

Town of Aurora – OPA 73  
Aurora 2C Secondary Plan Area



***AMENDMENT NO. 73***  
***TO THE OFFICIAL PLAN***  
***FOR THE TOWN OF AURORA***

# Town of Aurora – OPA 73

## Aurora 2C Secondary Plan Area

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### 1.0 INTRODUCTION

- a) Lands in the 2C Secondary Plan Area are intended to accommodate approximately between 8,000 and 9,000 residents and between 4,400 and 5,500 employment opportunities over the next 20 years.
- b) The policies of this Secondary Plan are intended to result in vibrant new neighbourhoods that are well designed, attractive and sustainable and that are integrated with the existing community in a logical, compatible, efficient and cost-effective manner.

It is also the intent of this Secondary Plan to ensure the continued advancement of Aurora's economy through the designation and development of a well designed Business Park. This Secondary Plan seeks to promote the Town's economic development efforts to establish a diversified economic base, encourage a competitive business environment and ultimately advance and sustain Aurora's long-term economic prosperity.

- c) Ultimately, it is the intent of this Secondary Plan to guide the development of a complete, healthy and sustainable community that meets the expectations for growth management, support for transit and all of the other objectives and policies of the Province, the Region and the Town of Aurora.

### 1.1 PURPOSE

- a) The purpose of this Secondary Plan is to provide a detailed land use plan and policies for the regulation of land use and development within the 2C Secondary Plan Area in the Town of Aurora.

### 1.2 LOCATION

- a) This Secondary Plan applies to the lands known as the 2C Secondary Plan Area as identified on Schedules A - Land Use Plan, Schedule B – Greenlands and Trails Plan, and Schedule C - Road Plan to this Secondary Plan.
- b) This Secondary Plan includes the following Appendices
  - i. Appendix I: The Community Plan;
  - ii. Appendix II: Urban Design Guidelines will be prepared, where required, prior to any further development approvals to the satisfaction of Town. Preparation of the Urban Design Guidelines document is not solely the responsibility of either the Town or the Applicant, but is a mutual responsibility.

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- iii. Appendix III: Heritage Resources; and,
  - iv. Appendix IV: Environmental Resources.
- c) All development within the 2C Secondary Planning Area shall be generally consistent with the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town. Preparation of the Urban Design Guidelines document is not solely the responsibility of either the Town or the Applicant, but is a mutual responsibility.

### **1.3 HOW THIS PLAN WAS DEVELOPED**

- a) Council has a responsibility and desire to involve and consult residents and businesses as it makes planning and development decisions. The process to review and update this Plan was comprehensive and benefited from the participation of many local stakeholder groups, landowner groups (numerous technical studies and plans were submitted by various landowner groups) and residents.
- b) The preparation of this Plan was led by a Council-appointed Steering Committee, chaired by the Mayor and consisting of three other members of Council. The Steering Committee ensured that openness and transparency was the cornerstone of the 2C Secondary Plan process.
- c) This Plan is a direct extension of the stakeholder consultation process that was undertaken to define the Town's vision and identify underlying principles. As a result, the policies within this Plan reflect the collective aim and aspiration of the people of Aurora. This Plan is one means through which the Town's unique character and quality of life can be preserved while remaining competitive in the larger region.

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### 2.0 VISION

#### 2.1 VISION

- a) This Secondary Plan is based on a vision and supporting principles that were established through the consultation process. The vision for the 2C Secondary Plan Area is to create a complete community that protects the environment and includes well-designed residential neighbourhoods and a business park. The 2C community is expected to be leading edge in implementing green building technologies, and is to be developed at densities and in a pattern that is compact and transit supportive. The community is to be beautiful and safe, and will encourage an active, healthy lifestyle through highly interconnected greenlands and trails systems.
- b) It is anticipated that the 2C Secondary Plan Area will accommodate between 8,000 and 9,000 new residents on lands west of Leslie Street, and between 4,400 and 5,500 new employment opportunities on lands designated for Business Park uses east of Leslie Street.

#### 2.2 PRINCIPLES

- a) The 2C Secondary Plan is based on achieving the policies of the Province with respect to efficient, cost-effective development and land use patterns, the conservation of natural and cultural heritage features, the protection of public health and safety and the achievement of minimum development densities as by the Growth Plan for the Greater Golden Horseshoe. Further, this Secondary Plan is expected to achieve the goals and objectives of the York Region Official Plan and the Town of Aurora Official Plan. Fundamental to the development of the Secondary Plan is the achievement of a transit-supportive community structure and the achievement of an average minimum density of 50 residents and jobs combined per developable hectare.

