

(Northwest Aurora)

THE CORPORATION OF THE TOWN OF AURORA

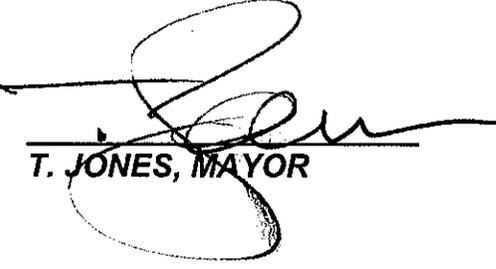
By-law Number 4219-00.D

BEING A BY-LAW to adopt Official Plan Amendment No. 37

The Council of the Corporation of the Town of Aurora, under Section 17 (22) of the Planning Act, RSO 1990 Chapter P. 13 as amended, hereby enacts as follows:

1. Official Plan Amendment No. 37 for the Town of Aurora, consisting of the attached explanatory text and schedules, is hereby adopted.
2. The Clerk is hereby authorised and directed to make application to the Regional Municipality of York for approval of Official Plan Amendment No. 37 for the Town of Aurora.
3. This By-law shall come into force and take effect on the day of the final passage thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 10th DAY OF OCTOBER, 2000.



T. JONES, MAYOR



B. PANIZZA, TOWN CLERK



AMENDMENT NO. 37
TO THE
OFFICIAL PLAN FOR THE
TOWN OF AURORA

This Amendment No. 37 to the Town of Aurora Official Plan, which was adopted by the Council of the Corporation of the Town of Aurora, is hereby approved under Section 17(9) of the Planning Act with the following modifications:

Modify Part II, The Amendment, Section 3.0 by adding the following subsections:

- f) Prior to approval of any plan(s) of subdivision 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.

Date: Feb. 13, 2001

Neil Garbe, MCIP, RPP
Director of Development Services
Regional Planning & Development
Services Department
Regional Municipality of York

AMENDMENT NO. 37

TO THE

OFFICIAL PLAN

FOR THE TOWN OF AURORA

NORTHWEST AURORA AMENDMENT

AMENDMENT NO. 37
TO THE OFFICIAL PLAN OF THE TOWN OF AURORA

STATEMENT OF COMPONENTS

PART I:	THE PREAMBLE.....	1
1.0	Introduction.....	1
2.0	Purpose of the Amendment.....	1
3.0	Location of the Amendment.....	1
4.0	Basis for the Amendment.....	1
PART II:	THE AMENDMENT	3
1.0	Introduction.....	3
2.0	Details of the Amendment.....	3
3.0	Transportation – Roads and entrances.....	6
4.0	Urban Design	7
5.0	Services	7
6.0	Parkland.....	7
7.0	Implementation and Interpretation.....	8

PART I - PREAMBLE

1.0 INTRODUCTION

This part of the Amendment entitled Part 1 - The Preamble, introduces the Amendment and describes the context and planning process leading to the documents preparation. It is for explanatory purposes only and does not form part of the Amendment.

2.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate those lands currently identified as Site Specific Policy Area 3.1.4k in the Official Plan for the Town of Aurora to permit the development of an urban and suburban residential community. Specifically, the effect of this amendment is to redesignate those lands identified on Schedule "A-A" from Rural to site specific Suburban Residential (SR-1), Suburban Residential, Core Area Open Space and Supporting Area Open Space.

3.0 LOCATION OF THE AMENDMENT

The area of this Official Plan Amendment consists of approximately 50 hectares (125 acres) of land comprising part of Lot 26, Concession 1, W.Y.S. in the Town of Aurora. The lands are bound by Bathurst Street on the west, St. John's Sideroad on the south, the Aurora/Newmarket Municipal Boundary in the north and the Anglican Church recreational property on the east. The Amendment area is delineated more specifically on Schedule "AA", attached hereto.

4.0 BASIS FOR THE AMENDMENT

- 4.1 The area covered by this Amendment was designated rural in the Town of Aurora Official Plan. The Town's Growth Management Study recognized this land as a future urban residential expansion area within the planning period to the year 2016.
- 4.2 Town of Aurora Official Plan Amendment No. 17 establishes the subject land as a future urban expansion area. Schedule A to Official Plan Amendment No. 17 recognizes the land subject to this Amendment as Future Urban Area 3 - St. John's/Bathurst.
- 4.3 Official Plan Amendment No. 17 also establishes the subject land as Site Specific Policy Area 3.1.4k, which states that:

"The land identified on Schedule H as 3.1.4k shall be brought into the Town's urban settlement boundary through a site-specific amendment to this Plan to designate specific land uses prior to any development taking place. It is intended that future proposals for this land shall encourage and accommodate primarily low-intensity, environmentally-sensitive residential development on full urban services. In its evaluation of any future amendment, Council will require that the following be submitted:

- A concept plan describing the road, lotting and open space pattern for the overall area that would serve as the basis for

a subdivision or condominium plan and illustrate how compatibility would be achieved with adjacent lands;

- A detailed environmental report which identifies and precisely details the boundaries and significance of the land's natural features, including methods for protecting significant features and minimizing potential impacts;
- A detailed servicing report that addresses options regarding the provision of water supply, wastewater and stormwater facilities including how the proposal will strive to protect and retain significant natural features, where necessary."

