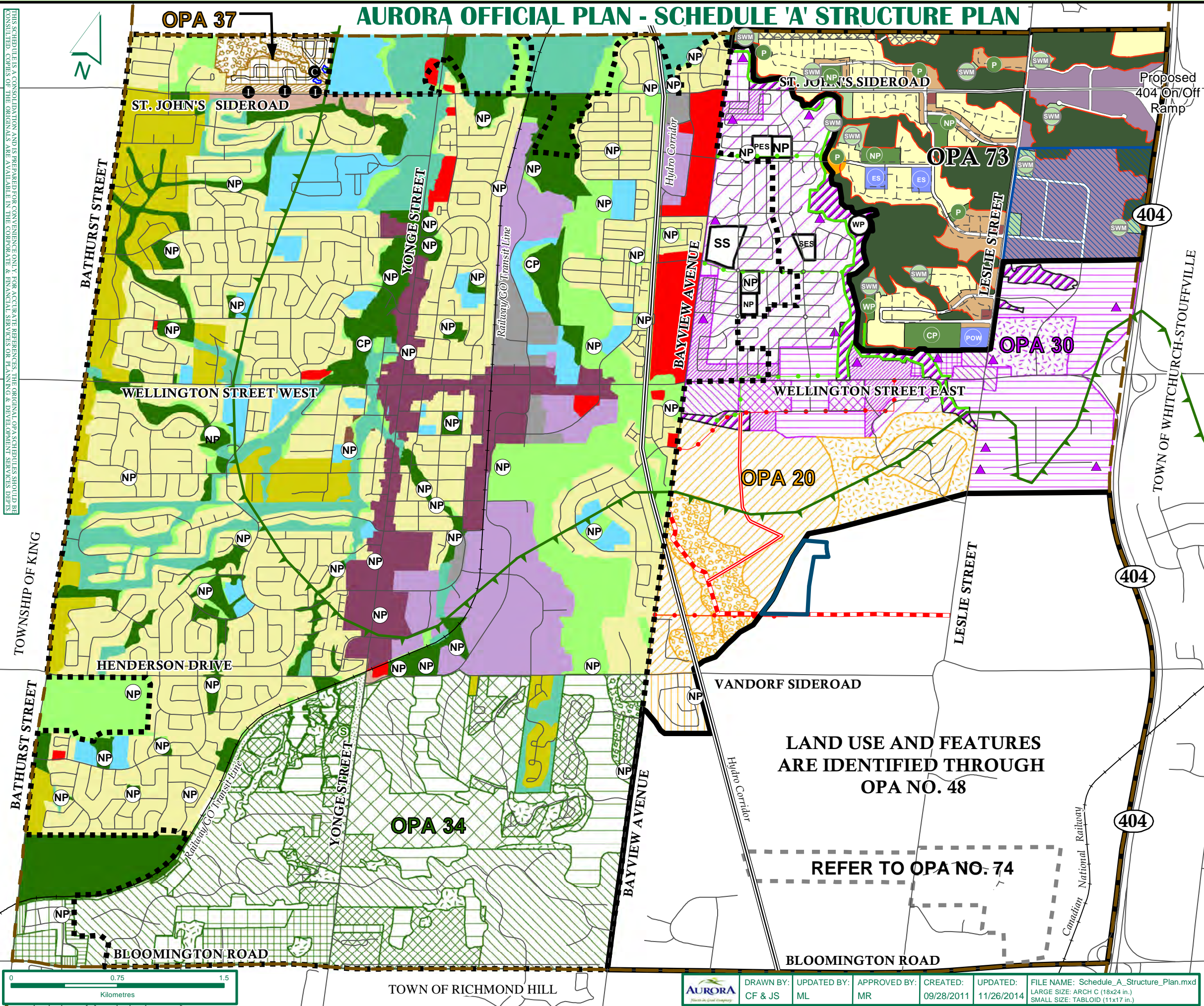
WOODLAND

- a) An area of land at least 0.2 hectare in area with at least:
 - i. 1000 trees of any size, per hectare;
 - ii. 750 trees measuring over 5 centimetres diameter at breast height, per hectare;
 - iii. 500 trees measuring over 12 centimetres diameter at breast height, per hectare; or,

- iv. 250 trees measuring over 20 centimetres diameter at breast height, per hectare,

but does not include a cultivated fruit or nut orchard, a plantation established for the purpose of producing Christmas trees or nursery stock. For the purposes of defining a *woodland*, treed areas separated by more than 20 metres will be considered a separate woodland.

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LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Built Boundary
- Community Park
- Neighbourhood Park
- Refer to Minister's Decision
- Oak Ridges Moraine Boundary
- Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
- Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Transitional - Subject to the prescribed provisions of the Oak Ridges Moraine Conservation Plan

NOTE: ALL LANDS WITHIN THE OAK RIDGES MORAINES CONSERVATION PLAN BOUNDARY ARE SUBJECT TO OPA 48.

Land Use Designations

Greenlands System	Suburban Residential
Environmental Protection	Existing Commercial
Private Parkland	Existing Major Institutional
Public Parkland	Existing Employment - General Industrial
The Aurora Promenade	Existing Employment - Light Industrial/Service
Stable Neighbourhoods	Existing Employment - Brownfield Industrial
Estate Residential	

OPA 73

The Greenlands System

- Environmental Protection Area
- Community Park
- Neighbourhood Park
- Wildlife Park
- Park
- Stormwater Management Facility
- Wildlife Park Trail Head
- Development Limit
- Lands subject to a request for review, s. 43 Ontario Municipal Board Act.

The Residential Neighbourhood

- Urban Residential 1
- Urban Residential 2
- Mixed-Use Residential/Commercial
- Residential Interface Overlay
- Elementary School
- Place of Worship
- The Business Park**
- Business Park 1

OPA 20

- Collector Road Connections
- Private Pedestrian Connections
- Conceptual Trail System And Pedestrian Linkages
- Urban Residential
- Suburban Residential
- Public Open Space
- Golf Course

OPA 30

- Stormwater Management Facility
- Recommended Environmental Protection Line
- Trail System
- Secondary School
- Separate Elementary School
- Public Elementary School
- Neighbourhood Park
- Wildlife Park
- Linear and Other Open Space
- Business Park
- Business Park-Regional Commercial Centre
- Community Commercial
- Convenience Commercial
- Low- Medium Density Residential
- Medium- High Density Residential
- Mixed Use
- Institutional

OPA 34

- Building Setback
- Cluster Residential
- Ecological Buffer
- Elementary School Park
- Environmental Function Area
- Environmental Protection Area
- Environmental Restoration Area
- Estate Residential
- Low Density Suburban Res.
- Major Institution
- Minor Institution
- Private Open Space
- Public Open Space
- Suburban Residential
- Transitional Residential

OPA 37

- Possible Intersection
- Proposed Location of Creek Crossing
- Stormwater Management Facility (Conceptual)
- OPA37 Concept Road
- Core Area Open Space
- Suburban Residential
- Suburban Residential (SR-1)
- Supporting Area Open Space