The developable area includes all lands available for development for both private and public uses, including residential and employment uses, open space and infrastructure (e.g. local and Regional streets and stormwater management ponds). The developable area excludes:

- i. environmental features identified in Places to Grow: Growth Plan for the Greater Golden Horseshoe;
  - ii. key natural heritage features and key hydrologic features and their associated buffers and/or minimum vegetated protection zone ;
  - iii. major infrastructure right-of-ways (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,
  - iv. existing uses (e.g. cemeteries, estate subdivisions).
- b) The 2C Secondary Plan is based on a community design that is diverse in use and population, is scaled to the pedestrian, can accommodate private automobiles and

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transit and has a well defined and high quality public realm - the roads, Area 2C Greenlands System and public buildings.

- c) A primary principle inherent in the design of the 2C Secondary Plan is the conservation of significant existing natural heritage features and cultural heritage landscapes. These features and landscapes are conserved and integrated within the overall design strategy.
- d) The following design and development principles shall be considered in the review of all public and private sector development applications within the Secondary Plan Area:
  - i. **Conformity/consistency with existing policy and directives**  
Development applications shall conform with current Provincial policy, Regional policy and Aurora policy, including the Trails Master Plan, Parks and Recreation Master Plan, and the Town's Economic Development Strategy.
  - ii. **A Healthy, Safe and Complete Community**  
Healthy and safe complete communities shall be encouraged by development that reinforces a neighbourhood focus, supports walkable streets, Crime Prevention Through Environmental Design (CPTED) considerations, a range of housing types and a mix of uses.
  - iii. **Conserve Natural and Cultural heritage Features**  
The protection of woodlands, watercourses and wetlands is paramount in ensuring a lasting natural and cultural heritage legacy for the Town of Aurora. Development shall take an approach that minimizes road crossings, reinforces the protection of the natural landscape, recognizes and supports connected and contiguous natural systems and has the potential for restoration.
  - iv. **Linked, visible and variety of greenlands/open space**  
Development shall promote access to a range of types and scales of parks, which address both active and passive recreational opportunities, and provide a range of public and private community facilities. The Wildlife Park shall be established and enhanced, and storm water facilities shall be connected and visible.
  - v. **Excellence in sustainable design**  
High quality design shall be promoted in both the public and private sectors. Development shall promote mixed use neighbourhood centers which support a 5 minute walk to parks, retail and community facilities. Green buildings, support for transit, housing and job proximity, as well as the promotion of alternative energy sources, water conservation and wastewater management shall also be promoted.

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### vi. **Efficient and cost effective land use and infrastructure**

Balanced growth management and staging of development, as well as road characteristics including capacity, level of service and safety shall inform development. Additionally, it is essential to ensure that road routes are flexible, offering a variety of connections to promote inherent traffic calming and increase the capability to accommodate and promote transit ridership. Alternative modes of transportation shall be encouraged through features that promote recreational and utilitarian cycling, with pedestrian connectivity encouraged between streets and trails. The provision of piped services and the potential for phasing must be incorporated in development, as well as consideration for storm water management ponds and delivery systems.

## 2.3 COMMUNITY STRUCTURE

- a) The community structure of the 2C Secondary Plan Area is based on achieving the principles identified in Section 2.1 of this Plan. The planned community structure is reflected conceptually on Schedule 'A' to this Secondary Plan. The components of the 2C Secondary Plan Area that define its urban structure are identified in the text below.
- b) **The Neighbourhoods** - Neighbourhoods are the fundamental structural element of the Secondary Plan Area. Neighbourhoods must be cohesive and comprehensible to their residents. Neighbourhoods are self-contained areas with a mix of housing types, land uses and activities.

The 2C Secondary Plan Area includes Residential Neighbourhoods. They typically blend a mix of low, medium and higher density housing types as well as public open space features. Residential densities, lot sizes and building types shall vary throughout each Neighbourhood to achieve the variety and animation typical of the older, traditional neighbourhoods found in the Town of Aurora. The highest densities shall occur adjacent to St. John's Sideroad, Leslie Street and the Collector Road network, and within the designated Neighbourhood Centres. To encourage pedestrian activity, and reinforce their function, the majority of the Secondary Plan area is generally within 400 metres of a Neighbourhood focus or feature. Lower density housing is located in areas adjoining the identified natural heritage features, and toward the edges of the Neighbourhoods. It is a requirement of the Secondary Plan that the residential community west of Leslie Street achieves an average minimum density of 50 residents and jobs combined per developable hectare. Neighbourhoods are edged either by natural heritage features or the primary road network, giving each Neighbourhood a unique identity.