- 4.4 Official Plan Amendment No. 3 to the Region of York Official Plan places the subject land in the Urban Area of the Region of York.
- 4.5 The required studies supporting this Amendment have been prepared and submitted to the Town of Aurora, including a planning and community design overview, hydrogeology study, slope stability report, natural environment background report, functional servicing plan, traffic impact assessment and phase I environmental site assessment.
- 4.6 The physical features of the land subject to this amendment and the existing pattern of land ownership warrant a comprehensive approach to community design and servicing, as undertaken in the supporting studies mentioned above.
- 4.7 The Official Plan requires that the lands be developed on full urban municipal services. Water supply and sanitary sewer capacity will be available at the time of development. Topography and natural drainage dictate the location of servicing facilities.
- 4.8 The area is comprised of eight land holdings ranging in size from approximately 1 hectare to 16 hectares. All of the landowners within the area are aware of the study.
- 4.9 The lands subject to this amendment are within the Oak Ridges Moraine Planning Area. The features and natural resources within the area have been addressed in the context of the proposed development. The valleyland portions of the area are to be designated as Core Area Open Space or Supporting Area Open Space.

PART 2 - THE AMENDMENT

1.0 INTRODUCTION

All of this part of the document entitled Part 2 - The Amendment, consisting of the following text and attached map, designated Schedule "AA" (Land Use Plan), constitutes Amendment No. 37 to the Official Plan for the Town of Aurora.

2.0 DETAILS OF THE AMENDMENT

2.1 Amendment to Schedules "A" and "H" of the Official Plan as Amended by OPA No. 17.

- a) Schedule "A" of the Official Plan is hereby amended by removing the lands from the "Special Study or Secondary Planning Areas" and denoting on Schedule "A" that the lands are designated site specific "Suburban Residential – (SR-1)", "Suburban Residential", "Core Area Open Space" and "Supporting Area Open Space" designations in accordance with Schedule "AA" and the Policies of Official Plan Amendment 37.
- b) Schedule "H" of the Official Plan as amended by OPA No. 17 is hereby updated to include the following notation "3.1.4k – In accordance with OPA No. 37".

2.2 Section 3.1.4k Site Specific Policy Areas of the Official Plan as added by OPA No. 17 is hereby replaced by the following:

Section 3.1.4k:

1.0 General Policies:

- a) The lands identified on Schedule H as 3.1.4k or **Part Lot 26, 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:
 - lot grading practices shall protect vegetation communities at grade;
 - 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;
 - naturalized landscaping shall be encouraged adjacent to the greenlands system; and

- erosion and sediment control plans shall be implemented for those areas that drain to the open space system.
- all development shall occur in accordance with the environmental reports and addendum's submitted in support of this amendment. These reports include the following:
 - 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;
 - Hydrogeology Study dated September 2000 prepared by Dillon Consulting;
 - Traffic Impact Study dated September 2000 prepared by Marshall Macklin Monaghan; and
 - Functional Servicing Report dated September 2000 prepared by Sabourin Kimble & Associates Ltd.
- access from the rear yards to the open space lands shall be restricted. Suitable fencing shall be approved by the Town.
- A homeowners' manual shall be prepared by the Owner/Developer and approved by the Town to educate the homeowners about the benefit and attributes of the natural features in the area and to advise them of good stewardship practices.
- Consideration shall be given to the implementation of a post development monitoring program to determine impacts on the environmental protection area and to recommend any mitigative measures.

2.0 Land Use Designations

2.1 “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.

2.2 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.

2.3 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.

a) *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.

b) *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.

2.4 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.

a) *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.

b) *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.

3.0 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 "AA". 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 AA". 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 "AA" 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.

4.0 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 3.9 – Urban Design 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.

5.0 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.

6.0 Parkland

Parkland dedication shall be in accordance with Section 3.5 of the Official Plan. Any lands dedicated for parks shall be in a location and condition acceptable to the Town.

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.

Schedule "I" 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.

7.0 Implementation and Interpretation

7.1 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.

