

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: January 23, 2017

CASE NO(S): PL151160

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Highland Gate Developments Inc.
Subject:	Request to amend the Official Plan - Failure of the Town of Aurora to adopt the requested amendment
Existing Designation:	"Private Parkland" and "Environmental Protection"
Proposed Designation:	"Stable Neighbourhoods", "Environmental Protection" and "Public Parkland"
Purpose:	To permit the redevelopment of the former Highland Gate Golf Club lands consisting of 184 lots for detached residential dwellings, a high density block to accommodate a 10-storey mixed-use residential building (estimate at 144 residential units), a series of new public roads, environmental protection blocks, parkland and other open space, with approximately 48% of the proposed draft plan of subdivision to be identified as parkettes, open space and environmental protection areas
Property Address/Description:	21 Golf Links Drive
Municipality:	Town of Aurora
Approval Authority File No.:	OPA-2015-01
OMB Case No.:	PL151160
OMB File No.:	PL151160
OMB Case Name:	Highland Gate Developments Inc. v. Aurora (Town)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Highland Gate Developments Inc.
Subject:	Application to amend Zoning By-law No. 2213-78, as amended – Refusal or neglect of the Town of Aurora to make a decision
Existing Zoning:	“Major Open Space (O) Zone”, “Major Open Space (O-2) Exception Zone” and “Oak Ridges Moraine Environmental Protection (EP-ORM) Zone”
Proposed Zoning:	“Detached Dwelling Second Density Residential (R2-XX1) Exception Zone”, “Detached Dwelling Second Density Residential (R2-XX2) Exception Zone”, “Third Density Apartment Residential (RA3-X) Exception Zone”, “Environmental Protection (EP-X) Exception Zone” and “Major Open Space (O-X) Exception Zone”
Purpose:	To permit the redevelopment of the former Highland Gate Golf Club lands consisting of 184 lots for detached residential dwellings, a high density block to accommodate a 10-storey mixed-use residential building (estimate at 144 residential units), a series of new public roads, environmental protection blocks, parkland and other open space, with approximately 48% of the proposed draft plan of subdivision to be identified as parkettes, open space and environmental protection areas
Property Address/Description:	21 Golf Links Drive
Municipality:	Town of Aurora
Municipal File No.:	ZBA-2015-02
OMB Case No.:	PL151160
OMB File No.:	PL151161

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Highland Gate Developments Inc.
Subject:	Proposed Plan of Subdivision - Failure of the Town of Aurora to make a decision
Purpose:	To permit the redevelopment of the former Highland Gate Golf Club lands consisting of 184

lots for detached residential dwellings, a high density block to accommodate a 10-storey mixed-use residential building (estimate at 144 residential units), a series of new public roads, environmental protection blocks, parkland and other open space, with approximately 48% of the proposed draft plan of subdivision to be identified as parkettes, open space and environmental protection areas

Property Address/Description: 21 Golf Links Drive
 Municipality: Town of Aurora
 Municipal File No.: SUB-2015-01
 OMB Case No.: PL151160
 OMB File No.: PL151162

Heard: December 1, 2016 in Aurora, Ontario

APPEARANCES:

Parties

Counsel

Highland Gate Developments Inc.	Ira Kagan and Mark Flowers
Town of Aurora	Kim Mullin
Sunrise Senior Living LLC, Sunrise North Senior Living Limited, and SZR Aurora Inc.	Rick Coburn
Highland Gate Ratepayers Association Inc.	Stephen D'Agostino
Colette Nemni	Leo Longo
Residents Group (13 individual parties)	Anna Toumanians
Highland Green (York Region Condominium Corp. #692)	Eric M. Davis
Robert and Judy MacDermott	Mary Flynn-Guglietti

Participants

Lorraine and Joseph Coens

Bruce Corbett

Susan Shaw

MEMORANDUM OF ORAL DECISION DELIVERED BY IAN ROWE DECEMBER 1, 2016 AND ORDER OF THE BOARD

[1] As a preliminary matter, Mr. Coburn advised that his client, Sunrise Senior Living LLC, sought to withdraw from the hearing. As no other parties raised any concerns, the Board orders that Sunrise Senior Living LLC be removed as a party.

[2] Highland Gate Developments Inc. (“Highland”) appeals to this Board with respect to three non-decisions of the Town of Aurora (“the Town”) with respect to requested approvals of an Official Plan Amendment (“OPA”), a Zoning By-law Amendment and a proposed Plan of Subdivision with respect to its property municipally addressed as 21 Golf Links Drive located between Yonge and Bathurst Streets south of Kennedy Road in the Town of Aurora.

[3] The original proposal for the 41 hectare former golf course site was for a development of 184 detached dwellings on individual lots and a mixed use 10 storey highrise building containing 144 residential units with commercial uses on the ground floor. The proposal has been extremely contentious and 21 parties and six participants have been identified through the prehearing process. A hearing date of six weeks duration had been scheduled commencing in March, 2017.

[4] The Board conducted a mediation with respect to the appeals following which the parties undertook further intensive negotiations leading to three sets of Minutes of Settlement through which all parties have agreed, in principle, to a revised proposal and planning instruments implementing that proposal. The participants were advised of the

settlements and provided with copies of the revised planning documents. All the remaining participants, save one, are satisfied with the proposed settlements.

[5] For the reasons set out below, the Board allows the appeals and approves the OPA set out in Attachment 1 to this Decision, Zoning By-law Amendment set out in Attachment 2, Draft Plan of Subdivision set out in Attachment 3 and Conditions of Draft Plan Approval set out in Attachment 4.

[6] The revised proposal and Minutes of Settlements reduce the number of individual lots from 184 to 159, reduce the height of the highrise building from 10 to 7 storeys, reduces the units within that building from 144 to 114 and eliminates the commercial uses from the ground floor. In addition, the proposed trail system has been significantly expanded and through a provision in the proposed zoning by-law a significant financial contribution to the establishment of the trail system has been secured. The site will include a new public park of 21 acres and, in total, approximately 40 percent of the original site will be conveyed to the Town as open space and environmental protection lands. Zoning standards have been amended to better mirror the existing abutting development and site design and landscaping provisions have been established to ameliorate any impacts to abutting development. A consultative process has been established between Highland and its neighbours which includes resolution of a number of existing encroachment issues.

[7] The Board heard from two qualified land use planners, Matthew Cory for Highland and Andrea Bourrie for the Highland Gate Ratepayers Association Inc. (a ratepayers group incorporated specifically to respond to the original proposal).

[8] It was the opinion of both planners that the revised proposal and implementing planning instruments all have appropriate regard for provincial interests and subdivision approval criteria set out in the *Planning Act* R.S.O. 1990, c.P.13 ("Act") consistent with the Provincial Policy Statement ("PPS"), and conform to the Growth Plan for the Greater

Golden Horseshoe (“GP”), the Oak Ridges Moraine Conservation Plan (“ORMCP”) and the Lake Simcoe Protection Plan (“LSPP”).

PLANNING ACT

[9] The Board heard evidence that the proposal has had appropriate regard to those relevant matters of provincial interest set out in s. 2. Also, the proposal has had appropriate regard for the relevant criteria for consideration of a plan of subdivision set out in s. 51(24). The Board is satisfied that the detailed list of conditions of draft approval are reasonable, having regard for the nature of the development proposed.

PPS

[10] The proposal is an appropriate land use at an appropriate density. It represents an efficient use of land and represents infill development that utilizes existing servicing infrastructure. It contributes to achieving active transportation goals through the establishment of the trail system.

GP

[11] The proposal is located within the Town’s built up area and assists in meeting the target of 40% growth through infill development.

ORMCP AND LSPP

[12] A natural heritage assessment and land form study was undertaken by Highland and reviewed by the Lake Simcoe Region Conservation Authority. The Conservation Authority’s interests will be addressed through the approved conditions of draft plan approval. The design of the plan of subdivision has been sensitive to the goal of maintaining the rolling terrain of the former golf course. Phosphorus contamination concerns have been addressed through quantity and quality stormwater management

facilities and the amount of open space and environmental protection lands provides opportunities for attenuation through infiltration.

YORK REGION OFFICIAL PLAN (“YORK OP”)

[13] York Region provided correspondence indicating that the Region considers the proposed OPA to be a routine matter of local significance and not adversely affecting Regional planning concerns or interests. The Board notes that the Region did not attend the hearing. The Region has identified Yonge Street as a regional corridor and has plans for increased investment in transit facilities along Yonge Street. The proposal, especially the highrise component, will contribute to the utilization of such transit facilities.

AURORA OFFICIAL PLAN (“AURORA OP”)

[14] The subject land is currently designated Private Parkland reflecting its former use as a golf course. Section 12.4.3 e) contemplates the redevelopment of such private open spaces and establishes criteria to evaluate such redevelopment proposals. The Board finds that these criteria have been satisfied by the amended proposal.

ZONING BY-LAW

[15] The proposed Zoning By-law Amendment has been carefully crafted to address issues of compatibility and design and has established appropriate criteria for doing so.

PARTICIPANTS

[16] The Board heard from three participants. Susan Shaw was the only remaining participant or party who was dissatisfied with the settlement. She raised four concerns.

[17] She indicated that the public had utilized the former golf course lands for passive recreational uses and was concerned with the loss of that opportunity. It would appear

that such activity took place at the sufferance of Highland and that such permission could have been withdrawn at any time. The settlement results in the establishment of an off road public trail system, which was praised by Bruce Corbett, a member of the Oak Ridges Trail Association. As noted, 40% of the site will be dedicated to the Town as open space and environmental protection land. Thus, the public will have guaranteed access to such lands for recreational purposes, a far superior arrangement than depending on the ongoing consent of the owner for such activities.

[18] Given that the design of the plan of subdivision was constrained by the width of the former fairways, a great many of the proposed lots will be on single-loaded roads. Ms. Shaw was concerned that with lots on only one side of the road, that the cost of maintenance of the road and services located in them would create an undue tax burden on the balance of the ratepayers. Ms. Shaw raised this issue with the Town and was advised that the issue was not considered significant. Presumably the Town was satisfied that the assessment generated by the new lots was sufficient to fund those costs, or that the other advantages obtained through the Minutes of Settlement offset such concerns.

[19] She felt that the additional residential development was not required for the Town to meet its goals for residential development in terms of intensification. The Board agrees with Mr. Cory that appropriate opportunities for achieving residential development through intensification are not limited to those sites which may have been previously identified through intensification studies or the like, and that this site is such an appropriate opportunity.