Public open spaces are located to define the character and structure of each Neighbourhood. Neighbourhood Parks may be located adjacent to planned school sites and/or integrated with adjacent natural heritage features. Parkettes are dispersed throughout each Neighbourhood and are located on visible road frontages.

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- c) **The Business Park** - Business Parks provide employment lands comprised of the following major structural elements:
- i. Area 2C Greenlands System where development is not permitted, including public open space, open space linkages, environmental conservation lands and storm water management facilities;
  - ii. a road network that includes a system of Collector and Local Roads; and,
  - iii. the lands where development is permitted including specific business park land use designations and gateway locations.

These structural elements all play a significant role in responding to the development of the surrounding community in regards to design and integration, and in satisfying employment needs.

- d) **The Public Realm** - The public realm includes institutional/civic uses (schools, recreational buildings and facilities, places of worship, community centres and seniors housing), the Area 2C Greenlands System (public open space and natural heritage features), storm water management facilities and the road network. All of these components of the public realm are significant organizing elements in the pattern of development. They are located to provide interest, diversity and focal points within the community. The design of all elements of the public realm must be to the highest quality possible.

#### ***The Area 2C Greenlands System***

- i. **Public Open Space** - The 2C Secondary Plan Area includes a full array of public open spaces. The public open space system is integrated with the natural heritage features, the Wildlife Park the cultural heritage landscape and storm water management facilities. A trail network will connect Neighbourhoods, and connect the 2C Secondary Plan Area to the wider community of Aurora. Public open space and rich natural heritage areas are a major attribute of the 2C Secondary Plan Area.
- ii. **Natural Heritage Features** - Existing natural heritage features are conserved and incorporated into the Area 2C Greenlands System and the Wildlife Park.
- iii. **Storm Water Management Facilities** - Storm water management facilities are treated as public assets. The ponds will be designed and planted with native upland, flood tolerant shoreline and aquatic species. Ponds and the overall drainage system are incorporated into the Area 2C Greenlands System.
- iv. **Natural Hazard Lands** - Areas that are subject to flooding and erosion and may contain unstable soils form part of the Area 2C Greenlands System.

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### ***The Road Pattern***

- i. Arterials and Collectors - Roads play a multi-functional role in the 2C Secondary Plan Area by providing for a variety of activities and services, including parking, to meet the needs of residents and businesses. Roads provide access for pedestrians and bicycles, opportunities for vistas and view corridors, pedestrian amenity areas, and space for utilities and services.
- ii. The Secondary Plan Area road pattern follows predictable routes and is highly interconnected. Variations in the grid through road alignments and block geometrics create sites with identity and character. Within the road pattern, roads are organized on a hierarchical basis reflecting their particular functional and design requirements.
- iii. In key locations throughout the Secondary Plan Area, there is the potential for garages to be removed from the front of the dwellings and placed to the rear of the lot, accessed by a system of rear lanes. This dramatically improves the visual quality of the streetscape by reducing the impact of garage doors and facilitates traffic flow along the Collector Road network. The lanes may also provide access to coach houses, routes for service infrastructure, garbage pick-up and may provide additional passive recreational space.

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### 3.0 LAND USE POLICIES

#### 3.1 GENERAL LAND USE POLICIES

- a) The basic pattern of land use for the subject lands is established as shown on Schedule A. The land use pattern provided on Schedule A is schematic and may be adjusted through the preparation of a Draft Plan of Subdivision, Draft Plan of Condominium, or site plan approval, taking into account the conservation of natural and cultural heritage features and cultural heritage landscapes, storm water management requirements, detailed land use relationships, road patterns and the achievement of the density targets of this Secondary Plan.
- b) Schedule A provides for the general location and distribution of the following land use Designations and Symbols:

##### ***The Area 2C Greenlands System***

- i. Environmental Protection Area Designation;
- ii. Parks Symbols;
- iii. Storm water Management Facility Symbol;

##### ***The Residential Neighbourhoods***

- iv. Urban Residential 1 Designation;
- v. Urban Residential 2 Designation;
- vi. Mixed-Use Residential/Commercial Designation;
- vii. Residential Interface Overlay Designation;
- viii. Place of Worship Designation;
- ix. Elementary Schools Symbol;

##### ***The Business Park***

- x. Business Park 1 Designation.