OPA 48

LAND USE AND FEATURES ARE IDENTIFIED THROUGH OPA NO. 48

REFER TO OPA NO. 74

OPA 74

Refer to OPA NO. 74

OPA 77

Refer to OPA NO. 77

OPA 78

Refer to OPA NO. 78

OPA 79

Refer to OPA NO. 79

OPA 80

Refer to OPA NO. 80

OPA 81

Refer to OPA NO. 81

OPA 82

Refer to OPA NO. 82

OPA 83

Refer to OPA NO. 83

OPA 84

Refer to OPA NO. 84

OPA 85

Refer to OPA NO. 85

OPA 86

Refer to OPA NO. 86

OPA 87

Refer to OPA NO. 87

OPA 88

Refer to OPA NO. 88

OPA 89

Refer to OPA NO. 89

OPA 90

Refer to OPA NO. 90

OPA 91

Refer to OPA NO. 91

OPA 92

Refer to OPA NO. 92

OPA 93

Refer to OPA NO. 93

OPA 94

Refer to OPA NO. 94

OPA 95

Refer to OPA NO. 95

OPA 96

Refer to OPA NO. 96

OPA 97

Refer to OPA NO. 97

OPA 98

Refer to OPA NO. 98

OPA 99

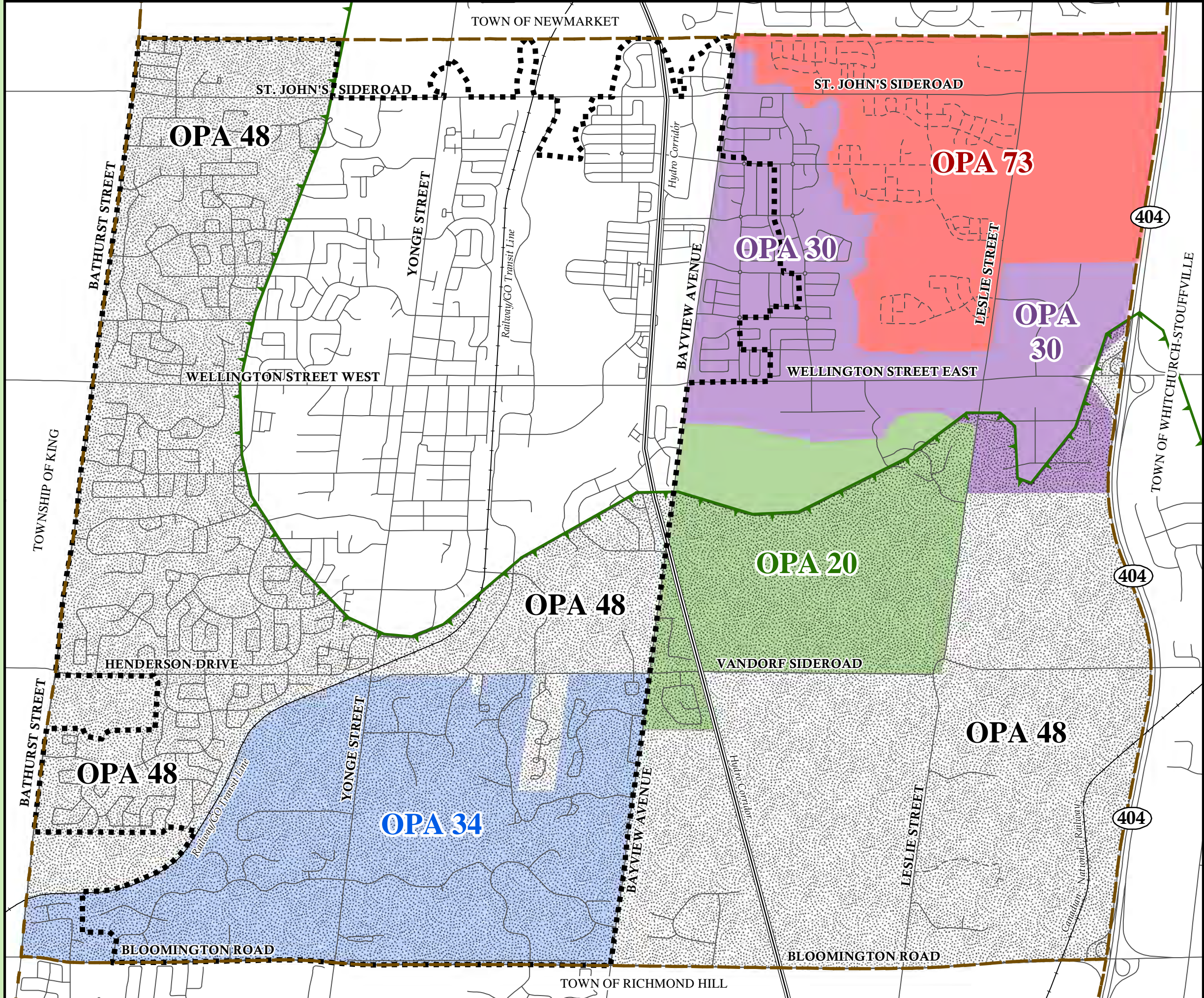
Refer to OPA NO. 99

OPA 100

Refer to OPA NO. 100

AURORA OFFICIAL PLAN

SCHEDULE 'B'
SECONDARY PLAN AREAS

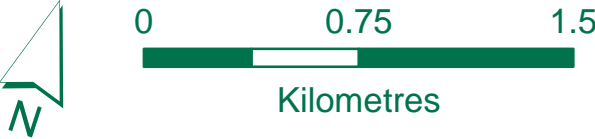


LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary

Secondary Plans

- OPA 73
- OPA 20
- OPA 30
- OPA 34
- OPA 48

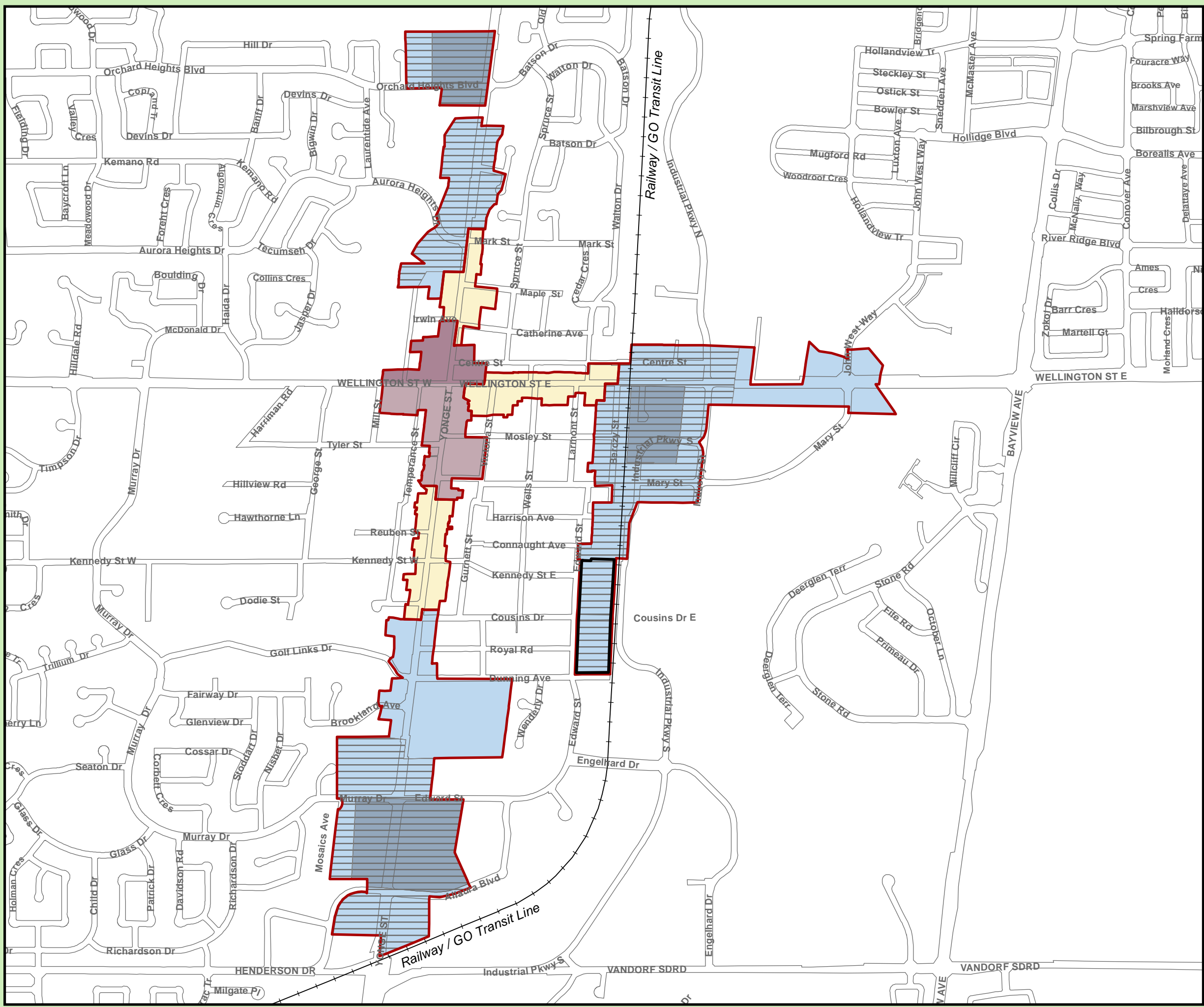


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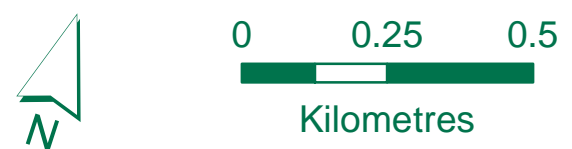


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UPDATED: 11/26/2014	FILE NAME: Schedule_B_Secondary_Plan_Areas.mxd		


AURORA OFFICIAL PLAN
THE AURORA PROMENADE
SCHEDULE 'B1'
SECONDARY PLAN AREA



- LEGEND**
- Secondary Plan Boundary
 - Downtown
 - Upper Downtown
 - Downtown Shoulder
 - Promenade General
 - Promenade General Site Specific Policy Area
 - Promenade Focus Area
 - Special Design Areas



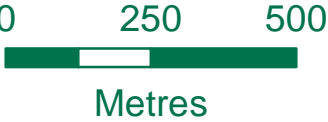
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	UPDATED: 11/26/2014	FILE NAME: Schedule_B1_Secondary_Plan.mxd		

AURORA OFFICIAL PLAN
THE AURORA PROMENADE
SCHEDULE 'B2'
BUILDING HEIGHTS

LEGEND

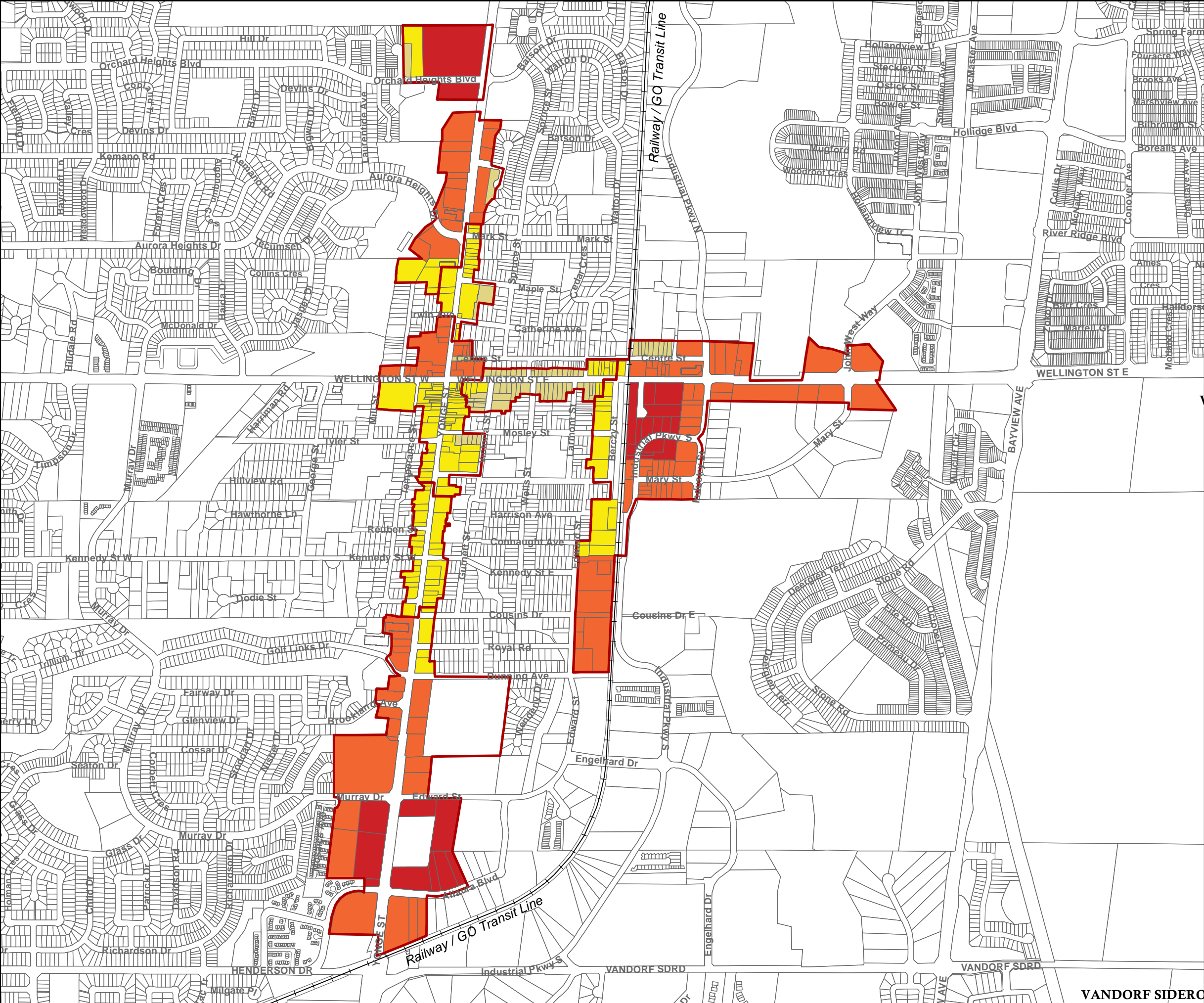
- Secondary Plan Boundary
- Minimum 2-storeys
Maximum 3-storeys
- Minimum 2-storeys
Maximum 5-storeys
- Minimum 2-storeys
Maximum 5-storeys + 1 bonus storey
- Minimum 2-storeys
Maximum 5-storeys + 2 bonus storeys