[20] She felt that the settlements were driven by a fear of a cost award by the Board against the original opposing parties should Highland be successful following a fully contested hearing. A review of the Board's rules with respect to costs, and the practice developed as a result of those rules should alleviate such concerns. Unlike civil litigation where a successful party can expect an award of costs to defray some portion of the costs incurred, the Board awards costs very sparingly, and only when a party's

behaviour fails to reach the level of conduct that Board should be entitled to expect. Reaching such expectations is not an onerous burden.

[21] She was concerned that the approval process itself was adversarial, long and costly. (This was a concern raised by other participants, who were otherwise satisfied by the settlements.) While no doubt, these applications were originally highly contentious and the process has taken longer and been more costly than those involved would prefer, it should be noted that the process has achieved a result satisfactory to virtually all and has avoided a scheduled six week hearing that would certainly have been far more adversarial, long and costly than the current resolution.

CONCLUSION

[22] The Board finds that the planning instruments before it, being the OPA set out in Attachment 1 to this Decision, Zoning By-law Amendment set out in Attachment 2, Draft Plan of Subdivision set out in Attachment 3 and Conditions of Draft Plan Approval set out in Attachment 4 have appropriate regard for the relevant provisions of the Act, are consistent with the PPS, conform to the GP, the ORMCP, the LSPP, the York OP, the Aurora OP and represent good planning.

[23] The Board is pleased that the mediation exercise it undertook assisted the parties in resolving the issues and concerns raised in the original proposal. The Board notes that many of the benefits negotiated by the parties extend beyond the jurisdiction of this Board to impose. The parties are to be congratulated for reaching such a comprehensive and constructive resolution and for avoiding the length, cost and uncertainty that a six week hearing would have entailed.

ORDER

[24] The Board orders that the appeals are allowed and the OP for the Town of Aurora is amended as set out in Attachment 1 to this Decision, the Zoning By-law for the Town of Aurora is amended as out in Attachment 2, the draft plan shown on the plan

prepared by Paul Edward O.L.S. dated November 30, 2016 comprising Block 28 & 31, Plan 65M-2391 & Block 75, Plan 65M-2358, Part of Blocks 58, 59 & 60, Plan 65M-2034, Part of Block 7, Plan M2441, Blocks 97 & 99 & Part of Blocks 96 & 100 , Plan 65M-2035 & Block 11, Plan 65M-2036 & Block 36, Plan 65M-2198 & Blocks 67 & 71, Plan 65M-2336 & Block 54, Plan 65M-2259 & Part of Block 10, Plan 65M-2243 & Block 52, Plan 65M-2679 in the Town of Aurora, in the Regional Municipality of York, is approved as set out in Attachment 3 subject to the fulfillment of the conditions set out in Attachment 4 to the this Order.

[25] And the Board orders that pursuant to s. 51(56.1) of the Act the Town of Aurora shall have the authority to clear the conditions of draft plan approval and to administer final approval of the plan of subdivision for the purposes of s. 51(58) of the Act. In the event that there are any difficulties implementing any of the conditions of draft plan approval, or if any changes are required to be made to the draft plan, Board may be spoken to.

“Ian Rowe”

IAN ROWE
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
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ATTACHMENT 1



AMENDMENT NO. 11

TO THE OFFICIAL PLAN

FOR THE TOWN OF AURORA

**AMENDMENT NO. 11
TO THE OFFICIAL PLAN
FOR THE TOWN OF AURORA**

STATEMENT OF COMPONENTS

PART I – THE PREAMBLE

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

PART II – THE AMENDMENT

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

PART I – THE PREAMBLE

1. Introduction

This part of the Official Plan Amendment No. 11 (hereinafter the “Amendment”), entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

2. Purpose of the Amendment

The purpose of this Amendment is to change the land use designation from “Private Parkland” and “Environmental Protection” to “Public Parkland”, “Environmental Protection”, “Stable Neighbourhood – Site Specific Policy No. 43” and “Promenade General – Site Specific Policy No. 44”. The provision of this Amendment will allow the development of 159 single detached dwelling lots; a multi-unit residential block, parkland, parkettes, open space/vistas, a trail system and environmental protection.

3. Location

The lands affected by this Amendment are located between Yonge Street and Bathurst Street, approximately mid-way between Wellington Street West and Henderson Drive, municipally known as 21 Golf Links Drive; having a lot area of approximately 41 hectares (101 acres); and are legally described as Blocks 28 & 31, Plan 65M-2391 & Block 75, Plan 65M-2358, Part of Blocks 58, 59 & 60, Plan M-2034, Part of Block 7, Plan 65M-2441, Blocks 97 & 99 & Part of Blocks 96 & 100, Plan M-2035 & Block 11, Plan 65M-2036 & Block 36, Plan 65M-2198 & Blocks 67 & 71, Plan 65M-2336 & Block 54, Plan 65M-2259 & Part of Block 10, Plan 65M-2243 & Block 52, Plan 65M-3679, Town of Aurora, Regional Municipality of York (hereinafter the “Subject Lands”).

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 The Town undertook an Official Plan review resulting in a new Official Plan which was adopted by Town Council on September 27, 2010 and approved by the Region of York on June 28, 2012. The Town's Official Plan came into force on August 14, 2012. The Official Plan designated the Subject Lands as “Private Parkland” and “Environmental Protection”.

- 4.2 Three Public Planning Meetings were held by the Town's Council on June 24, 2015, September 30, 2015 and October 28, 2015 to present the development proposal and obtain input from members of the public and Council. An appeal was taken to the Ontario Municipal Board, following which an OMB-led mediation took place which resulted in a revised development proposal.
- 4.3 As a result of the closure of the former golf course, and the mediated settlement, it is appropriate to consider another use of the Subject Lands. The redevelopment of land designated Private Parkland is contemplated by the Official Plan, as Policy 12.4.3 e) states that:
- "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 Bylaw amendment; and
 - iv) A Plan of Subdivision and development, including the approval of the applicable agencies."
- 4.4 The development of the former golf course for single detached homes with the proposed lot areas and frontages and the proposed buffers and trails is compatible with the existing surrounding lands designated "Stable Neighbourhood".
- 4.5 Site Specific policies will apply to be implemented in the zoning by-law and subdivision agreement to address urban design and built form compatibility of the Subject Lands.
- 4.6 Appropriate development of the proposed multi-unit residential block for a 5 storey plus 2 storeys as bonusing apartment building subject to the execution of a bonusing agreement under section 37 of the *Planning Act* satisfactory to the Town can be achieved through the detailed review and urban design evaluation as part of the Town's Site Plan control process.

PART II – THE AMENDMENT

1. Introduction

All of this part of the document entitled Part II – The Amendment, consisting of the following text and attached maps, designated as Schedule "A" (Structure Plan),

Schedule "B1" (The Aurora Promenade Secondary Plan Area), Schedule "B2" (Building Heights) and Schedule "H" (Site Specific Policy Areas) constitutes Amendment No. 11 to the Official Plan.

2. Details of the Amendment

The Official Plan is hereby amended as follows:

- Item (1): "Schedule "A", The Structure Plan, being part of the Town of Aurora Official Plan, is amended by changing the land use designation from "Private Parkland" and "Environmental Protection" to "Public Parkland", "Environmental Protection", "Stable Neighbourhood" and "The Aurora Promenade", as shown on Schedule "A" to Official Plan Amendment No. 11, attached hereto and forming part of this Amendment."
- Item (2): "Schedule "B1", The Aurora Promenade Secondary Plan Area, being part of the Town of Aurora Official Plan, is amended by adding the "Promenade General" designation, as shown on Schedule "B" to Official Plan Amendment No. 11, attached hereto and forming part of this Amendment."
- Item (3): "Schedule "B2", The Aurora Promenade Building Heights, being part of the Town of Aurora Official Plan, is amended by adding the "Promenade General" designation, as shown on Schedule "C" to Official Plan Amendment No. 11, attached hereto and forming part of this Amendment."
- Item (4): "Schedule "H", Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding two site specific policy areas (Site Specific Policy Area – No. 43 and Site Specific Policy Area – No. 44), as shown on Schedule "E" to Official Plan Amendment No. 11, attached hereto and forming part of this Amendment."
- Item (5): "Notwithstanding any policies to the contrary as outlined in Section 8.1 respecting the Stable Neighbourhoods designation, the following site specific policy shall apply to the lands designated as "Stable Neighbourhoods – Site Specific Policy No. 43", within the area shown as the Subject Lands on Schedule "H" attached hereto and forming part of this Plan:
 - a) The permitted uses within the Stable Neighbourhoods – Site Specific Policy No. 43 designation shall be single-detached dwellings;

- b) All new development within the "Stable Neighbourhoods – Site Specific Policy No. 43" designation shall have a maximum of 159 lots and a maximum height of 2 storeys or 10 metres, whichever is less;
- c) All new development within the "Stable Neighbourhoods – Site Specific Policy No. 43" designation shall be consistent with Urban Design Guidelines which shall be prepared, and approved prior to any further development approvals, to the satisfaction of the Town;
- d) An interface plan shall be prepared to identify and map known areas to ensure a suitable and sensitive interface can be developed between the permitted right of way and the abutting established residential areas; and
- e) Any trail developments within the Subject Lands shall be developed and designed generally consistent with the requirements of the Aurora Trails Master Plan. However, details with respect to the classification, design standards and finish requirements shall be developed as part of the approved Urban Design Guidelines."