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- c) The locations of all land use designations and symbols shown on Schedule A have been selected without regard to property ownership. In order to ensure that the density requirements of this Plan are achieved and that individual property owners contribute their proportionate share towards the provision of community and infrastructure facilities such as schools, parks, roads and road improvements, external services and storm water management facilities, property owners will be required to enter into one or more agreements as a condition of approval of development for their lands, providing for the equitable distribution of the costs, including that of land, of the aforementioned community and common public facilities.
- d) Notwithstanding any other policies of this Plan, storm water management facilities, including ponds, and all other municipal facilities and utilities, shall be a permitted use within any land use designation. It is, however, the preference of Council to direct, where possible, storm water management facilities, including ponds, and all other municipal facilities and utilities away from lands designated Environmental Protection Area. Notwithstanding this preference, where storm water management facilities, including ponds, and all other municipal facilities and utilities are proposed within an area designated Environmental Protection Area, an Environmental Impact Study shall be prepared to the satisfaction of the Town, in consultation with the Conservation Authority and any other agency having jurisdiction.
- e) In addition to the other policies of this Secondary Plan, any application to convert lands designated Business Park 1 to a non-employment use, including a major retail use, shall only be assessed on the basis of a Regional Municipal Comprehensive Review. The Regional Municipal Comprehensive Review shall be carried out by the Region of York, in consultation with the Town of Aurora, and shall demonstrate that:
  - i. there is a demonstrated need for the conversion, including a detailed review of any significant shortfall in the inventory of land designated for the proposed land use;
  - ii. the lands are not required over the long-term for the employment purposes for which they are designated and that the municipality will meet the employment forecasts allocated to the municipality pursuant to this Secondary Plan;
  - iii. the conversion will not jeopardize the ability of the Town to achieve the Town-wide activity rate of 1 job for every 2 residents;
  - iv. the conversion will not adversely affect the overall viability of the employment area;
  - v. there is existing or planned infrastructure to accommodate the proposed conversion;
  - vi. cross-jurisdictional issues have been considered;

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- vii. the proposed use is compatible with adjacent land uses; and,
- viii. there is no past on-site contamination that would negatively impact the proposed use or future users of the site.

### **3.2 THE AREA 2C GREENLANDS SYSTEM**

- a) The Area 2C Greenlands System is a broad category that includes the Environmental Protection Area Designation as well as the various components of the public parks, linear parks, the Wildlife Park and storm water management systems. Together, these areas will work together to form a highly interconnected Area 2C Greenlands System that will serve both the community, and the broader Town of Aurora. The Area 2C Greenlands System provides the framework for the trails network.
- b) Objectives for the Area 2C Greenlands System are:
  - i. to provide a functional and highly interconnected Area 2C Greenlands System for the community that is accessible and visible to residents;
  - ii. to ensure continuity of the Area 2C Greenlands System and to provide opportunities for recreational and naturalized links within the 2C Secondary Plan Area and to the broader Town of Aurora;
  - iii. to conserve natural heritage features, the Wildlife Park, cultural heritage landscapes, and cultural heritage features and archaeological resources;
  - iv. to provide a continuous Area 2C Greenlands System throughout the community that incorporates links of varying character and function, among natural heritage features, public parks, storm water management facilities and a full array of community amenities;
  - v. to require innovative approaches to urban storm water management, including alternatives to conventional retention ponds, low-impact development, green roofs, and water capture and reuse; and,
  - vi. to provide for an urban public realm, including passive and active parks and meeting places, such as urban squares, which incorporate art, culture and heritage, and that contribute to a sense of place and clear identify.

#### **3.2.1 Hydrogeological and Hydrological Function Areas**

- a) Development applications will be required to demonstrate that the hydrological function areas continue to provide the hydrological functions for which they have been identified, though they need not necessarily be retained in their natural state

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(e.g., they could provide locations for storm water management facilities or outlet channels). Where possible, any facilities developed in these locations should be naturalised, for example with gradual and/or naturalized shorelines to promote the growth of wetland vegetation, native plantings, nest boxes and other wildlife habitat structures such as woody debris etc.