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UPDATED: 11/26/2014		FILE NAME: Schedule_B2_Building_Heights.mxd	

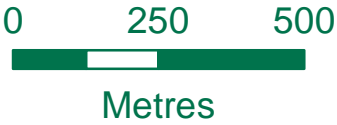


VANDORF SIDERO

AURORA OFFICIAL PLAN
THE AURORA PROMENADE
SCHEDULE 'B3'
STREETSCAPES

LEGEND
Streetscape Hierarchy

- Secondary Plan Boundaries
- Main Street
- Village
- Boulevards
- Residential Heritage Street
- Residential Local Street
- Civic / Special Street
- Focus Area Street
- Parkside Links
- Potential Focus Area Street
- Potential Parkside Links
- Potential Lanes
- Existing / Potential Midblock Pedestrian Link
- Primary Entryways
- Secondary Entryways
- GO Station



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UPDATED: 11/26/2014		FILE NAME: Schedule_B3_Streetscapes.mxd	

AURORA OFFICIAL PLAN

SCHEDULE 'C'
COMMERCIAL CENTRES

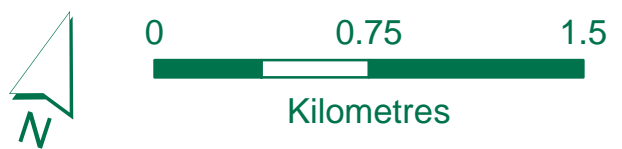
LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary

Commercial Designations

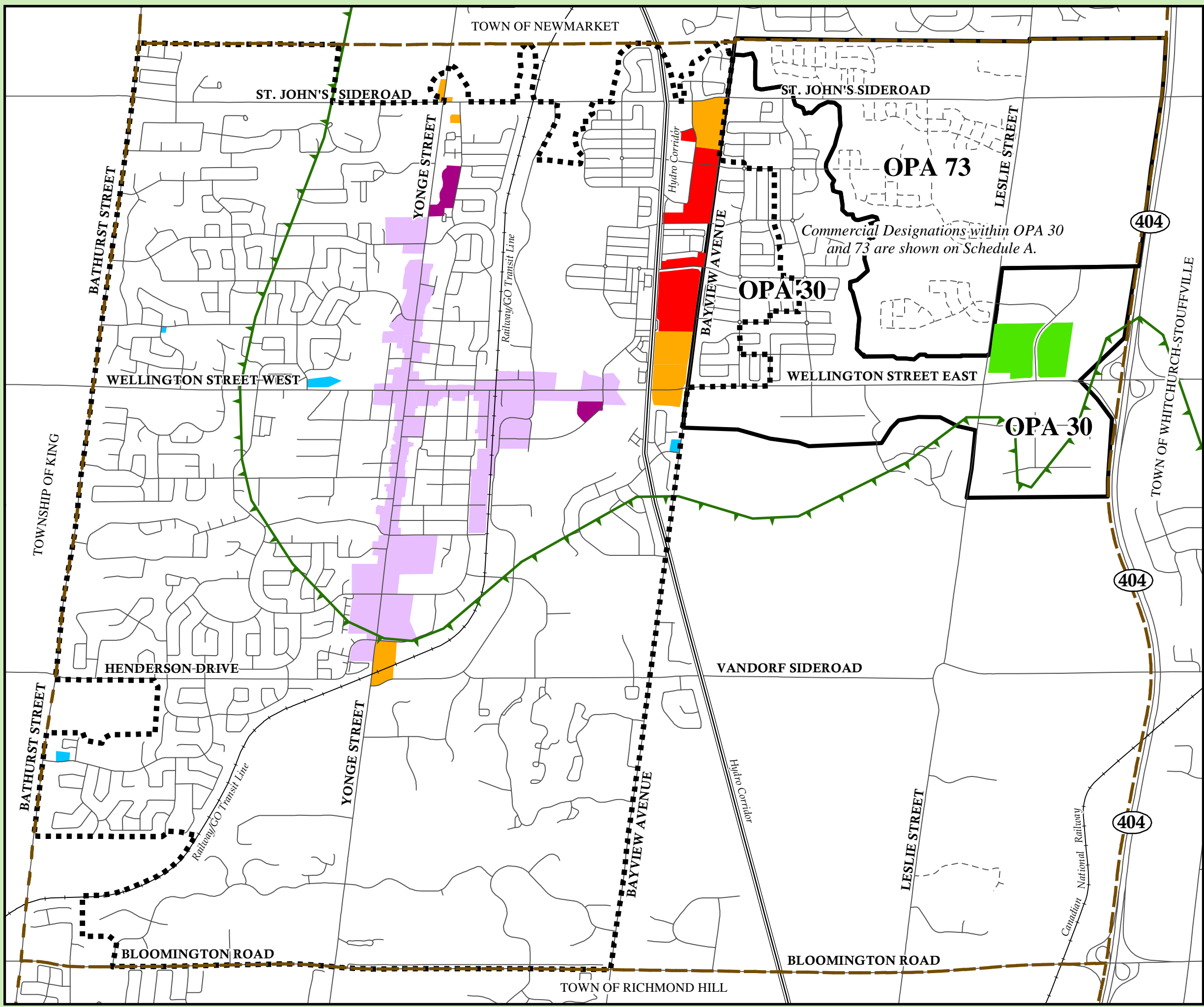
- Aurora Promenade Commercial
- Community Commercial Centre
- Convenience Commercial Centre
- Service Commercial Centre
- Major Retail Centre
- Special - Based on Site Specific Policies or Secondary Plans (See Schedule H)

* Commercial Designations within OPA 30 and 73 are shown on Schedule A.



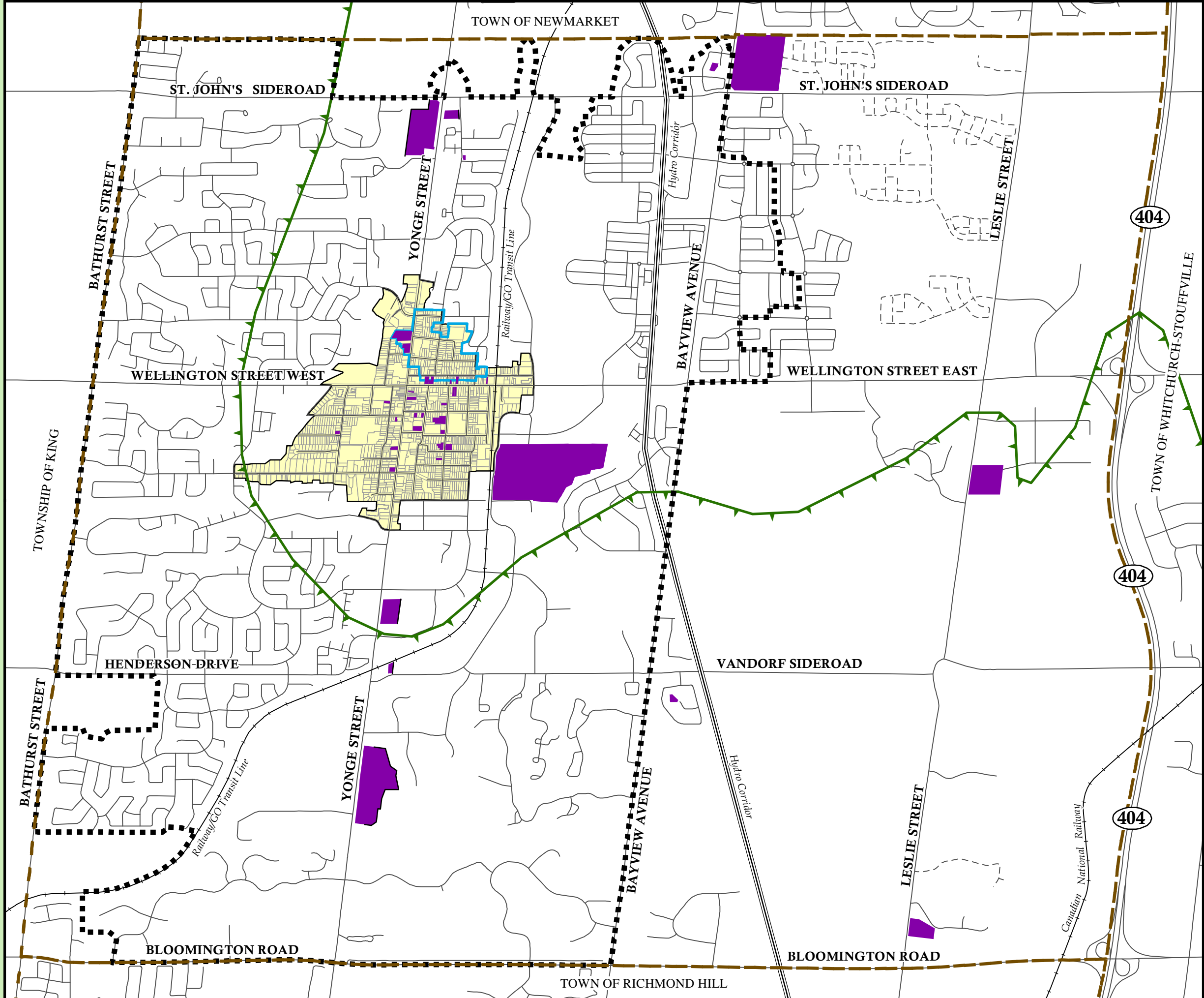
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	UPDATED: 11/26/2014	FILE NAME: Schedule_C_Commercial_Centres.mxd		