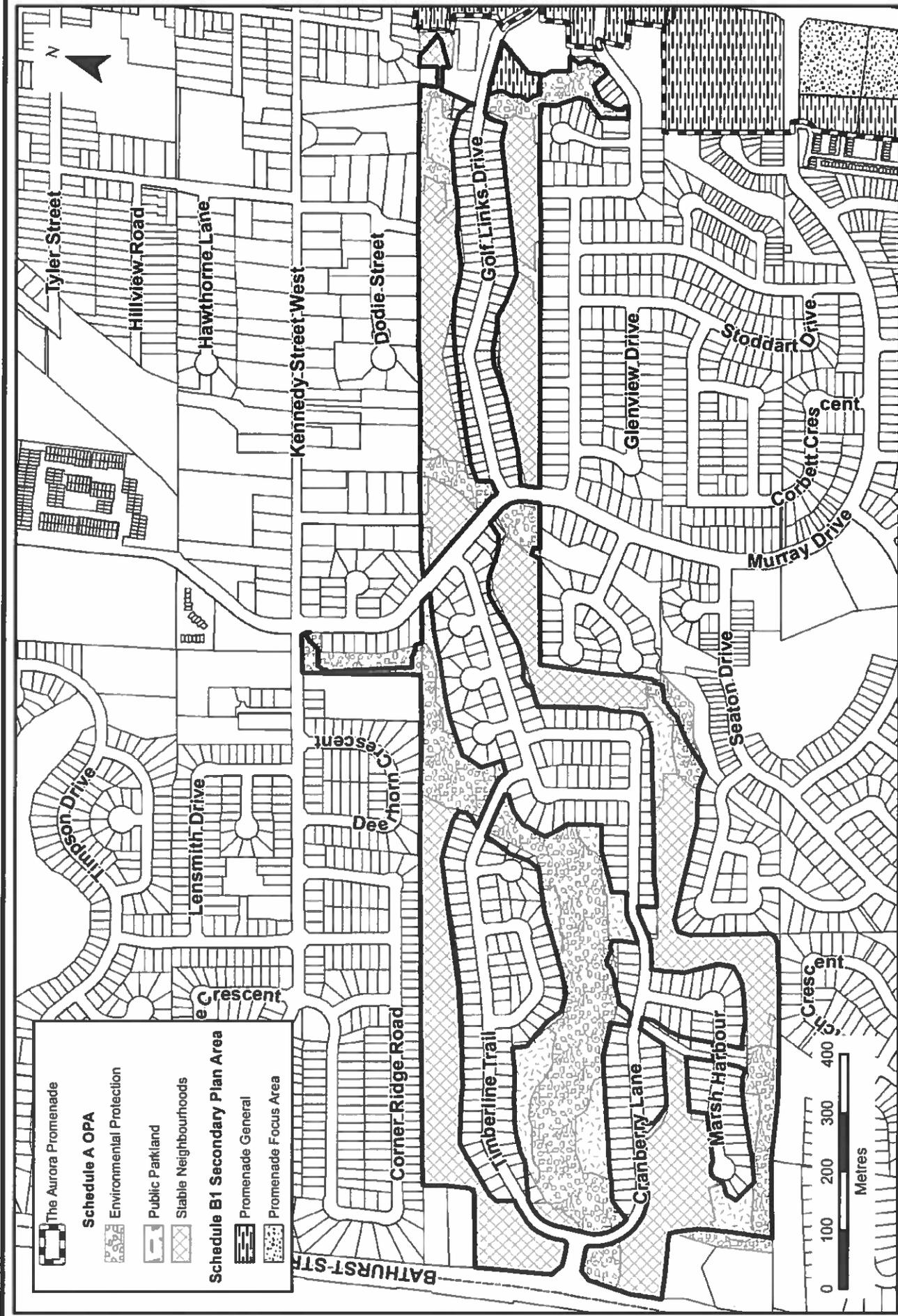
Item (6): "Notwithstanding any policies to the contrary as outlined in Sections 11.6.1 b) respecting permitted uses, 11.6.2 (a) i) respecting building heights, 11.6.2 (a) iii) respecting height and density bonus provisions, 11.6.2 (c) respecting lot coverage, 11.6.2 (d) respecting lot coverage by a surface parking lot and 11.6.2 (f) respecting setback requirements, the following site specific policy shall apply to the lands designated as "Promenade General – Site Specific Policy No. 44", within the area shown as the Subject Lands on Schedule "H" attached hereto and forming part of this Plan:

- a) The permitted uses within the Promenade General – Site Specific Policy No. 44 designation shall be limited to Multiple-unit buildings, townhouses and apartment buildings; Institutional uses; Parking facilities at-grade and/or in structure; a variety of parks and Urban Squares; and, Public uses and public and private utilities;
- b) The minimum building height shall be 2 storeys and a maximum of 5 storeys plus 2 storeys as bonusing, subject to the execution of a bonusing agreement under section 37 of the *Planning Act* satisfactory to the Town;

- c) The maximum number of units shall be 114;
- d) Within the Promenade General – Site Specific Policy No. 44 designation, the maximum height of new development may be increased from 5 storeys by up to 2 storeys, subject to the execution of a bonusing agreement under section 37 of the *Planning Act* satisfactory to the Town, to a maximum of 7 storeys or 22.5 metres, whichever is less, through a Height Bonus, subject to the Height and Density Bonus provisions of this Plan. In addition, in order to achieve any part of the Height Bonus, the following additional requirements must be met:
- the property in question must have a minimum frontage of 70 metres;
 - the development proposal must meet massing performance standards, including any angular planes and stepback provision 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 or streetscape improvements; and
 - the development proposal must have appropriate regard for the Aurora Promenade Concept Plan – Urban Design Strategy.
- e) The maximum lot coverage by a building or buildings on a lot shall be 35 percent;
- f) Policy 11.6.2 d) shall not apply;
- g) Policy 11.6.2 f) shall not apply;
- h) The maximum Floor Area Ratio (FAR) shall be 2.30.

3. Implementation

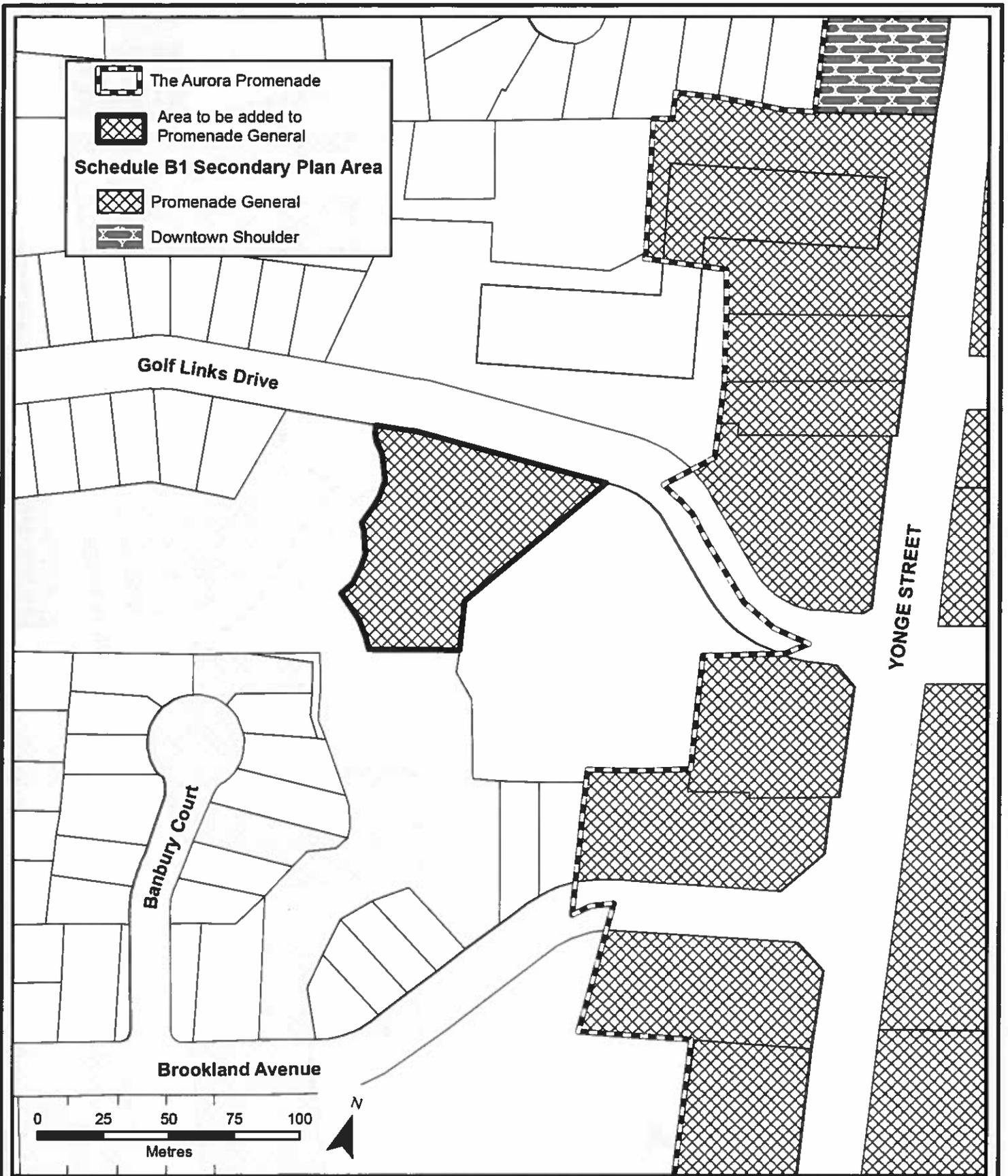
This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation of this Amendment shall be in accordance with the respective policies of the Official Plan, Zoning By-law and Draft Plan of Subdivision Conditions and where applicable, Site Plan Agreement.