- b) Future development proposals must demonstrate that there will be no adverse impacts to existing groundwater and surface water users as a result of the proposed development. This will be demonstrated through appropriate hydrogeological studies in accordance with the requirements of the Conservation Authority and the Town of Aurora.
- c) Land uses that are considered to pose a significant threat to drinking water supplies will not be permitted within wellhead protection zones, as established by York Region. These zones are shown on Appendix IV, Map 2. Uses that are not permitted within these zones will be determined through the Source Protection Process developed under the Clean Water Act, but may include the following:
  - i) Storage, except by an individual for personal or family use, of:
    - petroleum fuels
    - petroleum solvents and chlorinated solvents
    - pesticides, herbicides & fungicides
    - construction equipment
    - inorganic fertilizers
    - road salt, and
    - contaminants listed in Schedule 3 of the Oak Ridges Moraine Conservation Plan (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990
  - ii) Generation or storage of hazardous waste or liquid industrial waste;
  - iii) Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal sites; and
  - iv) Other uses as determined through the Source Protection Process from consultations with the Lake Simcoe Region Conservation Authority, and Regional Municipality of York.
- d) Incompatible development and site alteration shall be directed away from hazardous lands that are impacted by flooding and erosion hazards. The flooding hazard limit is defined as the regulatory flood based on the historical Hurricane Hazel event (1954).

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The erosion hazard limit is defined using the confined (steep slope) or unconfined (meander belt) classification system established by the Ministry of Natural Resources. Technical flood plain or geotechnical studies may be required as part of a complete development application to confirm the flooding or erosion hazard limits.

### **3.2.2 Environmental Protection Area Designation**

#### ***Intent***

- a) Hazard Lands, natural heritage features, including their associated buffers areas, vegetated protection zones and/or setbacks within the Secondary Plan Area are designated as Environmental Protection Area on Schedule A to this Secondary Plan. Detailed mapping of key natural heritage features is provided in Appendix IV.
- b) Incompatible development and site alteration shall be directed away from hazardous lands that are impacted by flooding and erosion hazards. The flooding hazard limit is defined as the regulatory flood based on the historical Hurricane Hazel event (1954). The erosion hazard limit is defined using the confined (steep slope) or unconfined (meander belt) classification system established by the Ministry of Natural Resources. Technical flood plain or geotechnical studies may be required as part of a complete development application to confirm the flooding or erosion hazard limits.
- c) The Environmental Protection Area Designation and associated policies are designed to identify, protect and enhance the natural heritage features and functions that will form a strong and permanent component of the broader Area 2C Greenlands System.

While the Environmental Protection Area designation and policies will contribute to the creation and protection of an extensive Area 2C Greenlands System within Area 2C, it is recognized that certain lands outside of the Environmental Protection Area designation may contain natural heritage features worthy of protection. It is also recognized that certain lands outside of the Environmental Protection Area designation are intended for development, and policies are required to ensure that such development provides the necessary buffers from natural heritage features, including key hydrologic features.

#### ***Permitted Uses***

- d) The permitted uses on lands designated Environmental Protection Area shall be:
  - i. Woodland, fish and wildlife management;
  - ii. stewardship, conservation, restoration and remediation undertakings;
  - iii. flood or erosion control projects, but only if the projects have been demonstrated to be necessary and in the public interest after all other alternatives have been considered;

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- iv. infrastructure including public and private utilities and new storm water management facilities and roads, but only if the need for the facility has been demonstrated through an Environmental Assessment or other similar environmental approval or planning approval and there is no reasonable alternative. The development of any of these facilities shall be subject to an Environmental Impact Study demonstrating no adverse impacts on any Natural Heritage Feature;
  - v. low intensity recreational uses and trails that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to:
    - non-motorized trail use;
    - natural heritage education and appreciation; and,
    - passive park use on public lands.
  - vi. retrofits of existing storm water management works that improve the provision of storm water services to existing development in the watershed, where no feasible alternative exists;
  - vii. an existing dwelling and accessory uses, buildings and structures thereto; and,
  - viii. existing non-conforming uses, buildings and structures.
- e) Council reserves the right through the implementing Zoning By-law, to further refine the list of permitted uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.

#### ***Policies***

- f) Key natural heritage features, key hydrologic features and hazard lands including their associated typical buffer areas, are designated as Environmental Protection Area on Schedules A and B. The Environmental Protection designation includes the following buffer criteria:
- i. 10 metres from a Woodlot;
  - ii. 15 metres from Warm Water Watercourses or Non-Provincially Significant Wetland; and,
  - iii. 30 metres from a Provincially Significant Wetland or Cold Water Watercourses.

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The boundaries and extent of the Environmental Protection Area designation shown on Schedules A and B are approximate. Minor adjustments or refinements to these boundaries may occur through an Environmental Impact Study that demonstrates the appropriateness of the adjustment to the satisfaction of Council, in consultation with the Region, the Conservation Authority and any other agency having jurisdiction. Such minor adjustments or refinements will not require an Amendment to this Plan.