AURORA OFFICIAL PLAN

SCHEDULE 'D'
HERITAGE RESOURCE
AREAS

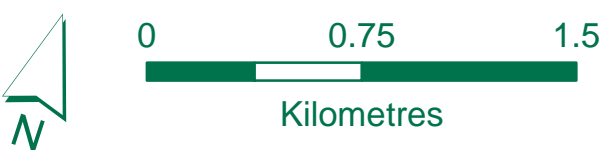


LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary

Heritage Resources

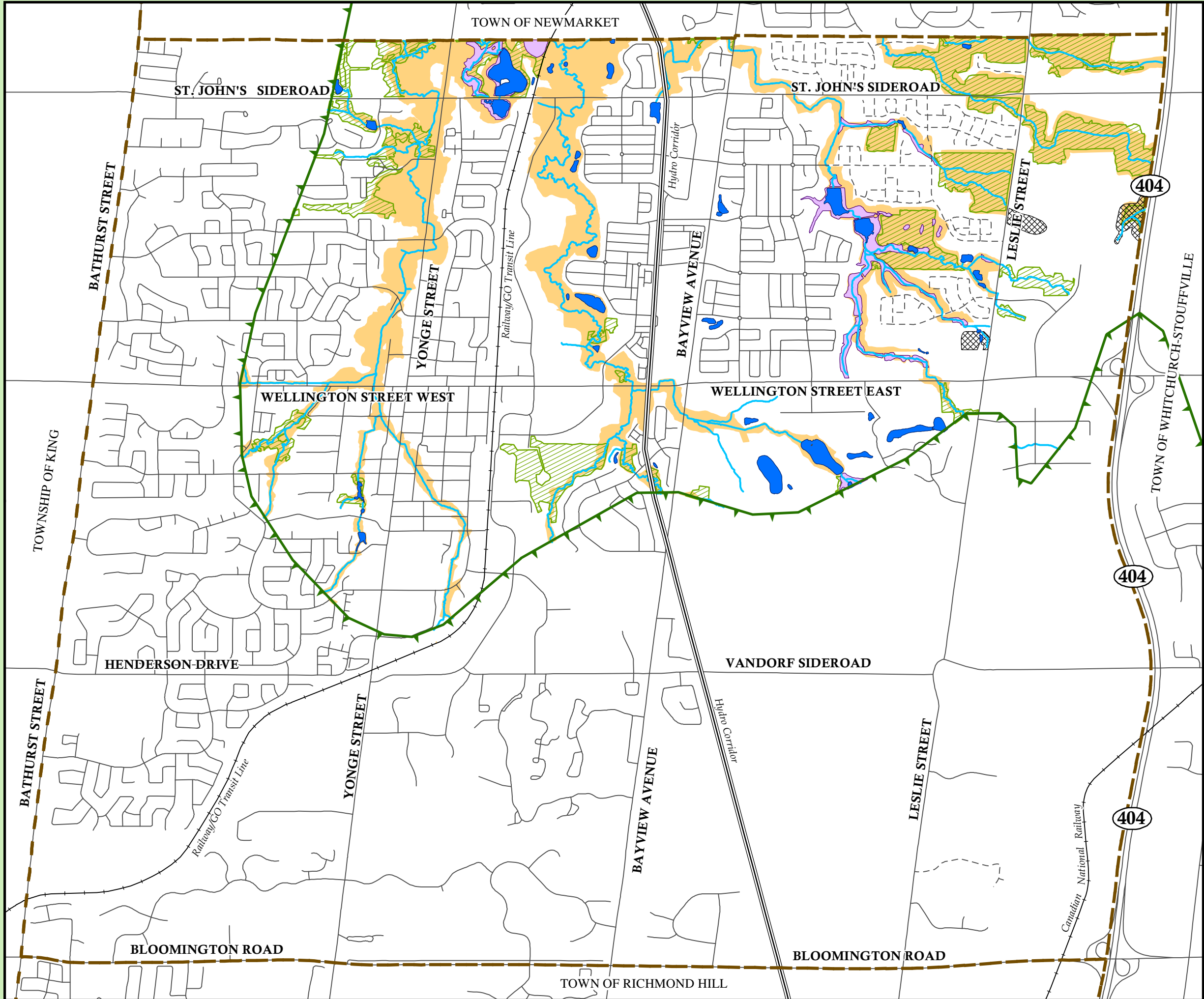
- Designated Heritage Properties Part IV - OHA
- Heritage Resource Areas
- Northeast Old Aurora Heritage Conservation District Part V - OHA



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	UPDATED: 11/26/2014	FILE NAME: Schedule_D_Heritage_Resource_Areas.mxd		

AURORA OFFICIAL PLAN
SCHEDULE 'E'
ENVIRONMENTAL
DESIGNATIONS OFF ORM



- LEGEND**
- Municipal Boundary
 - Road
 - Proposed Road
 - Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

- Environmental Features**
- Environmental Protection
 - Waterbodies
 - Watercourse
 - Wetlands
 - Hydrologic Function Area
 - Significant Forest



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	DRAWN BY: CF	UPDATED BY: ML	APPROVED BY: JK	CREATED: 09/28/2011
	UPDATED: 11/26/2014	FILE NAME: Schedule_E_Environmental_Designations.mxd		

AURORA OFFICIAL PLAN
SCHEDULE 'E1'
ENVIRONMENTAL
DESIGNATIONS ON ORM
(SEE OPA 48)

LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

Environmental Features

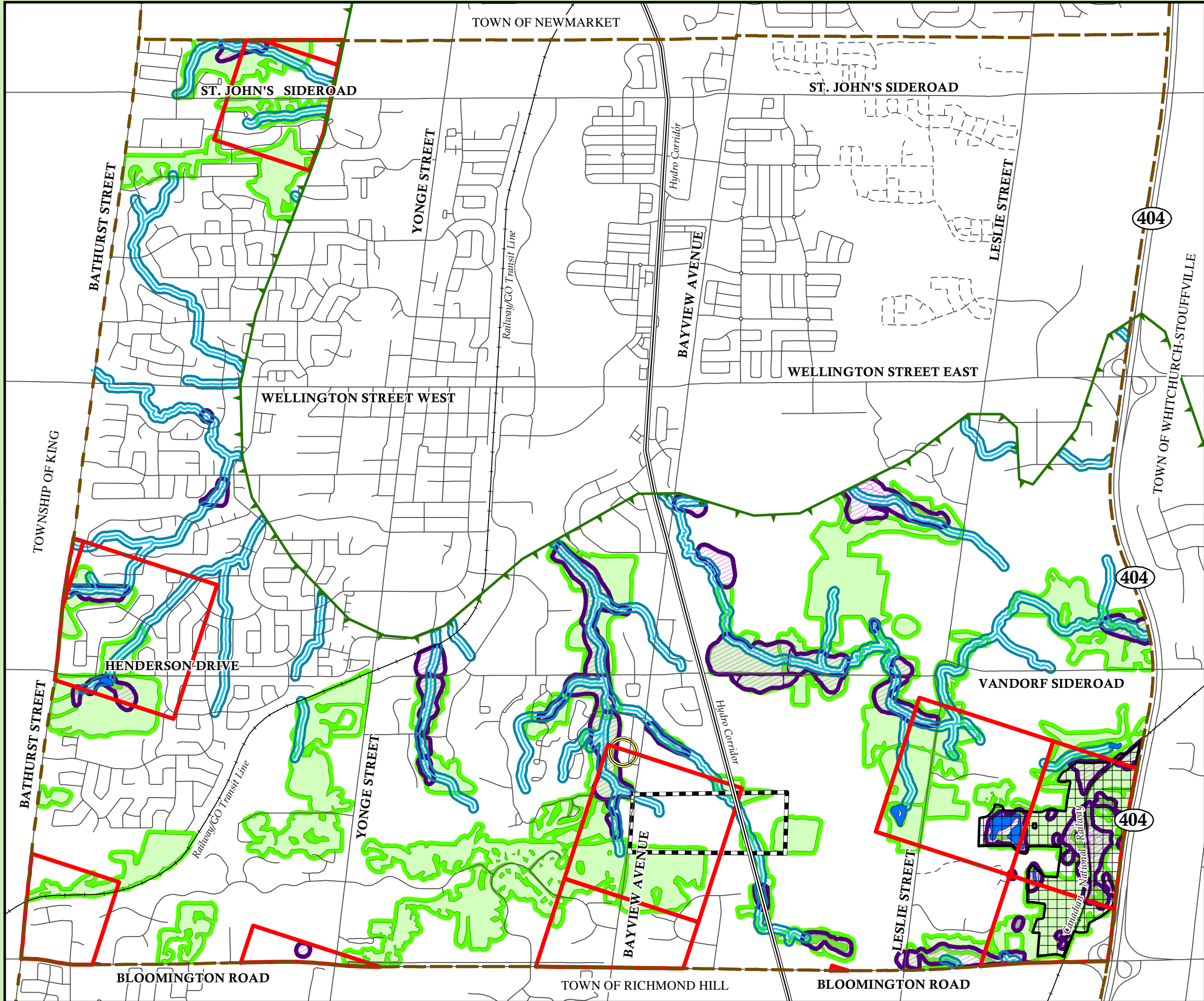
- ORM - Endangered, Rare and Threatened Species
- Waterbodies
- Watercourse
- Watercourse - Minimum Vegetation Protection Zone (30m)
- Wetlands
- Wetlands - Minimum Vegetation Protection Zone (30m)
- Woodlands
- Woodlands - Minimum Vegetation Protection Zone (30m)
- Areas of Natural and Scientific Interest
- Former Waste Site
- Former York Sanitation Site No. 1