SCHEDULE "A" TO BY-LAW NUMBER 59XX-16 – OPA NO. 11
SCHEDULE "A" TO THE STRUCTURE PLAN

From "Private Parkland" and "Environmental Protection" To
 "Private Parkland", "Environmental Protection",
 "Stable Neighbourhood" and "The Aurora Promenade"

Map created by the Town of Aurora Planning and Building Services Department, October 6, 2016. Base data provided by York Region & the Town of Aurora

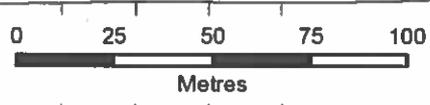
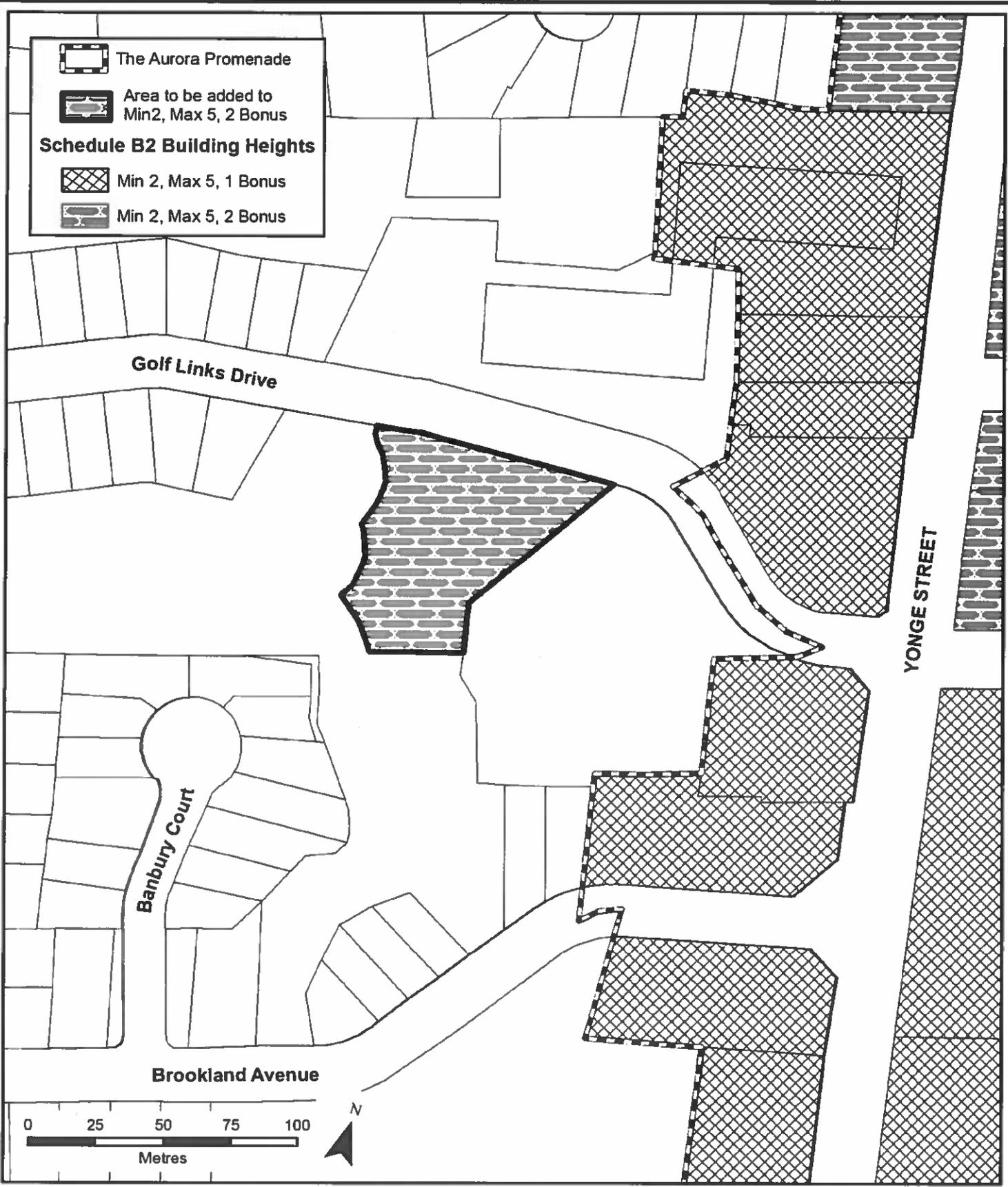


SCHEDULE "B1" TO BY-LAW NUMBER 59XX-16 – OPA NO. 11

SCHEDULE "B1" TO THE AURORA PROMENADE SECONDARY PLAN AREA



 The Aurora Promenade
 Area to be added to Min2, Max 5, 2 Bonus
Schedule B2 Building Heights
 Min 2, Max 5, 1 Bonus
 Min 2, Max 5, 2 Bonus



SCHEDULE "B2" TO BY-LAW NUMBER 59XX-16 – OPA NO. 11
SCHEDULE "B2" TO THE AURORA PROMENADE BUILDING HEIGHTS



Map created by the Town of Aurora Planning and Building Services Department, October 7, 2016. Base data provided by York Region & the Town of Aurora.

ATTACHMENT 2

THE CORPORATION OF THE TOWN OF AURORA

By-law Number XXXX-16

BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that the councils of local municipalities may pass zoning by-laws;

AND WHEREAS Section 37 of the *Planning Act* provides that the council of a local municipality may, in a by-law passed under section 34, authorize increases in the height and density of development otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law;

AND WHEREAS the Council of the Corporation of the Town of Aurora (the "Town") enacted By-law Number 2213-78, including amendments thereto (the "Zoning By-law");

AND WHEREAS the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:

1. THAT the Zoning By-law be and is hereby amended to replace the "Major Open Space Zone (O)", "Major Open Space (O-2) Exception Zone" and "Oak Ridges Moraine Environmental Protection Zone (EP-ORM)" zoning categories applying to the lands shown in Schedule "A" attached hereto and forming part of this By-law with the following categories:
 - A) "Detached Dwelling First Density Residential (R1) Zone";
 - B) "Detached Dwelling Second Density Residential (R2) Zone";
 - C) "Detached Dwelling Second Density Residential (R2-37) Exception Zone";
 - D) "Detached Dwelling Second Density Residential (R2-107) Exception Zone";
 - E) "Detached Dwelling Second Density Residential (R2-108) Exception Zone";
 - F) "Detached Dwelling Second Density Residential (R2-109) Exception Zone";
 - G) "Detached Dwelling Second Density Residential (R2-110) Exception Zone";
 - H) "Third Density Apartment Residential (RA3-16) Exception Zone";
 - I) "Environmental Protection (EP-15) Exception Zone";
 - J) "Holding (H) Zone";
 - K) "Holding (H-1) Exception Zone";

- L) "Institutional (I-17) Exception Zone";
- M) "Major Open Space (O-2) Exception Zone"; and
- N) "Major Open Space (O-9) Exception Zone".

2. THAT the Zoning By-law be and is hereby amended to add the following to Section 11 – Detached Dwelling Second Density Residential (R2) Zone:

SECTION 11.XX DETACHED DWELLING SECOND DENSITY RESIDENTIAL (R2-107) EXCEPTION ZONE

11.XX.1.1 Uses Permitted

In accordance with Section 11.1 hereof

11.XX.1.2 Zone Requirements

11.XX.1.2.1 Lot Specifications (minimum)

Lot Area	460.0 m ²
Lot Frontage	15.0 metres

11.XX.1.2.2 Siting Specifications (minimum)

Front Yard	
- Main Building	6.0 metres
- Attached Garage	6.0 metres
Rear Yard	
Interior Side Yard	7.5 metres
Exterior Side Yard	1.5 metres
	4.5 metres

11.XX.1.2.3 Building Specifications

Main Building Height (maximum)

- Two storey dwelling	10.0 metres
- One storey dwelling with or without loft	8.0 metres

Lot Coverage (maximum)

- Two storey dwelling	35.0 percent or such percentage as specified on Schedule "B" to this exception
- One storey dwelling with or without loft, provided that the lot frontage is 18.0 metres or more	50.0 percent

Notwithstanding the provisions of Section 3.17, Building Height shall mean the vertical distance measured from the average grade at the front yard setback to the main building and any of the following:

- 1) On a flat roof, the highest point of the roof surface or the parapet, whichever is greater;
- 2) The decline of a mansard roof;
- 3) On a gabled, hip, gambrel or any other type of pitched roof the mean distance between the eaves and ridge of a roof.

Notwithstanding the provisions of Section 6.28.1.i.1.b, the maximum width of the driveway and the maximum interior garage space width shall be 6.5 metres.

Notwithstanding the provisions of Section 6.2.6i), central air conditioners and heat pumps shall not be permitted in exterior side yards.

Notwithstanding the provisions of Section 6.48.1, open sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps may project a maximum of 3.5 metres into the required rear yard. No rear decks or balconies shall be permitted above the first storey.

Notwithstanding the provisions of Section 6.48.1, a bay, bow, or box window may have a maximum width of 4.5 metres with or without foundations, and a bay, bow or box window or fireplace may project a maximum of 0.6 metres into the required front, exterior, and rear yards.

Notwithstanding the provisions of Section 6.48.1, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies may project a maximum of 0.6 metres into all required yards.

Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

For the purpose of this exception, "portico" means "a structure consisting of a roof supported by columns, piers or pillars, attached to a building on the exterior as a porch or to cover a walkway or an entrance to a building".

For the purpose of this exception, "loft" means "the finished portion of a building between the roof and the ceiling above the first storey, located inside the sloping roof where the maximum floor area does not exceed 50% of the floor below or 125m², whichever is the lesser".

Holding (H) Provisions

Where a Holding (H) symbol appears on the schedule to this by-law, Council shall remove the Holding (H) symbol once the following plans have been approved and implemented to the satisfaction of the Lake Simcoe Region Conservation Authority and the Town:

1. A floodplain analysis demonstrating no increase in upstream or downstream flooding or erosion;
2. A detailed phased removal plan for the on-line control structures within Western Creek; and
3. A natural channel design and restoration plan for the altered watercourse, upstream and downstream of the removed on-line control structures within Western Creek.

SECTION 11.XX DETACHED DWELLING SECOND DENSITY RESIDENTIAL (R2-108) EXCEPTION ZONE

11.XX.1.1 Uses Permitted

In accordance with Section 11.1 hereof

11.XX.1.2 Zone Requirements

11.XX.1.2.1 Lot Specifications (minimum)

Lot Area	460.0 m ²
Lot Frontage	15.0 metres

11.XX.1.2.2 Siting Specifications (minimum)

Front Yard	
- Main Building	4.5 metres
- Attached Garage	6.0 metres
Rear Yard	7.5 metres
Interior Side Yard	1.5 metres
Exterior Side Yard	4.5 metres

11.XX.1.2.3 Building Specifications

Main Building Height (maximum)	
- Two storey dwelling	10.0 metres
- One storey dwelling with or without loft	8.0 metres

Lot Coverage (maximum)	
- Two storey dwelling	35.0 percent or such percentage as specified on Schedule "B" to this exception

- One storey dwelling with or without 50.0 percent loft, provided that the lot frontage is 18.0 metres or more

Notwithstanding the provisions of Section 3.17, Building Height shall mean the vertical distance measured from the average grade at the front yard setback to the main building and any of the following:

- 1) On a flat roof, the highest point of the roof surface or the parapet, whichever is greater;
- 2) The declivity of a mansard roof;
- 3) On a gabled, hip, gambrel or any other type of pitched roof the mean distance between the eaves and ridge of a roof.

Notwithstanding the provisions of Section 6.28.1.1.1.b, the maximum width of the driveway and the maximum interior garage space width shall be 6.5 metres.

Notwithstanding the provisions of Section 6.2.6i), central air conditioners and heat pumps shall not be permitted in exterior side yards.