- g) Where Council, or any other relevant agency considers a change to the Environmental Protection Area boundary to exceed their definition of minor, such adjustment or refinement shall require an Amendment to this Plan. Such an Amendment shall be supported by an Environmental Impact Study that demonstrates the appropriateness of the change to the satisfaction of Council, in consultation with the Region, the Conservation Authority and any other agency having jurisdiction.
- h) Where the boundary to the Environmental Protection Area designation is adjusted, the abutting land use designation or designations shall apply, provided the land use change will not result in development or site alteration that will have adverse effects on any key natural heritage features or key hydrologic features and their functions.
- i) Development or site alteration is not permitted within the Environmental Protection Area designation, except in relation to the permitted uses and policies specified in this Secondary Plan. Development and site alteration shall not be permitted within wetlands and habitat of endangered species and threatened species,.
- j) The removal or destruction of a key natural heritage feature or key hydrologic feature by unauthorized development or site alteration is prohibited. Such removal or destruction will not provide the rationale for the removal of these lands from the Environmental Protection Area designation. Restoration, to the satisfaction of Council in consultation with the Region and the Conservation Authority, will be required for these lands.
- k) Infrastructure and road design and construction shall be sensitive to adjacent key natural heritage features and key hydrologic features and their associated functions, and shall incorporate design treatments and technologies that minimize negative impacts and, where practical, enhance the overall Area 2C Greenlands System.
- l) Road crossings over lands designated Environmental Protection Area and any components of the Area 2C Greenlands System shall be accommodated within as narrow a right-of-way as possible, subject to an Environmental Impact Study and approval of the Town.

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- m) Where Environmental Protection Areas are approved for passive recreation activities, appropriate measures shall be provided to ensure the protection of key natural heritage features and key hydrologic features.
- n) Where lands within the Environmental Protection Area designation are held in private ownership, nothing in this Plan requires that these lands be free and available for public use. Similarly, Council is not obligated to purchase and/or obtain lands identified as part of the Environmental Protection Area designation.
- o) The appropriate buffers, vegetated protection zones and/or setbacks from all key natural heritage features and key hydrologic features shall be established by an Environmental Impact Study, subject to the approval of Council, in consultation with the Region, the Conservation Authority and any other agency having jurisdiction..
- p) Any development, including any buildings and any necessary grading, infrastructure and roads proposed within, or within 120 metres of the Environmental Protection Area designation shall be required to prepare an Environmental Impact Study that will determine the nature and extent of the feature and the appropriate buffer that will be required between the Environmental Protection Area designation and the limit of urban development.
- q) Development or site alteration on lands outside of the Environmental Protection Area designation containing key natural features or key hydrologic features identified through an Environmental Impact Study, will be subject to the Environmental Protection Area designation permitted uses and policies.
- r) An Environmental Impact Study, where required, is to be undertaken by the proponent of development in accordance with Town/Conservation Authority requirements and approved by Council, in consultation with the Conservation Authority and any other agency having jurisdiction. An Environmental Impact Study shall meet the following minimum requirements:
  - i. demonstrate that the development or site alteration applied for will have no adverse effects on key natural heritage features, key hydrologic features, and Lake Simcoe;;
  - ii. identify planning, design and construction practices that will maintain and, where feasible, improve or restore the health, diversity and size of the key natural heritage features or key hydrologic features and connectivity with other key natural heritage features or key hydrologic features as well as connectivity and linkages to natural heritage systems identified in Provincial Plans or by neighbouring municipalities, the appropriate Conservation Authority, Ministry of Natural Resources or other jurisdictions having authority;

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- iii. demonstrate how connectivity within and between key natural heritage features and key hydrologic features will be maintained and, where possible, improved or restored before, during and after construction to allow for the effective dispersal and movement of plants and animals;
  - iv. determine if natural areas are acting as or have been identified as a wildlife corridor to ensure that the area will continue to effectively act and function as a wildlife corridor.
  - v. determine a sufficient minimum buffer to protect areas adjacent to existing features that would be appropriate for restoration or renaturalization to enhance the ecological functioning of that feature, such as lands that provide for rounding out or filling of gaps in Woodland;
  - vi. protect the function of the feature or protect opportunities for feature enhancement, and specify the dimensions of the required buffer; and,
  - vii. include an Edge Management Strategy. Further, the developer may be required to register on title any notices/maintenance requirements that result from the required Edge Management Strategy.
- s) Where, through an application for development or site alteration, a buffer or vegetation protection zone is required to be established as a result of the application of the policies in this Secondary Plan, the buffer or vegetation protection zone shall be graded and planted with native species in a self-sustaining manner in accordance with an Edge Management Plan, as approved by the Town in consultation with the Conservation Authority.
- t) In the review of development or site alteration applications on adjacent lands to tributaries of Lake Simcoe, Council shall consider, in consultation with the appropriate agencies, the restoration of watercourses to their natural state where appropriate. In this regard, an application for development or site alteration shall, where applicable:
- i. increase or improve fish habitat in Watercourses, Waterbodies and wetlands, and any adjacent riparian areas;
  - ii. include landscaping and habitat restoration that increase the ability of native plants and animals to use valley lands or riparian areas as wildlife habitat and movement corridors; and,
  - iii. seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving Watercourses, Waterbodies and wetlands.