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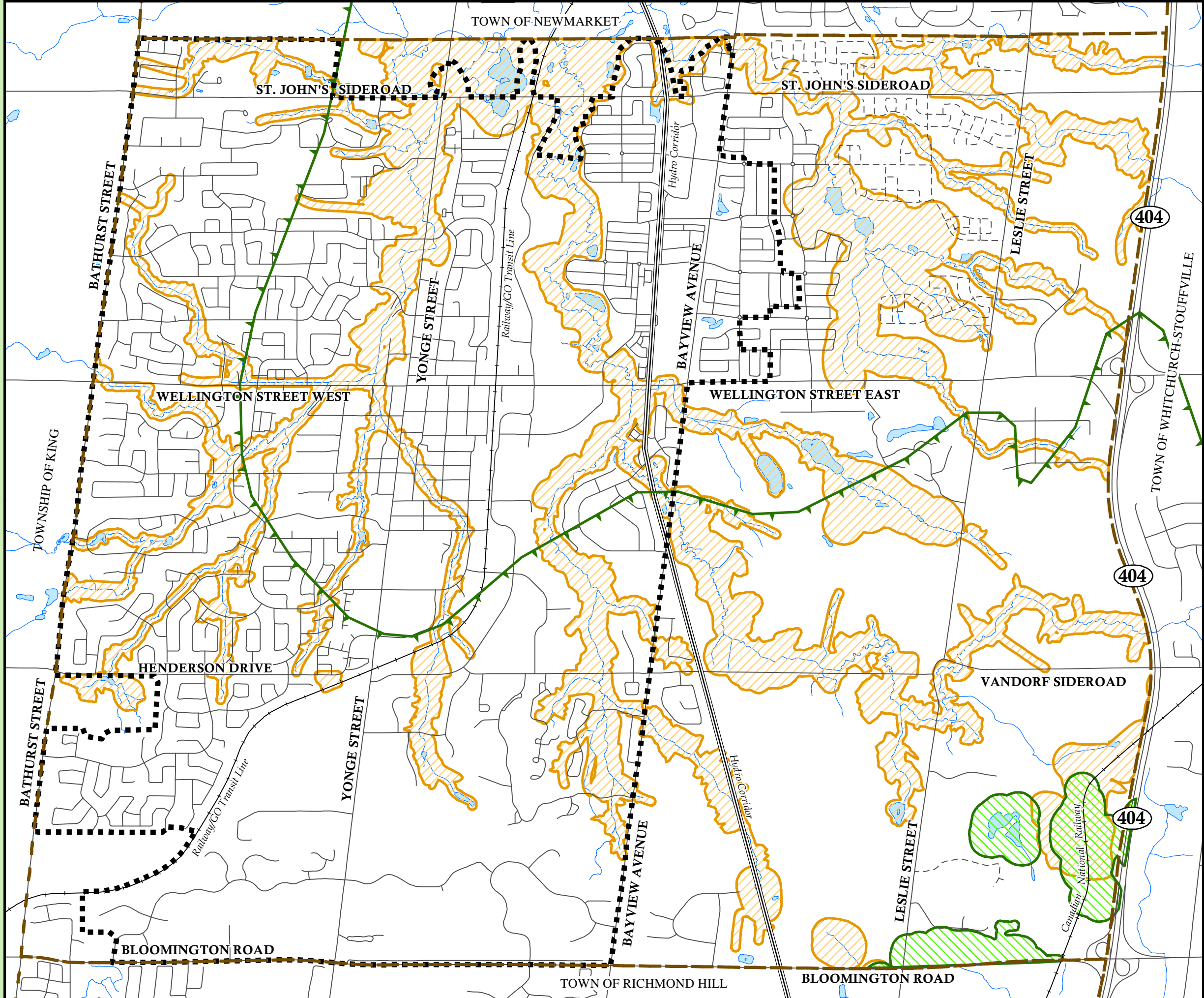


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UPDATED: 11/26/2014	FILE NAME: Schedule_E1_Environmental_Designations.mxd		



AURORA OFFICIAL PLAN

SCHEDULE 'F'
GENERIC REGULATIONS



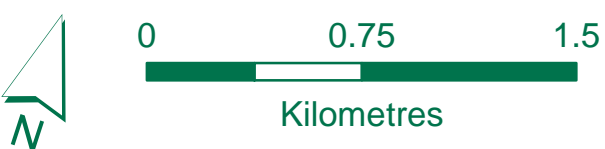
LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

- Built Boundary
- Waterbody
- Watercourse

Regulation Limits

- Lake Simcoe Region Conservation Authority
- Toronto Region Conservation Authority



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	UPDATED: 11/26/2014	FILE NAME: Schedule_F_Generic_Regulations.mxd		

AURORA OFFICIAL PLAN

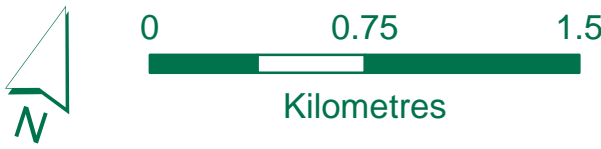
SCHEDULE 'G'
COMMUNITY
IMPROVEMENT AREAS

LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary
- Waterbody
- Watercourse

Community Improvement Areas

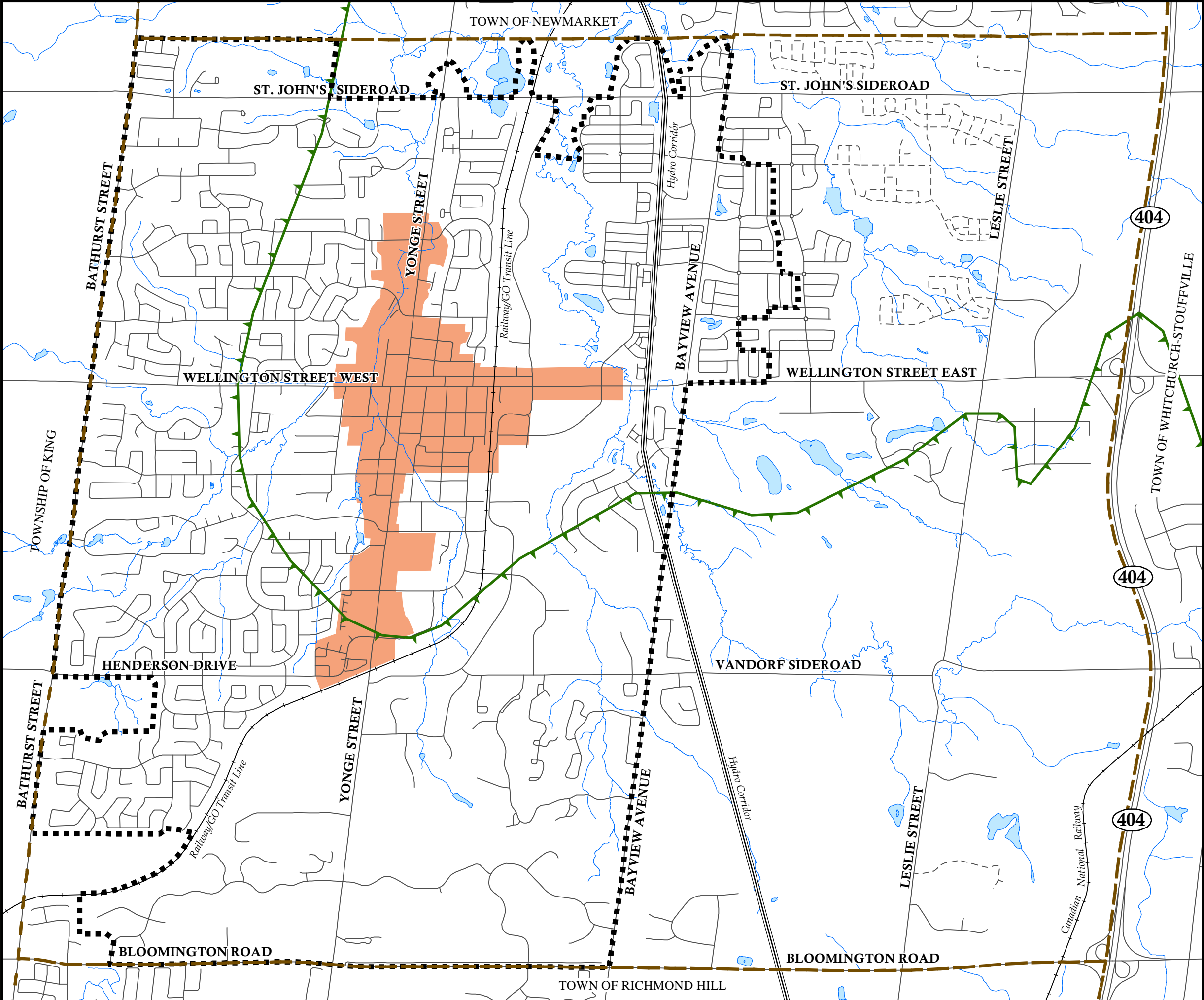
- Aurora Promenade (Downtown Core)



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UPDATED: 11/26/2014	FILE NAME: Schedule_G_Community_Improvement_Areas.mxd		