Notwithstanding the provisions of Section 6.48.1, on lots with a depth of less than 32 metres, open sided roofed porches, uncovered terraces, porticos, patios, steps and decks not exceeding 3 metres above grade with or without foundation may project into the required front and exterior side yards to a maximum of 2 metres and provided that no part is located closer than 2.5 metres to the front lot line.

Notwithstanding the provisions of Section 6.48.1, open sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps may project a maximum of 3.5 metres into the required rear yard. No rear decks or balconies shall be permitted above the first storey.

Notwithstanding the provisions of 6.48.1, a bay, bow, or box window may have a maximum width of 4.5 metres with or without foundations, and a bay, bow or box window or fireplace may project a maximum of 0.6 metres into the required front, exterior, and rear yards.

Notwithstanding the provisions of Section 6.48.1, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies may project a maximum of 0.6 metres into all required yards.

Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to

encroach within the daylighting triangle or corner rounding.

For the purpose of this exception, "portico" means "a structure consisting of a roof supported by columns, piers or pillars, attached to a building on the exterior as a porch or to cover a walkway or an entrance to a building".

For the purpose of this exception, "loft" means "the finished portion of a building between the roof and the ceiling above the first storey, located inside the sloping roof where the maximum floor area does not exceed 50% of the floor below or 125m², whichever is the lesser".

SECTION 11.XX DETACHED DWELLING SECOND DENSITY RESIDENTIAL (R2-109) EXCEPTION ZONE

11.XX.1.1 The zone provisions shall be the same as for the Detached Dwelling Second Density Residential (R2-107) Exception Zone, except that the minimum lot frontage shall be 25.0 metres.

SECTION 11.XX DETACHED DWELLING SECOND DENSITY RESIDENTIAL (R2-110) EXCEPTION ZONE

11.XX.1.1 The zone provisions shall be the same as for the Detached Dwelling Second Density Residential (R2-107) Exception Zone, except that the minimum lot frontage shall be 20.0 metres.

3. THAT the Zoning By-law be and is hereby amended to add the following to Section 18 – Detached Dwelling Third Density Apartment Residential (RA3) Zone:

SECTION 18.XX THIRD DENSITY APARTMENT RESIDENTIAL (RA3-16) EXCEPTION ZONE

18.XX.1 The lands zoned RA3-16 on Schedule "A" may be used for no other use than one apartment building, permitted in accordance with the following standards.

18.XX.2 Lot Specifications

Minimum Lot Frontage 70.0 metres

18.XX.3 Siting Specifications

Minimum Front Yard 9.0 metres

Minimum Side Yard (West) 2.0 metres

Minimum Side Yard (South) 9.0 metres

Minimum Side Yard (East) 8.5 metres

18.XX.4 Building Specifications

Maximum Number of Dwelling Units 114

Minimum Floor Area per Dwelling Unit

1 bedroom	50.0 sq m
2 bedrooms	65.0 sq m
3 bedrooms	75.0 sq m
Maximum Lot Coverage	35.0 %
Maximum Height	5 storeys plus 2 storeys as a Height Bonus to a maximum of 22.5 metres

Amenity Area

Notwithstanding the provisions of Section 7.2, the required amenity area shall be subject to the following provisions:

A minimum of eighteen (18) square metres per suite (dwelling unit) and no individual component of the total Amenity Area shall be less than two (2) metres by two (2) metres.

Amenity area requirement may be provided indoor or outdoor and it may be permitted above grade level.

Height

Notwithstanding the provisions of Section 6.20, a maximum building height of 5 storeys plus 2 storeys as a Height Bonus shall be permitted to a maximum height of 22.5 metres. Notwithstanding the provisions of Section 3.17, in calculating the height of a building, any construction used as an ornamental roof structure or for the mechanical operation of the building such as a chimney, tower, cupola, or mechanical penthouse shall not be included, and any such structure shall not exceed 5 metres above the roof of the building. Mechanical penthouses shall be required to be setback a minimum of 1 metre from the edge of the floor below.

Height Bonus

In order to permit the Height Bonus referred to in this exception, zoning compliance shall be dependent upon the registration on title of an agreement pursuant to section 37 of the *Planning Act* to secure the following facilities, services or matters:

- i. to construct the Highland Gate Integrated Trails and Open Space System with works and improvements to a value equivalent to the sum of:
 - (a) the Park Development component of the Town's development charge for dwelling units to be constructed on the lands subject to the R2-107, R2-108, R2-109, R2-110 and RA3-16 Exception Zones, subject to credit being given by the Town to the owner; and
 - (b) a contribution of \$3,000 per dwelling unit for a maximum of 273 dwelling units to be constructed on the lands subject to the R2-107, R2-108, R2-109, R2-110 and RA3-16 Exception Zones.

Parking

Notwithstanding the provisions of Section 6.26, vehicle manoeuvring space for 90 degree parking stalls shall be a minimum of 6.6 metres.

Off Site Visitor Parking Permitted

Notwithstanding the provisions of Section 6.26.1.2, part but not all of the required visitor parking for a use on a part of the lot legally described as Part of the North Half of Lot 77, Part of Lot 78 and Part of the South Half of Lot 79, Concession 1 (Geographic Township of King, County of York) may be provided on one or more other lots upon which the use is not located, subject to:

- i. The off-site portion of the parking being implemented through a site plan agreement with the Town and any permanent easements or rights of way, required to secure public access to and the availability of such parking, having been obtained;
- ii. Off-site parking shall not be located further than 300 metres from the lot upon which the use for which the off-site parking is provided is located.

Holding (H) Provisions

Where a Holding (H) symbol appears on the schedule to this by-law, Council shall remove the Holding (H) symbol when the following conditions have been satisfied:

1.
 - a. The Town of Aurora approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or
 - b. York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region to permit the plan registration; or
 - c. The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Town of Aurora allocates the capacity to this development;
2. A detailed cut/fill and floodplain analysis demonstrating no increase in upstream or downstream flooding or erosion;
3. A detailed phased removal plan for the on-line control structure within Tannery Creek; and
4. A natural channel design and restoration plan for the altered watercourse, upstream and downstream of the removed on-line control structure within Tannery Creek.

4. THAT the Zoning By-law be and is hereby amended by deleting Section 31.3.2 and replacing it with the following:

SECTION 31.3.2 MAJOR OPEN SPACE (O-2) EXCEPTION ZONE

That lands shown zoned O-2 Major Open Space Exception may only be used for a parking lot and/or outdoor amenity space that is accessory to a residential apartment building that is located within 300 metres and the Zone Requirements in Section 31.2 shall not apply to such uses, provided that a continuous landscaped strip of not less than 3 metres in width shall be provided along the northerly property line of the site. This area shall be planted with suitable trees of not less than 3 metres in height so as to screen the parking areas and outdoor amenity space from the adjoining residential land.

5. THAT the Zoning By-law be and is hereby amended to add the following to Section 32 – Holding (H) Zone:

SECTION 32.3 EXCEPTIONS

SECTION 32.3.1 HOLDING (H-1) EXCEPTION ZONE

The lands shown zoned H-1 Exception shall be combined with the lands to the west zoned H for the purpose of performance standards; however, the lands zoned H-1 Exception shall only be used for a continuous landscaped strip for the purpose of providing a 3 metre wide landscaped buffer.

6. THAT all other terms, provisions, and existing amendments of the Zoning By-law remain the same.
7. THAT this By-law shall come into full force subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

READ A FIRST AND SECOND TIME THIS ____ DAY OF ____, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS ____ DAY OF _____, 2016.

Geoffrey Dawe, Mayor

Patty Thoma, Deputy Town Clerk

Explanatory Note

RE: Zoning By-law Number XXXX-16

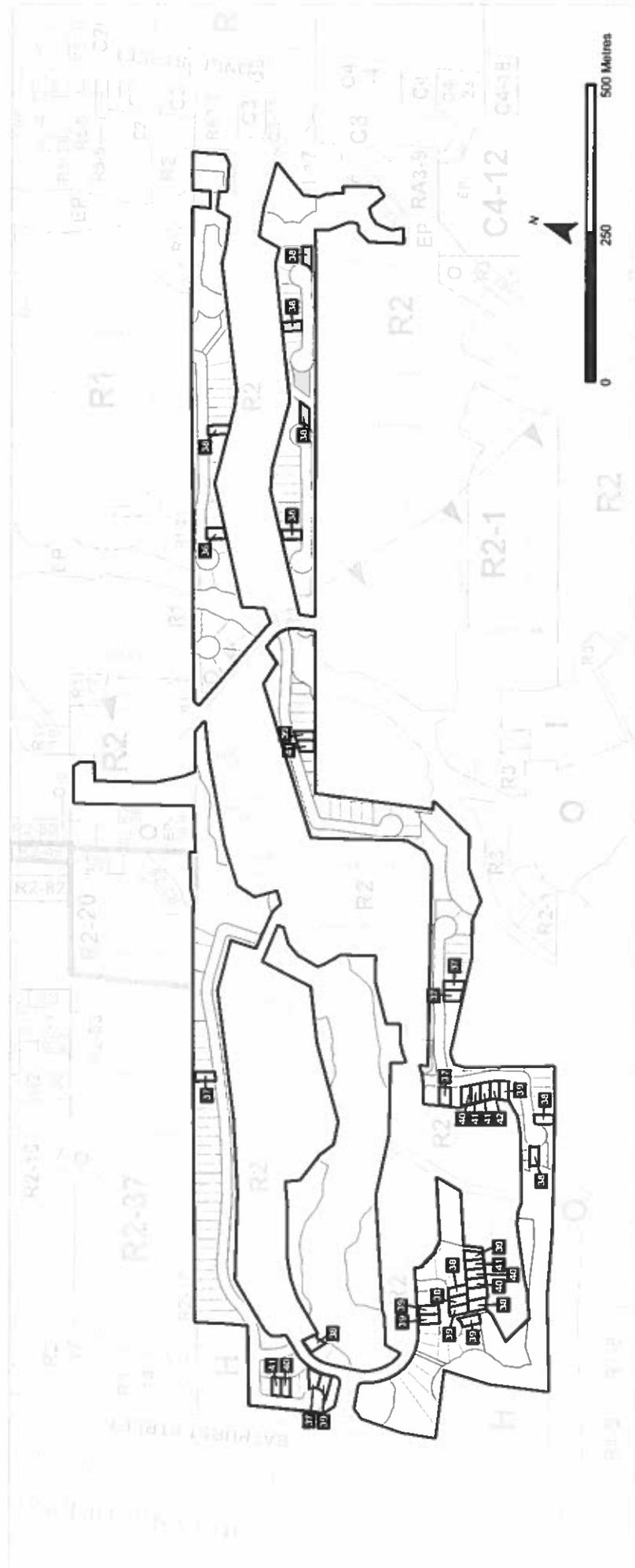
By-law Number XXXX-16 has the following purpose and effect:

To amend By-law Number 2213-78, as amended, being the Zoning By-law in effect in the Town of Aurora, to rezone the subject sites from “Major Open Space Zone (O)”, Major Open Space (O-2) Exception Zone” and “Oak Ridges Moraine Environmental Protection Zone (EP-ORM)” to “Detached Dwelling First Density Residential Zone (R1)”, “Detached Dwelling Second Density Residential Exception Zone (R2/R2-37/R2-107/R2-108/R2-109/R2-110), “Third Density Apartment Residential Exception Zone (RA3-16)”, “Environmental Protection Exception Zone (EP-15)”, “Holding (H) Zone”, “Holding Exception Zone (H-1)”, “Institutional Exception Zone (I-17)”, “Major Open Space Exception Zone (O-2)” and “Major Open Space Exception Zone (O-9)”. The rezoning will permit single detached and high density residential dwelling units.