7.2 Interpretation

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

Explanatory Note

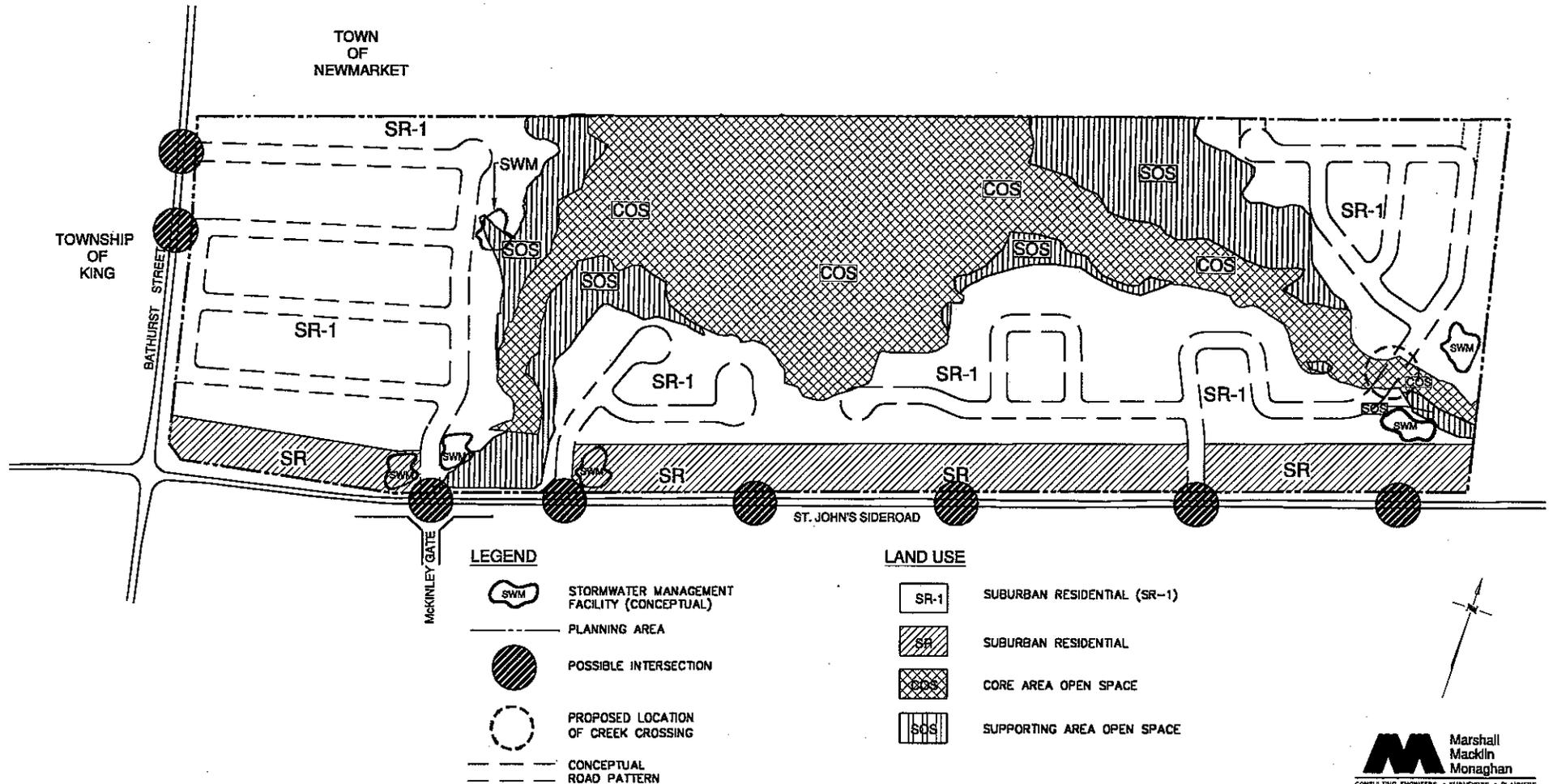
Re: Official Plan Amendment No. 37

Amendment No. 37 – Northwest Aurora proposes to redesignate the subject lands, which are located within part of lot 86, Concession 1, WYS, from “Rural” and “Special Study or Secondary Planning Area to site specific “Suburban Residential – (SR-1)”, “Suburban Residential (SR)”, “Core Area Open Space (COS)” and “Supporting Area Open Space (SOS)”.

The purpose of the amendment is 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. The existing woodlots and valleylands will be protected within the open space designations and the abutting residential lots will be subject to development controls to minimize impact on the natural environment.

SCHEDULE "A-A" LAND USE PLAN

AMENDMENT No. 37
TO THE OFFICIAL PLAN FOR
THE TOWN OF AURORA



LEGEND

-  STORMWATER MANAGEMENT FACILITY (CONCEPTUAL)
-  PLANNING AREA
-  POSSIBLE INTERSECTION
-  PROPOSED LOCATION OF CREEK CROSSING
-  CONCEPTUAL ROAD PATTERN

LAND USE

-  SUBURBAN RESIDENTIAL (SR-1)
-  SUBURBAN RESIDENTIAL
-  CORE AREA OPEN SPACE
-  SUPPORTING AREA OPEN SPACE