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- u) Development and site alteration is not permitted within fish habitat except in accordance with federal and provincial requirements and approvals.
- v) Where development and site alteration is proposed within an area regulated by the Conservation Authority, the owner or proponent is required to obtain all necessary approvals and/or permits from the Conservation Authority.
- w) Any development proposal on land which contains trees may be required to undertake a Tree Preservation Plan prepared by a qualified professional, which shall inventory and assess the present conditions of the trees on the site and shall make recommendations on tree preservation with the objective of maximizing the number of trees that can be conserved on site, subject to grading requirements, community design objectives and the quality of the vegetation.
- x) In the case of development applications that result in a net loss of trees, the developer shall compensate this loss on the development site or in another suitable location as determined by Council. In determining appropriate compensation, consideration should be given to the significance and value of the trees as assessed by a qualified Arborist.
- y) Notwithstanding any policies to the contrary, one single detached dwelling and accessory uses, buildings and structures thereto may be permitted on an existing vacant lot of record, subject to obtaining any necessary planning approvals and an Environmental Impact Study that demonstrates to the satisfaction of Council, in consultation with the Region, the Conservation Authority and any other agency having jurisdiction, that the proposed dwelling will not result in an adverse effects on any key natural heritage features or key hydrologic features or their functions. A new single detached dwelling shall not be permitted within wetlands, the habitat of endangered, threatened or special concern species or environmentally significant areas.
- z) A Monitoring Plan will be developed to track the condition of the Natural Heritage System during and following the transition of the 2C Secondary Plan lands from a predominantly rural to an urban land use. The Monitoring Plan may consider such matters as, but not limited to:
  - i. Recommendations for a public agency to receive and store the monitoring data, and administer responses to undesirable trends, to develop management prescriptions; or to authorize the agency to undertake remedial action(s);
  - ii. Establishment of baseline goals and objectives to measure the future condition of the Natural Heritage System (where possible, baselines will be quantified and based on field studies, including existing data);

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- iii. An approach to monitoring trails;
- iv. An approach to monitoring biological diversity of the Natural Heritage System, possibly including significant species (e.g. species that are rare, threatened, endangered, or “of concern”) or species that are deemed to be sensitive, or species that are indicators of desirable habitat (e.g. area-sensitive or habitat-specific species); and,
- v. Recommendations for implementation of the Monitoring Plan, preferably including volunteer groups.

#### **3.2.3 Parks Symbols**

##### ***Intent***

- a) The system of public parks is highly inter-connected and forms a fundamental structuring element of the Area 2C Greenlands System within the Secondary Plan Area. It is the intent of this Secondary Plan that every resident be generally within 400 metres of either a Community Park, Neighbourhood Park, Parkette or a component of the connecting trails network. Lands identified by a Parks Symbol on Schedule A, and in more detail on Schedule B, shall include lands within the following categories:
  - i. Community Parks;
  - ii. Neighbourhood Parks;
  - iii. The Urban Wildlife Park;
  - iv. Parkettes;
  - v. Linear Parks; and
  - vi. Other smaller scale components of the parkland system that provide access and connectivity to / within the overall Area 2C Greenlands System.

##### ***Permitted Uses***

- b) On lands identified as a component of the public parks system, the following uses are permitted:
  - i. active and passive recreational opportunities;
  - ii. conservation uses;
  - iii. pedestrian and bicycle trails;

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- iv. other *compatible* special purpose uses that are appropriate within a public park;
  - v. small scale and appropriate public and private utilities; and,
  - vi. buildings, structures and uses that are accessory to any permitted uses.
- c) The following additional uses are permitted within a Community Park:
- i. community centres, arenas and recreation facilities; and,
  - ii. retail commercial uses ancillary to the primary recreational use.
- d) Council reserves the right, through the implementing Zoning By-law, to further refine the list of permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.