SCHEDULE "B" TO BY-LAW NUMBER XXXX-16
THE TOWN OF AURORA
THE REGIONAL MUNICIPALITY OF YORK

LOCATION:
PART OF THE NORTH HALF OF LOT 77, PART OF LOT 78 AND PART OF THE SOUTH HALF OF LOT 79, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF KING, COUNTY OF YORK), MUNICIPALLY KNOWN AS 21 GOLF LINKS DRIVE

 LOTS THAT REQUIRE SITE SPECIFIC COVERAGE **XX** SITE SPECIFIC COVERAGE FOR LOTS



ATTACHMENT 4

CONDITIONS OF APPROVAL

DRAFT PLAN OF SUBDIVISION SUB-2015-01 Highland Gate Developments Inc. 21 Golf Links Drive

THE CONDITIONS OF AURORA COUNCIL THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION SUB-2015-01, ARE AS FOLLOWS:

Planning & Development Services: Planning Division Conditions

1. Approval shall relate to Draft Plan of Subdivision SUB-2015-01 prepared by Malone Given Parsons Ltd. dated February 24, 2015 and revised October 24, 2016 attached hereto.
2. The Owner acknowledges and agrees that the Draft Plan of Subdivision and associated conditions of draft approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from studies required as a condition of draft approval. Further, minor redline revisions to the Draft Plan of Subdivision to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this Draft Plan of Subdivision may also be required.
3. The Owner shall agree that the lands within this Draft Plan of Subdivision shall be appropriately zoned by a Zoning By-law that has come into effect in accordance with the provisions of the Planning Act, R.S.O. 1900, c. P.13, as amended (the "Planning Act"). The Holding provisions of Section 36 of the Planning Act may be used in conjunction with any zone category to be applied to the subject lands in order to ensure that development does not occur until such time as the Holding "H" symbol is removed in accordance with the provisions of the Planning Act. The Zoning By-law Amendment shall specify the terms under which Council will consider the removal of the Holding "H" symbol.
4. The Owner shall, prior to final approval of the Draft Plan of Subdivision, enter into and execute agreement(s) with The Corporation of the Town of Aurora, including but not limited to a Subdivision Agreement, agreeing to satisfy all conditions, legal, financial and otherwise of the Town. The Subdivision Agreement and related documents shall be registered on title against the lands to which it applies, as provided for in the Planning Act, at the sole expense of the Owner.
5. Prior to final approval the Owner shall submit detailed plans showing the proposed phasing of the Draft Plan of Subdivision for review and approval by the Town of Aurora in consultation with the Region of York. The Subdivision Agreement shall include provisions related to development phasing to the satisfaction of the Town and the registration of the proposed M-Plan shall occur in phases to the satisfaction of the Town. The Owner shall agree in the Subdivision Agreement that no further approvals shall be granted for

Legal Services Conditions

12. The Owner shall covenant and agree in the Subdivision Agreement to provide a Solicitor's Title Opinion for the lands to be conveyed to the Town.
13. The Owner shall covenant and agree in the Subdivision Agreement to grant, convey and dedicate the following property interests in the lands at no cost and free of all encumbrances (subject to existing and proposed servicing and easements in accordance with approved design drawings) to the Town to the satisfaction of the Town Solicitor:
 - all streets and road widenings shall be dedicated on the M-Plan as public highways;
 - all 0.3 m reserves shall be conveyed as may be required;
 - all lands required for municipal purposes shall be conveyed as may be required; and,
 - all easements required for municipal purposes shall be granted as may be required.
14. The Owner shall covenant and agree in the Subdivision Agreement to consent to registration by the Town of Aurora of the Subdivision Agreement and any ancillary agreements as necessary in priority of all encumbrances to the Town to the satisfaction of the Town Solicitor and to pay to the Town its associated fees for the preparation and registration of same.
15. The Owner shall covenant and agree in the Subdivision Agreement, to convey Blocks 160-166 on the Draft Plan of Subdivision to the Town of Aurora as Open Space lands, at no cost and free of all encumbrances (subject to existing and proposed servicing and easements in accordance with approved design drawings) to the satisfaction of the Town Solicitor and the Director of Parks and Recreation Services in accordance with: a) the Town's By-law Number 4291-01.F, as amended or successor thereto and applicable policies; and b) any related Parkland Agreements imposed by the Town. The Town confirms that the conveyance of the lands shown on the plan for park and public recreational purposes to the Town shall satisfy the Owner's parkland conveyance requirements in accordance with the Planning Act.

Noise Impact Study Conditions

16. Prior to final approval, the Owner shall submit a Detailed Noise Impact Study (Environmental Noise Analysis), prepared by a qualified noise consultant in accordance with MOECC guidelines, to address the noise sources and recommend mitigation measures to the satisfaction of the Town.

22. The Owner shall implement all the recommendations contained in the Functional Servicing and Stormwater Management Report by SCS Consulting Group Ltd. dated February 2015, as amended, to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
23. The Owner shall covenant and agree in the Subdivision Agreement to provide landscape design plans and implement landscape works on site for the stormwater management facilities on the Draft Plan of Subdivision in accordance with the latest MOECC Stormwater Management Practices Planning and Design Manual and in accordance with Town standards. Landscape Works shall include the placement of 300mm topsoil and plantings to the satisfaction of the Town's Director of Parks & Recreation Services.

Roads and Municipal Services

24. The Owner shall prior to final approval prepare and submit detailed engineering design drawings and reports for the layout and construction of roads and services (i.e. water, storm and sanitary) in accordance with the Town of Aurora Infrastructure and Environmental Services Design Criteria Manual to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
25. The Owner shall prior to final approval provide detailed engineering drawings which will include but not be limited to grading control plans (including any retaining walls and details), plan and profile drawings of all underground and above ground services, general plans (notes, above and below ground), drainage plans, composite utility plans (to include above and non-standard below ground utilities, services, driveways and boulevard tree locations etc.), stormwater management plans, detail plans, erosion and sediment control plans, illumination and signalization plans etc. to the satisfaction of the Town.
26. The Owner shall prior to final approval submit a capacity study of the Town's water distribution system to the lands in order to determine that the proposed development can be adequately serviced to the satisfaction of the Town.
27. The Owner shall prior to final approval submit a detailed sanitary sewer capacity study including review of existing sewer conditions in order to determine that the proposed development can be adequately serviced to the satisfaction of the Town. The Owner shall also agree to upgrade or remediate any sewers that the study reports require remediation or upgrading.
28. The Owner shall prior to final approval submit plans acceptable to the Town, detailing any phasing of construction and development, together with the means by which construction access to the site will be gained during any

34. The Owner shall also covenant and agree in the Subdivision Agreement to compensate the Town for street lighting maintenance costs within the subdivision based on the current level of occupancy to the satisfaction of the Director of Infrastructure & Environmental Services.
35. Prior to undertaking any grading on the site, and in connection with the Town's issuance of a Topsoil Removal Permit (if required), the Owner shall prior to final approval of the M-Plan submit a Lot Grading and Erosion Control Plan for any grading within the Draft Plan of Subdivision for approval by the Town and Lake Simcoe Region Conservation Authority that shall include proposed methods for:
 - a) erosion and sediment control prior to and during construction including the extent of grading/filling, the access location and erosion control detail, the location of spoil pile storage and the location and nature of sediment control works;
 - b) progressive stripping and grading to ensure minimum duration of exposed soil areas to the extent practical; and
 - c) Certificate of Decommissioning for any well(s) and septic systems.
36. The Owner shall acknowledge that the suitability of the land for the proposed use is the responsibility of the Owner, and that prior to the registration of the M-Plan, the Owner have an Environmental Site Assessment (under O. Reg. 153/04 as amended O. Reg. 511/09) undertaken by a qualified person registered to ensure that the land is suitable for the proposed use. If in the opinion of the qualified person, the Environmental Site Assessment indicates the land may not be suitable for the proposed uses, the qualified person shall so advise the Ministry of the Environment and Climate Change and the Town. The Owner undertakes to do further investigative studies and to do all work required to make the lands suitable for the proposed use.
37. The Owner shall covenant and agree in the Subdivision Agreement that all Lots and/or Blocks on the M-Plan to be left vacant for longer than six (6) months, and all portions of public highways that are not paved, together with all drainage swales, shall be graded, seeded and/or sodded, and maintained to the satisfaction of the Town.
38. The Owner shall grant required easements to the appropriate authority for public utilities, drainage purposes, turning circles, or any other services as deemed necessary. Any off site easements and works necessary to connect watermains, storm sewers and sanitary sewers to outfall trunks and storm water management facilities on external lands shall be satisfactory to and granted to the appropriate authorities. No works off site or connections to