AURORA OFFICIAL PLAN

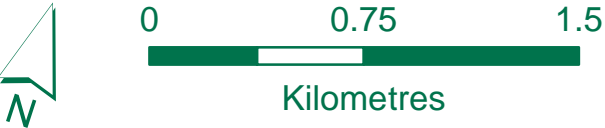
SCHEDULE 'H'
SITE SPECIFIC
POLICY AREAS

LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary

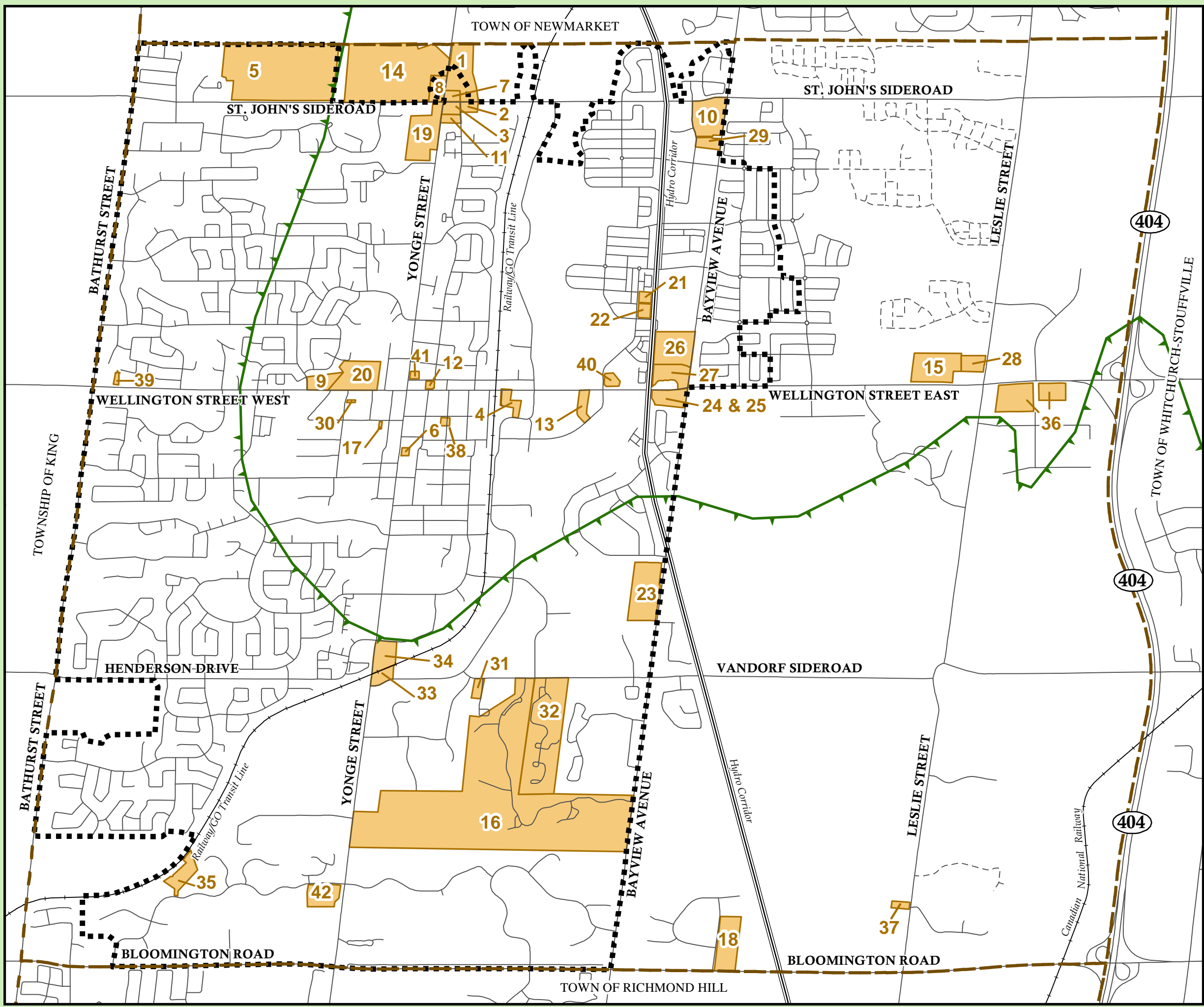
Site Specific Policy Areas

- Site Specific Policy Area



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	UPDATED: 11/26/2014	FILE NAME: Schedule_H_Site_Specific_Policy_Areas.mxd		



AURORA OFFICIAL PLAN

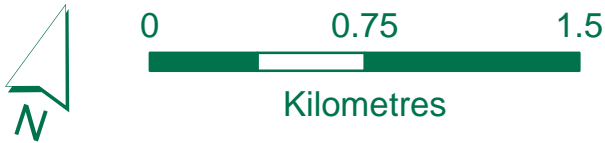
SCHEDULE 'I'
PROPOSED ROAD
CLASSIFICATIONS

LEGEND

- Municipal Boundary
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

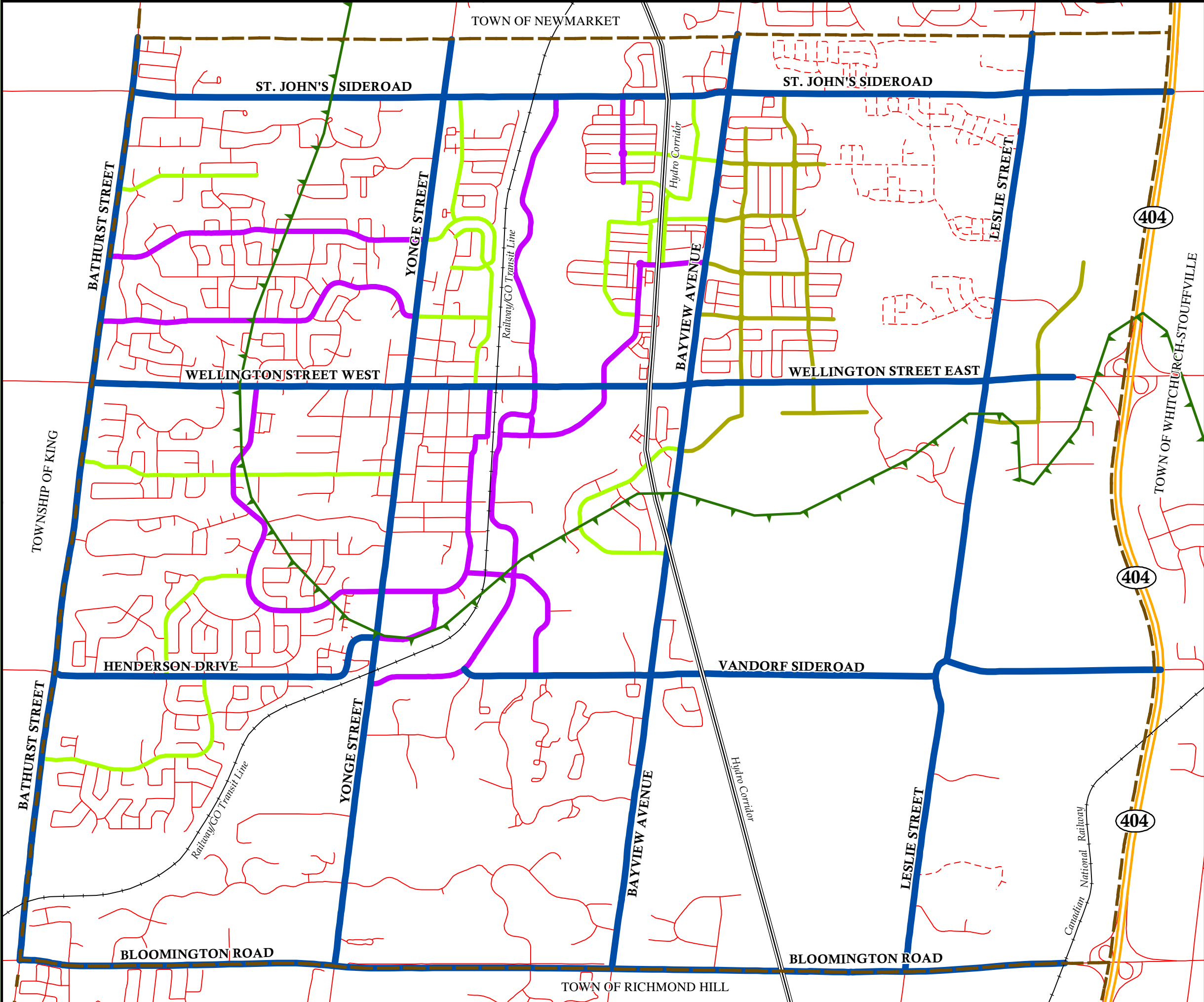
Road Classification

- Highway
- Arterial Road
- Major Collector Road
- Minor Collector Road
- OPA 30 Collector Road
- Local Road
- Proposed Road



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	DRAWN BY: CF & JS	UPDATED BY: ML	APPROVED BY: JK	CREATED: 09/28/2011
	UPDATED: 11/26/2014	FILE NAME: Schedule_I_Proposed_Road_Classifications.mxd		



AURORA OFFICIAL PLAN

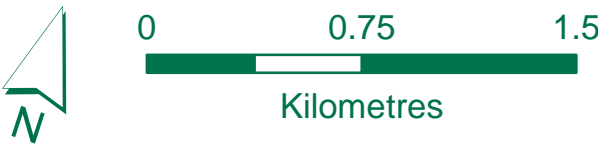
SCHEDULE 'J'
PROPOSED
RIGHT-OF-WAYS

LEGEND

- Municipal Boundary
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02

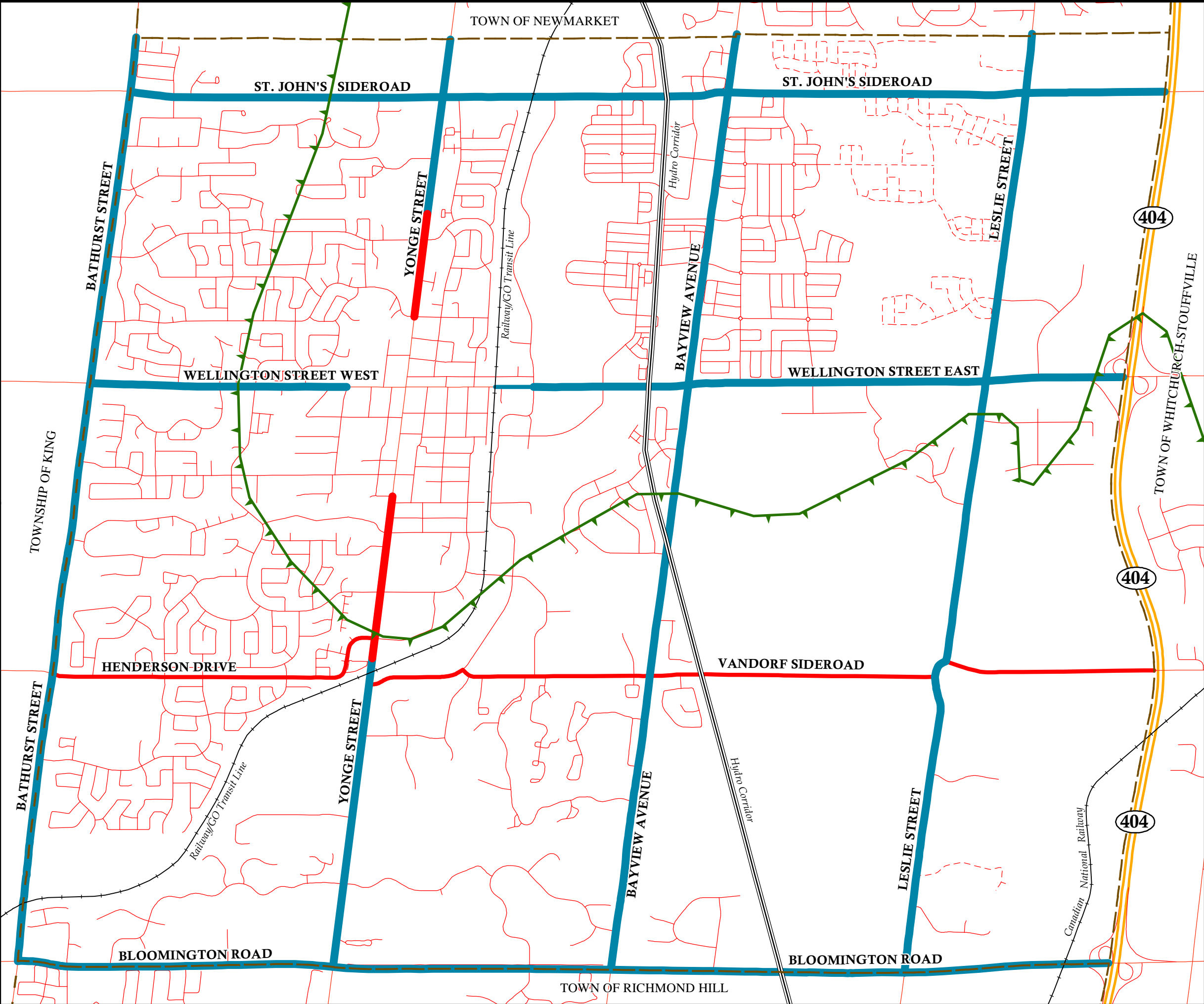
Jurisdiction / Right-of-Way Width

- Region of York / 36 Metres
- Town of Aurora / 36 Metres
- Region of York / 30 Metres
- Town of Aurora / 30 Metres
- Province of Ontario (Highway 404)
- Town of Aurora (Urban Road)



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	DRAWN BY: CF & JS	UPDATED BY: ML	APPROVED BY: JK	CREATED: 09/28/2011
	UPDATED: 11/26/2014	FILE NAME: Schedule_J_Proposed_Right_of_Ways.mxd		



AURORA OFFICIAL PLAN

SCHEDULE 'K'
TRAIL NETWORK
CONCEPT

LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Waterbody
- Watercourse
- Lookout

Existing Trail Network


- Parking
- Washroom
- FlEURY and Machell Park
- Holland River Valley Trail (Nokiidaa Trail)
- Klaus Wehrenberg Trail
- Oak Ridges Trail
- Sheppard's Bush Conservation Area
- Willow Farm, Lakeview and Wimpey Trail
- Municipal Trail
- Boulevard Multi-Use Path

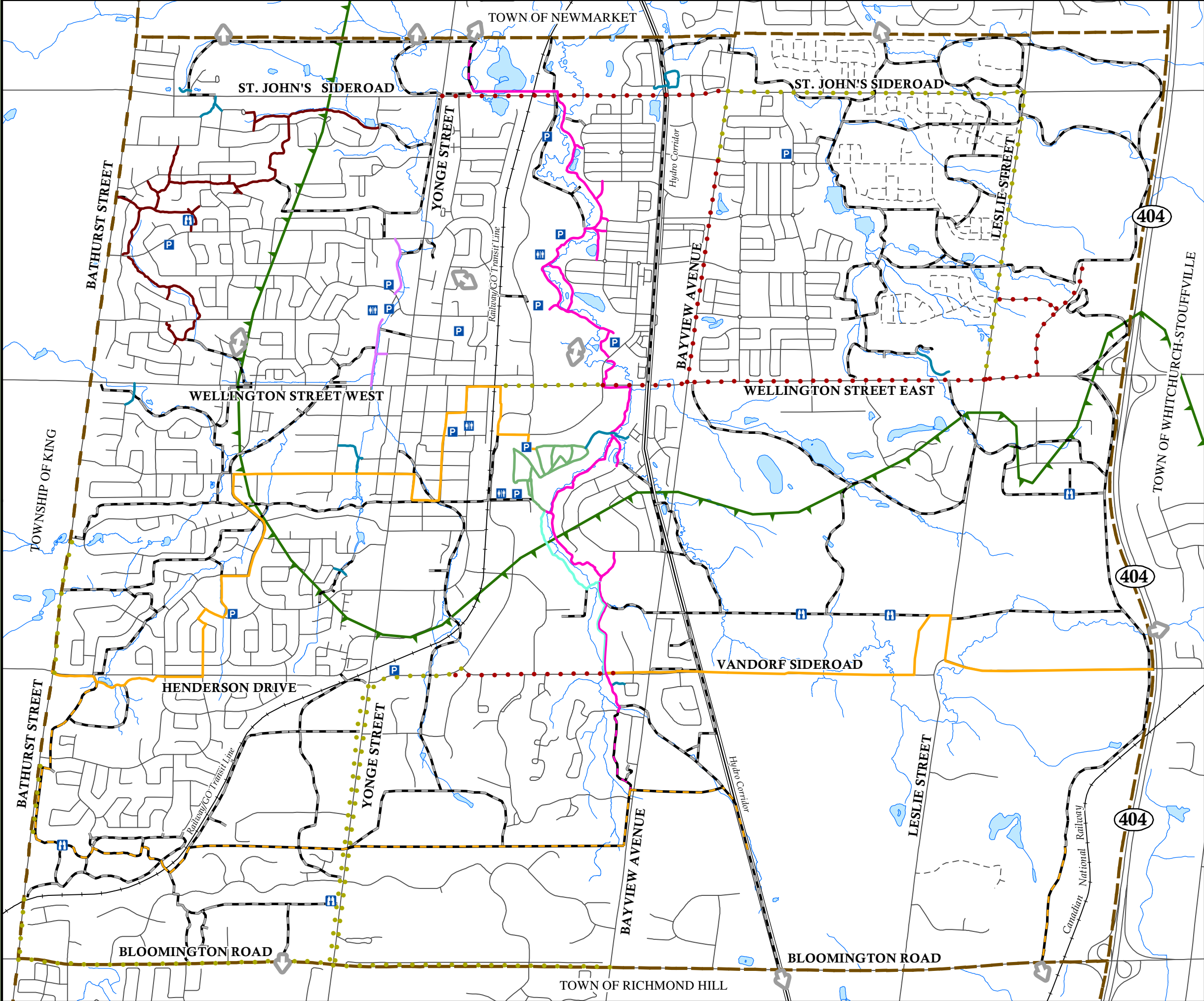
Future Trail Network

- Future Linkage
- Future Oak Ridges Trail
- Future Nokiidaa Trail
- Future Trail Routes
- Future Boulevard Multi-Use Path



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	DRAWN BY: CF & JS	UPDATED BY: ML	APPROVED BY: JK	CREATED: 09/28/2011
	UPDATED: 11/26/2014	FILE NAME: Schedule_K_Trail_Network_Concept.mxd		



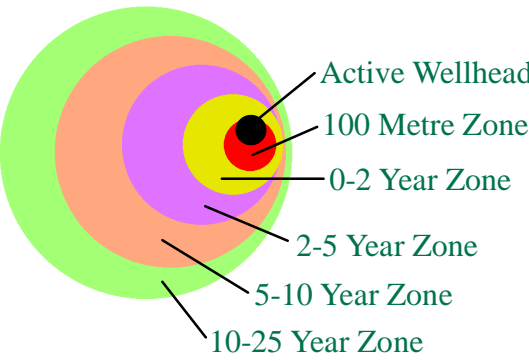
AURORA OFFICIAL PLAN

SCHEDULE 'L'
WELLHEAD PROTECTION
AREAS

LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary
- Waterbody
- Watercourse

Wellhead Protection Areas



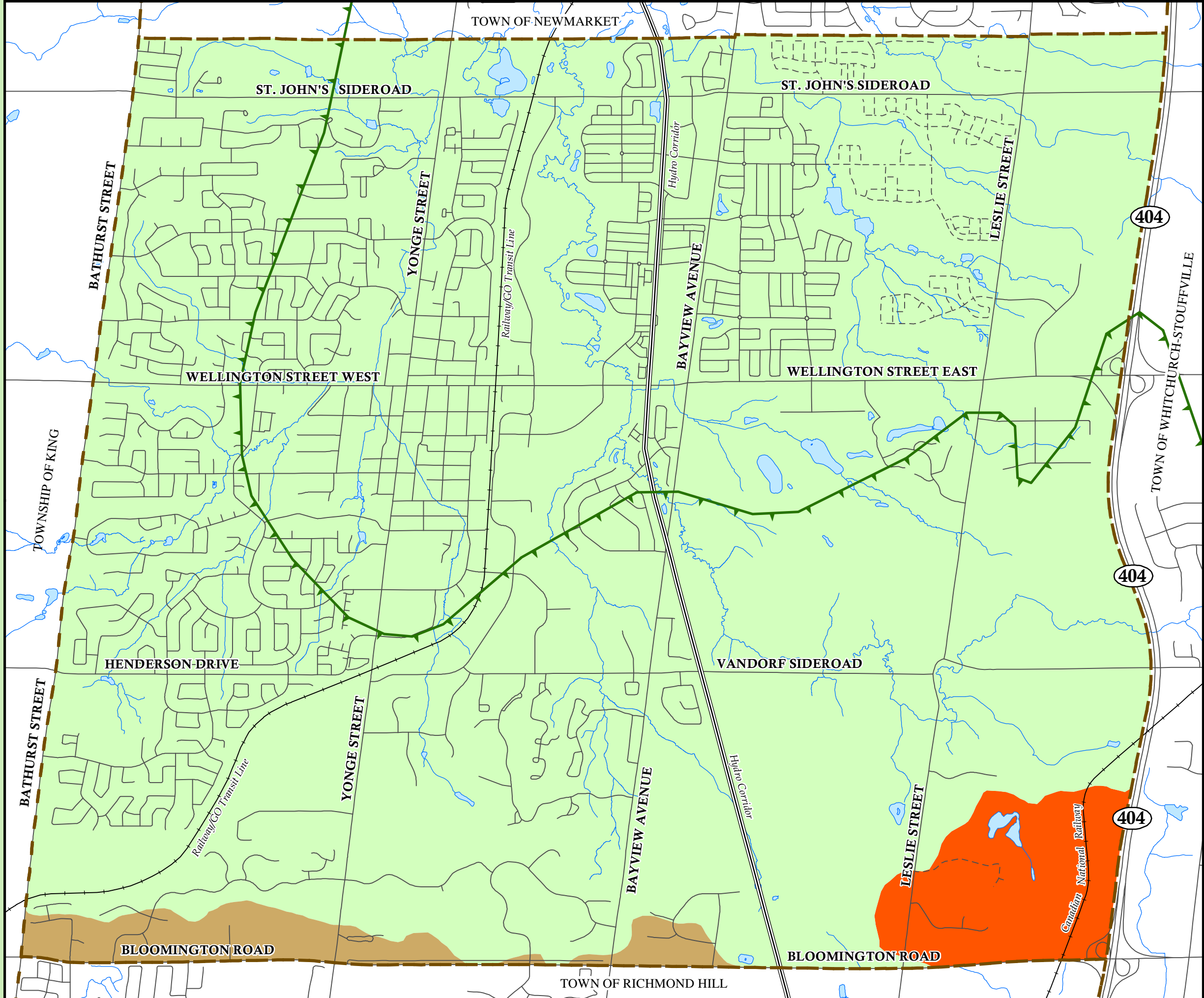
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UPDATED: 11/26/2014	FILE NAME: Schedule_L_ORM_Wellhead_Protection_Areas.mxd		