- including bicycle route signage and other requirements as set out in the said Internal Traffic Study.
45. The Owner agrees that where the Town requires that bicycle routes are required on the collector or minor collector road in accordance with TDM (Traffic Demand Management), to provide signage to the satisfaction of the Town.
 46. The Owner shall covenant and agree in the Subdivision Agreement to provide a detailed structural inspection and report by a professional engineer registered in the province of Ontario of the 3 existing underpasses at Murray Drive (2 locations) and Golf Links Drive (1 location) to the satisfaction of the Town. The inspection shall provide a full review of the structural adequacy and feasibility to utilize the existing underpasses as trail connections while maintaining the existing road structures, including drainage, accessibility and safety. The report recommendations shall also itemize any remedial works, upgrades and estimated costs required to the satisfaction of the Town. Upon completion of the report to the satisfaction of the Town, the Owner shall agree in the Subdivision Agreement to design and construct all works recommended in the report to be completed.
 47. The Owner shall covenant and agree in the Subdivision Agreement to provide on street parking where required to the satisfaction of the Town. Where parking is required, the minimum acceptable pavement width shall be 8.0 metres to the satisfaction of the Town.
 48. The Owner shall, prior to final approval, demonstrate compliance with the Town's standard configuration with respect to all road bends on the M-Plan, to the satisfaction of the Town.
 49. The Owner shall covenant and agree in the Subdivision Agreement to design, pay for and construct all traffic control devices (including temporary pavement markings) as specified in the approved Internal Traffic Study prior to the occupancy of any dwelling, to the satisfaction of the Town.
 50. The Owner shall, prior to final approval, ensure that all dead end streets, sides of road allowances requiring restricted access, and exterior side yard and rear yard flankages of the Lots or Blocks on the M-Plan requiring restricted access as designated by the Town's Director of Infrastructure & Environmental Services shall be terminated in 0.3 metre reserves to prohibit access at certain locations. The 0.3 metre reserves shall be established as public highways by the Town at such times as determined by the Town's Director of Infrastructure & Environmental Services.

Town until such CCTV inspection and rectifications, if any, are complete and accepted by the Town's Director of Infrastructure & Environmental Services.

54. Prior to final approval, the Owner shall monitor the water balances by submitting a supplementary design brief addendum to the submitted Stormwater Management and Hydrogeological Reports. Such report shall also demonstrate that the post development water balance is acceptable and provide any recommendations required for mitigation. The Owner shall covenant and agree in the Subdivision Agreement to carry-out said recommendations/mitigation measures to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.
55. The Owner shall covenant and agree in the Subdivision Agreement to prepare and submit an overall Composite Utility Plan showing the location (shared or otherwise) of all required utilities (on-grade, or above-grade or non-standard below grade, including on-site servicing facilities and streetscaping). This Composite Utility Plan shall be to the satisfaction of the Town, having considered the requirements of those utility providers (including natural gas, hydro, and telecommunications service providers) that will conduct works within the subdivision. Further, the utility distribution plan shall consider the respective standards and specification manuals, where applicable, of the utility providers.
56. The Owner shall covenant and agree in the Subdivision Agreement that natural gas, telecommunication service providers and cable television services, including other street hardware, where possible, shall be constructed underground within the road allowances or other appropriate easements to the satisfaction of the Town.
57. The Owner shall covenant and agree in the Subdivision Agreement to grant access, on reasonable terms and conditions, to any telecommunications service providers indicating an interest to locate within a municipal right-of-way. The Owner further agrees to advise any telecommunications service provider intending to locate within a municipal right-of-way, of the requirement to enter into a Municipal Access Agreement with the Town of Aurora, and to satisfy all conditions, financial and otherwise of the Town.

Open Space Lands

58. The Owner shall covenant and agree in the Subdivision Agreement to convey Parkette Blocks 160 to 166 inclusive on the Draft Plan to the Town as Open Space lands, at no charge and free of all encumbrances (subject to existing and proposed servicing and easements in accordance with approved design drawings), to the satisfaction of the Director of Parks & Recreation Services.

- a) Not to disturb or otherwise use any portion of the Environmental Protection lands for the storage of topsoil or fill materials, with the exception of any filling associated with the re-naturalization of such areas.
 - b) Not to encroach into the Environmental Protection lands without prior written approval of the Director of Parks and Recreation Services.
 - c) To install on-site temporary Paige wire protection/silt fencing along the boundaries of Environmental Protection lands prior to any adjacent development disturbance, and to maintain in place the temporary fencing for the duration of development construction.
 - d) To include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of Lots and Blocks adjacent to Environmental Protection lands advising that the environmental protection lands adjacent to their Lot or Block is intended for conservation and naturalization, and portions may be used for a public trail system and trail amenities. The lands are to remain as much as possible in their natural state. The Town of Aurora will not be responsible for any inconvenience or nuisance which may present itself as a result of the Environmental Protection lands and associated trail system.
64. The Owner shall covenant and agree in the Subdivision Agreement to remove on-line ponds within the Environmental Protection lands and to re-naturalize pond and creek areas to the satisfaction of the Lake Simcoe Region Conservation Authority, Department of Fisheries and Oceans, Ministry of Natural Resources and Forestry and the Director of Parks & Recreation Services.
65. The Owner shall covenant and agree in the Subdivision Agreement to inspect and certify all bridges and bridge foundations by a structural engineer for their continued use for a period of 25 years. Any bridge or associated components not meeting this requirement shall be upgraded or completely replaced. Replacement bridges shall be prefabricated, self-weathering alloy steel bridges on concrete footings supplied by Kitchener Forging or approved equal, with a minimum live load weight rating of not less than 13000 lbs., to the satisfaction of the Director of Parks & Recreation Services.
66. The Owner shall covenant and agree in the Subdivision Agreement to provide design plans for the naturalization and restoration plantings to address the requirements of the Natural Heritage Evaluation to the satisfaction of the Lake Simcoe Region Conservation Authority and the Town.

environmental considerations and proximity of the trail to residential properties.

74. The Owner shall covenant and agree in the Subdivision Agreement to identify the trail system on display plans within the Sales Office and to include a clause within all offers of Purchase and Sale Agreements with prospective purchasers of Lots and Blocks adjacent to the trail system, advising of anticipated trail construction, location and timing. Furthermore, the Owner agrees to include a clause within all offers of Purchase and Sale Agreements with prospective purchasers of all Lots and Blocks adjacent to the trail system advising of proximity of any trail systems as identified on the Trails Plan and of the potential for exposure to night lighting, pedestrian traffic, and noise that may occur on the trail system from time to time.
75. The Owner shall, prior to execution of the Subdivision Agreement, enter into and execute a Parks Agreement with the Town which: a) shall confirm parkland contribution; b) provide recreational amenity facility fit concept plans and address timing of parks construction and cost recovery implications for all parkland blocks; and c) provide detailed design plans and implement landscape works on-site for the construction of parkland amenities within Blocks 160 to 166 inclusive on the Draft Plan of Subdivision, all to the satisfaction of the Town's Director of Parks & Recreation Services.

Vegetation Management

76. The Owner shall covenant and agree in the Subdivision Agreement to provide and implement a Vegetation Management Plan (VMP) to the satisfaction of the Director of Parks and Recreation Services. The VMP shall be prepared by the consulting landscape architect in coordination with a certified arborist or registered professional forester, or other environmental specialist as required. The VMP shall include, but not be limited to the following:
 - a) A vegetation inventory & assessment: Identify all vegetation 50mm caliper or greater for individual tree assessments and/or identify perimeter at canopy of woodland, groups or stands of vegetation; identify trees & vegetation on adjacent property that may be impacted. Inventory shall include species, size and condition.
 - b) Identification of all vegetation removals and identification of all protection measures including Tree Preservation Zones for vegetation designated to be preserved; an at-grade impact assessment to support vegetation removals and/or preservation measures.
 - c) A monetary vegetation appraisal in order to determine compensation planting in accordance with the Town's *Tree Removal/Pruning & Compensation Policy*.

Fencing, Walls & Abandoned Features

79. The Owner shall covenant and agree in the Subdivision Agreement to implement on-site black vinyl chain link fencing in accordance with Town standards to be located on the municipal side of lot lines for future residential Lots and Blocks abutting Town lands except where it is appropriate to retain existing fencing to the satisfaction of the Director of Parks & Recreation Services.
80. The Owner shall covenant and agree in the Subdivision Agreement to include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of Lots and Blocks adjacent to lands conveyed to the Town, in a manner satisfactory to the Director of Parks & Recreation Services, advising that fence gates and/or other means of access will not be permitted to access municipal lands from residential properties.
81. The Owner shall covenant and agree in the Subdivision Agreement to coordinate with existing homeowners abutting lands to be conveyed to the Town to address the issue of retaining walls and fences along the common property boundary, many of which exist in poor condition. The Owner shall complete a full condition assessment and inventory of all existing fences and walls abutting lands to be conveyed to the Town and provide a photographic record and make recommendations as to the continued service life of the fence and implement solutions including replacements to the discretion of the Town and at no cost to the Town, to the satisfaction of the Director of Parks & Recreation Services.
82. The Owner shall covenant and agree in the Subdivision Agreement to remove, where feasible, existing exposed abandoned features remaining on the lands, including irrigation equipment, sprinkler heads, valve chambers, various pipes in and out of watercourses and ponds as well as concrete pads, hydro utility or control structures, and any other miscellaneous features and equipment, all to the satisfaction of the Director of Parks & Recreation Services

General Landscaping Requirements

83. The Owner shall covenant and agree in the Subdivision Agreement to provide landscape design plans and implement landscape works on-site for street tree planting on all road allowances within the Draft Plan in accordance with Town standards and to the satisfaction of the Director of Parks and Recreation Services. As an alternative and at the discretion of the Town, the Town may consider through the aforementioned Subdivision Agreement, requesting cash-in-lieu of the value of street tree plantings, in accordance with the approved landscape plans, to the satisfaction of the Director of Parks & Recreation Services.

90. The Owner shall covenant and agree in the Subdivision Agreement to provide a one-time financial contribution for the purposes of supplementing the Town's on-going annual maintenance costs associated with Landscape Works on municipal lands, such Works as required by Town's standards and/or approved urban and architectural design guidelines. The amount of the contribution shall be equal to twenty-five percent (25%) of the total cost of plant material installed on municipal lands within the Plan, with the exception of naturalization and restoration plantings within the Plan.
91. The Owner shall covenant and agree in the Subdivision Agreement to provide landscape securities to the Town, in a form acceptable to the Town's Director of Corporate & Financial Services, and in the amount of one hundred percent (100%) of the estimated costs of the Landscape Works, to ensure performance and compliance of all Landscape Works, to the approval and satisfaction of the Director of Parks & Recreations Services.
92. The Owner shall covenant and agree in the Subdivision Agreement to provide landscape fees, in a manner satisfactory to the Town, based on the percentage amount of estimated Landscape Works as set out in the Parks and Recreation Services Fees By-law 5426-12. The estimated cost of the Landscape Works shall be provided by the consulting landscape architect and approved by the Town. Landscape fees are required for the review of landscape plans and the administration of implementation of the Landscape Works to the satisfaction of the Director of Parks & Recreation.

Planning & Development Services: Building Division Conditions

93. The Owner shall, prior to final approval, submit a Lot and Block Schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the Lots and Blocks within the M-Plan, to the satisfaction of the Town's Director of Planning & Building Services.
94. The Owner shall agree in the Subdivision Agreement that building permit applications for dwelling units requiring noise controls shall be certified by a qualified professional as being in conformance with the recommendations of the approved Noise study to the satisfaction of the Town's Director of Planning & Building Services.
95. Prior to undertaking any grading or other works on site, the Owner shall obtain a permit under the Building Code Act for the decommissioning of septic sewage system and any existing sanitary sewage lines. The Owner/Developer shall submit a Consultant's Certificate upon completion of the decommissioning to the satisfaction of the Town's Director of Planning & Building Services and Director of Infrastructure & Environmental Services.

98. The Owner shall agree in the Subdivision Agreement that no grading or other soil disturbances shall take place on the M-Plan lands prior to the Ministry of Tourism Culture and Sport confirming receipt of appropriate Archaeological report(s) from the Owner's archaeological consultant and provided that the Ministry has not advised the Owner of any outstanding concerns with such report(s).
99. The Owner shall agree in the Subdivision Agreement to erect and maintain signs on any vacant land within the M-Plan indicating the designated or proposed use of all Lots and/or Blocks (including temporary turning circles) on the M-Plan, other than those lots designated for residential purposes.
100. The Owner shall agree in the Subdivision Agreement to include in all offers of purchase and sale agreements the following warning clauses:
- "Purchasers are advised that, as conditions of approval of the subdivision within which this lot is located, the Town of Aurora has required the developer to undertake and bear the cost of the following items:
- a) street trees (trees planted in the Town boulevards)
 - b) corner lot fencing as directed on the approved engineering plans
 - c) rear lot fencing as directed on the approved engineering plans
 - d) noise attenuation fencing and berms as identified in the approved noise impact study and the approved engineering plans
 - e) fencing (if required) along school blocks, park blocks and environmental protection lands on the approved engineering plans
 - f) subdivision entry features and fencing (if any approved) as identified on the landscape plans approved by the Town.

York Region Conditions

101. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Town of Aurora and York Region.
102. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Aurora for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision may occur in phases based on the availability of water supply and sewage servicing allocation.

108. The Owner shall agree in the Subdivision Agreement to implement all applicable infrastructure improvements related to this draft plan of subdivision based on the recommendations outlined in BA Group's Transportation Considerations report dated February, 2015, as supplemented, in support of the Official Plan Amendment and draft plan of subdivision.
109. The Owner shall agree in the Subdivision Agreement to provide a TDM communication strategy to communicate and notify York Region and the Town of Aurora to effectively deliver the Information Packages and pre-loaded Presto Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded Presto Cards.
110. Prior to final approval, the Owner shall provide an updated Traffic Impact Study to the satisfaction of the Regional Transportation Services Department.
111. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Corporate Services Department, to implement the recommendations of the functional transportation report/plan as approved by the Corporate Services Department.
112. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Corporate Services Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Corporate Services Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
113. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOECC) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to the Corporate Services Department, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Traffic Control/Management Plans;
 - e) Landscaping Plans, including tree preservation, relocation and removals;

features as recommended by the noise study and to the satisfaction of the Corporate Services Department.

118. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Corporate Services Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment and Climate Change guidelines and the York Region Noise Policy.
119. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:
- "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
120. Where noise attenuation features will abut a York Region Right-of-Way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Corporate Services Department, as follows:
- a) that no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-Way;
 - b) that noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) that maintenance of the noise barriers and fences bordering on York Region Right-of-Way shall not be the responsibility of York Region; and
 - d) that any landscaping provided on York Region Right-of-Way by the Owner or the area municipality for aesthetic purposes must be approved by the Corporate Services Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
121. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Corporate Services Department, to be responsible to decommission any existing wells on the Owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
122. The Owner shall agree in the Subdivision Agreement that direct vehicle access from Lot 1 and Blocks 178 and 182 to Bathurst Street will not be provided. All accesses must be provided via local roads and Highland Gate.

- i. The quantity and erosion control storm sewer/super pipes and orifice controls will be located above the adjacent watercourse 100 year water level;
 - ii. All storm outfall headwalls will be located outside of the vegetation protection zone of all key natural heritage and hydrologic features, where possible;
 - b) Detailed erosion and sediment control plans;
 - c) Detailed grading and drainage plans;
 - d) A detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of low impact development measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement;
 - e) A detailed cut/fill analysis for any grading proposed within the Regional Floodplain;
 - f) A detailed delineation of the existing and proposed 100 year and Regional Floodplain demonstrating the location of all proposed development outside of the flood susceptible area; and
 - g) A Conveyance Analysis to demonstrate conveyance of proposed flows from Block 162 (Node C3) to an appropriate outlet.
130. That prior to final approval, a hydraulic model flood elevation comparison table of the Existing LSRCA model versus the Proposed Conditions model will be prepared to the satisfaction of the LSRCA.
131. That prior to final plan approval, a detailed consolidated Hydrogeological Report shall be prepared to the satisfaction of the LSRCA and Town demonstrating that the anticipated changes in water balance from pre-development to post-development will be minimized in accordance with Designated Policy 4.8d. of the Lake Simcoe Protection Plan. Prior to submission of detailed design, the Owner and/or its delegates shall agree to participate in pre-consultation with the LSRCA regarding the required water balance reporting and presentation.
132. Prior to final approval, the Owner shall conduct a subsurface investigation to assess dewatering and/or depressurization needs, and submit a hydrogeological report in support of a Permit to Take Water (PTTW) application. A copy of the PTTW application and hydrogeological report shall be copied to York Region, the Town and the LSRCA at the time of application to the Ministry of Environment and Climate Change (MOECC). York Region, the Town and the LSRCA shall provide comments, if any, on the application for PTTW directly to the MOECC through the EBR Register.
133. That prior to final plan approval, a detailed phosphorus budget shall be prepared to the satisfaction of the LSRCA demonstrating that the anticipated changes in phosphorus loadings from pre-development to post-development

140. That prior to final plan approval, the Owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the *Conservation Authorities Act*.
141. That prior to final plan approval, the Owner shall obtain a permit from the LSRCA for any development within an area subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*.
142. That prior to final plan approval, the Owner shall demonstrate that any requirements related to fish habitat under the *Fisheries Act* have been addressed to the satisfaction of the Federal Department of Fisheries and Oceans.
143. That prior to final plan approval, the Owner shall demonstrate that any requirements related to dam removal under the *Lands and Rivers Improvement Act* have been addressed to the satisfaction of the Ministry of Natural Resources and Forestry.
144. That prior to final plan approval, Blocks 181 to 190 shall be zoned Environmental Protection (EP-X) with the following provisions:
 - a. Notwithstanding the provisions of Section 30.1 respecting permitted uses, the lands shown zoned EP-X Environmental Protection Exception Zone shall not be used, except for the following uses:
 - i. conservation
 - ii. floodplain
 - iii. wildlife areas
 - iv. trails
 - v. roads
 - b. No buildings or structures shall be erected in this zone whether or not ancillary to the uses permitted.
145. That prior to final plan approval, Blocks 160 to 166, 168, 172, 177, 193 and 196 shall be zoned Major Open Space Exception with the following provisions:
 - a. Notwithstanding the provisions of Section 31.1 respecting permitted uses, the lands shown zoned O-X Major Open Space Exception Zone shall not be used, except for the following uses:
 - i. conservation
 - ii. forestry
 - iii. public parks and trails
 - iv. wildlife areas
 - v. roads

150. That the Owner shall agree in the Subdivision Agreement to adequately demarcate Blocks 181 to 190 by means such as fencing (e.g. cedar rail, living wall) and/or signage from the existing and proposed residential development.
151. That the Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and requirements contained within the plans and reports as approved by the LSRCA.
152. That the Owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA.
153. That the Owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plans, and Erosion and Sediment Control Plans prior to any site alteration or grading.
154. That the Owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a maximum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
155. That the Owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Town.

Central York Fire Services Conditions

156. A schedule of Firebreak lots/blocks shall be submitted to Central York Fire Services for approval prior to construction of buildings. Builders/developers will not make application for building permits for designated firebreak lots/blocks without written release of firebreak designation from Central York Fire Services.
157. Water supply for firefighting, including hydrants must be installed and operational prior to construction of buildings.
158. All roads must be complete to a minimum base coat and be able to support emergency vehicles with site access acceptable to Central York Fire Services prior to any building construction.
159. A minimum of temporary street signage must be in place to assist emergency responses prior to construction of buildings.

Clearances

165. Final approval for registration may be issued in phases to the satisfaction of the Town subject to all applicable fees provided that:
 - a) Phasing is proposed in an orderly progression of services; and
 - b) All government agencies agree to registration by phases and provide clearances, as required in Conditions 165 to 175 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
166. The Town's Planning & Building Services: Planning Division shall advise that Conditions 1 to 11, 42, and 93 to 98 inclusive, have been satisfied, stating briefly how each condition has been met.
167. The Town's Infrastructure and Environmental Services Department shall advise that Conditions 16 to 57, 67, 95, 97 inclusive have been satisfied, stating briefly how each condition has been met.
168. The Town's Parks & Recreation Services Department shall advise that Conditions 15, 18, 23, 58 to 92 inclusive have been satisfied, stating briefly how each condition has been met.
169. The Town's Planning & Building Services: Building Division shall advise that Conditions 18, 29, 42, 51, 93 to 100 inclusive have been satisfied, stating briefly how each condition has been met.
170. The Town's Legal Services Department shall advise that Conditions 12 to 15 inclusive have been satisfied, stating briefly how each condition has been met.
171. The Ministry of Tourism, Culture and Sport shall advise that Condition 98 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
172. York Region shall advise that Conditions 18, 101 to 128 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
173. The Lake Simcoe Region Conservation Authority shall advise that Conditions 35, 54, 64, 66, 129 to 155 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.