AURORA OFFICIAL PLAN

SCHEDULE 'M'
SUBWATERSHED AREAS

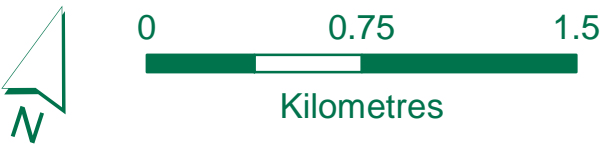


LEGEND

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Waterbody
- Watercourse

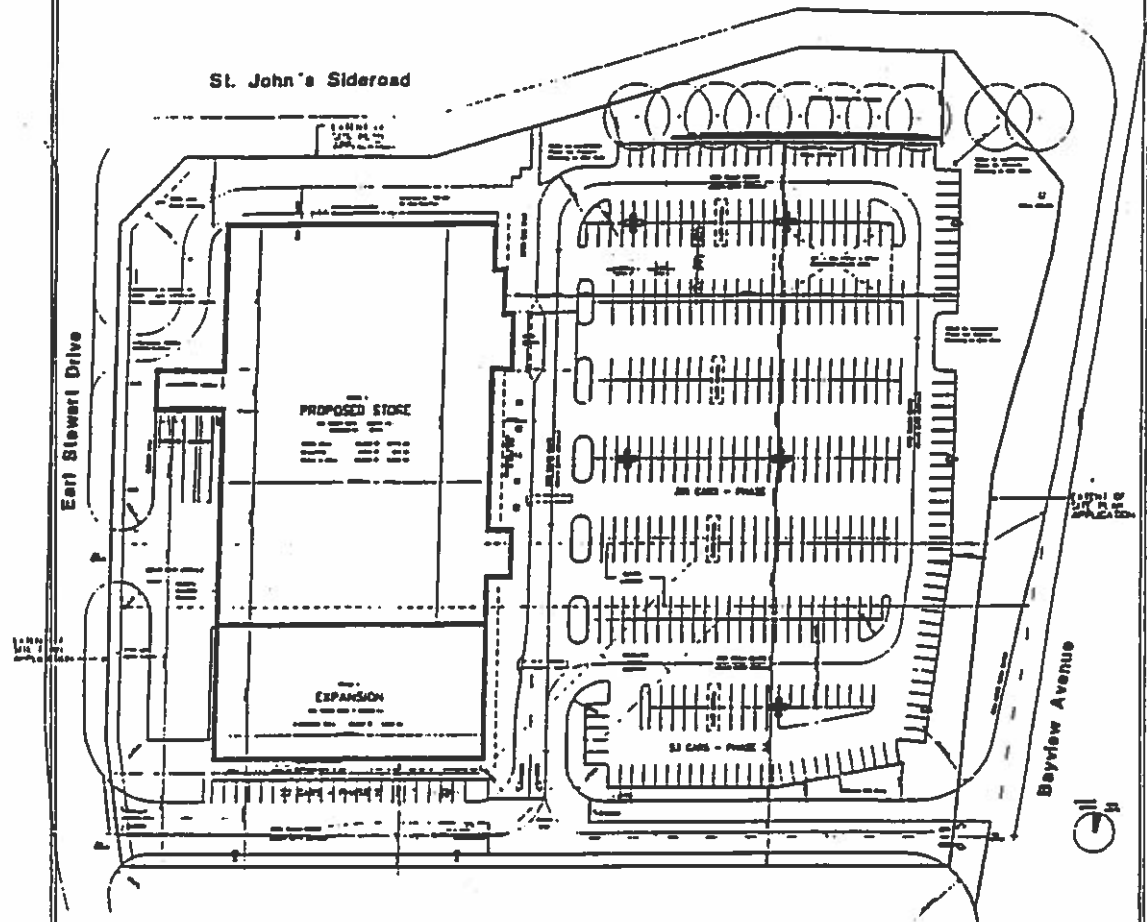
Subwatershed Areas

- East Holland Subwatershed
- East Humber Subwatershed
- Rouge Subwatershed



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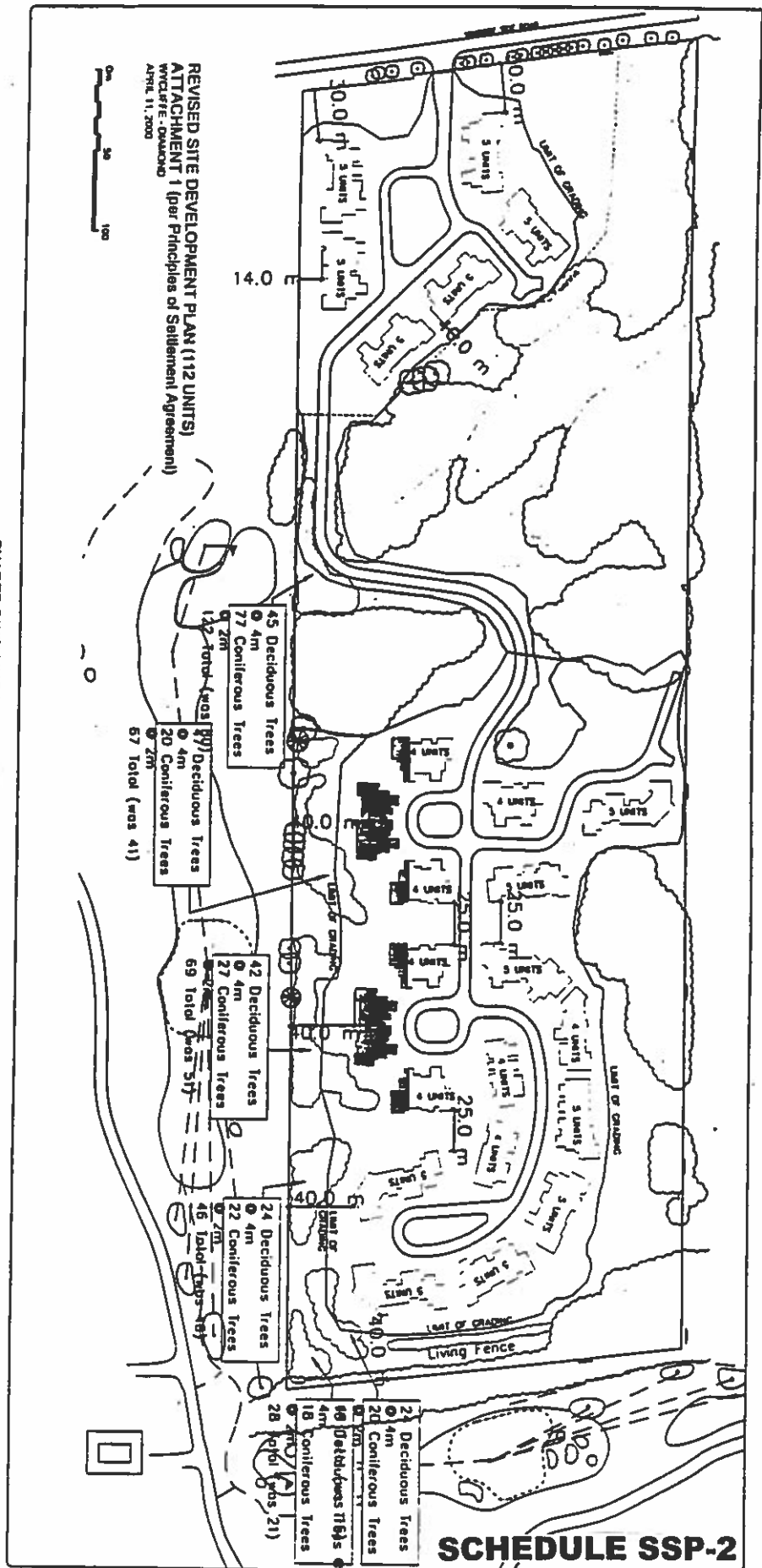
	DRAWN BY: CF & JS	UPDATED BY: ML	APPROVED BY: JK	CREATED: 09/28/2011
	UPDATED: 11/26/2014	FILE NAME: Schedule_M_Subwatershed_Areas.mxd		



**TOWN OF AURORA OFFICIAL PLAN
AMENDMENT NO. 25**

**SCHEDULE 'B-2' CONCEPT PLAN- PROPOSED
SUPERMARKET, ST. JOHN'S
SIDEROAD AND BAYVIEW AVENUE**

SCHEDULE SSP-2



SHADED DWELLING UNITS SUBJECT TO PROVISIONS OF SECTION 2 III