#### ***Policies***

- e) Public parkland shall be dedicated to the municipality on the basis of the requirements of the Planning Act. Further, Council reserves the right to implement the alternative parkland dedication requirement of 1 hectare for every 300 dwelling units.
- f) Public Parks shall be established in accordance with the following:
- i. Community Parks - The Community Parks are shown symbolically on Schedule A and schematically on Schedule B. The Community Parks are expected to form the central focus for not only the 2C Secondary Plan Area, but also the adjacent existing communities in the Town of Aurora.

Community Parks shall provide for a variety of recreational activities and major facilities to be utilized by all residents of the Town of Aurora. Community Parks may include recreational equipment such as play equipment and sport facilities and may be combined with school sites.

Community Parks shall have a minimum size of 4 hectares.

- ii. Neighbourhood Parks - The Neighbourhood Parks are shown symbolically and schematically on Schedules A and B. The Neighbourhood Parks are expected to form the central focus of a neighbourhood.

Each Neighbourhood Park should include as a minimum an open free play area and climbing structures for children ages 2 to 10. Neighbourhood Parks

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shall perform an array of functions within the community and shall have a minimum size of 1.6 hectares.

- iii. Council endorses the concept of a Wildlife Park, a significant natural base for which is provided in the general vicinity of the East Aurora Wetland Complex and other environmental protection areas within the Area 2C Greenlands System identified on Schedule 'A'. The Urban Wildlife Park, is identified and included as a requirement of this Secondary Plan. There are two primary objectives for the Urban Wildlife Park, these are to provide:
- As a main priority, a natural environment capable of sustaining populations of existing native wetland/grassland/woodland plant and animal species that are attracted to the diverse landscapes in the adjacent area; and
  - Facilities which allow for passive, natural, resource-based educational and recreational opportunities that are in harmony with the requirements of the local environment.

The western limits of the Wildlife Park were established within the area 2B (OPA 30) secondary plan and a preliminary management plan was also undertaken for the west portion of the Wildlife Park. The Town shall build upon the existing management plan, in cooperation with the Conservation Authority, Ducks Unlimited and other stakeholders, with the goal of establishing a complete management plan for the entire Wildlife Park, within 1 year of the adoption of this Plan or as soon as possible. The management plan shall include but not be limited to:

- Determination of the terms of Reference for an Environmental Impact Study and Hydrologic Study
- Management of the existing ponds, including possible restoration of the deteriorated ponds to the south. Guidelines for new Storm Water Ponds adjacent to the wildlife park
- Development of a schedule or protocol for water level management based on hydrological analysis that would optimize/enhance the quality and productivity of the wetland complex (including input from new storm water ponds)
- Preparation of a Woodland management plan along with a buffer planting plan where required due to adjacent development
- Preparation of interpretive and educational aspects of the wildlife park
- Trail and Boardwalk design specifications

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- Guidelines for adjacent land uses and fencing requirements

- iv. Parkettes – Parkettes, are smaller components of the open space network. They are shown symbolically on Schedule A and schematically on Schedule B. These sites are in key locations intended to connect other components of the Park System together, and to provide public open space in strategic locations throughout the community;
- v. Linear Parks – Linear Parks provide an important connectivity function, and are expected to accommodate the majority of the off-road trails network.

Most of the Linear Park space is included within the Environmental Protection Area Designation, and comprise the required buffer areas adjacent to identified significant natural heritage features, hazard lands and/or woodlands. Other key components of the Linear Parks System are identified on Schedule B; and

- vi. Small Scale Open Space - Green Streets/Gateways/Greenways include small scale open space features incorporated into the Secondary Plan as links in the intended open space system or entrances to the community to provide for connecting pedestrian and bicycle routes and special identity features within the Secondary Plan Area. Green Streets/Gateways/Greenways are not shown on any statutory schedules of this Secondary Plan, however examples and criteria will be developed as part of the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.
- g) Where buildings and structures are permitted, they shall be designed so that the size, scale, construction materials and signage are *compatible* with adjacent uses and that rooftop equipment, waste management and loading areas are screened from view from abutting roads and adjacent residential uses.
  - h) Development within the public parks components of the Area 2C Greenlands System shall be designed to minimize impact on the natural environment. In addition, the following shall apply:
    - i. Woodland in parks and mature trees shall be protected, maintained, or enhanced where possible; and,
    - ii. the placing and removal of fill, and site grading shall be minimized, except for necessary site grading associated with the development of parks, trail systems and erosion/erosion control facilities as approved by the Council.
  - i) The locations, configuration and boundaries of these public park lands as shown on Schedules A and B, shall be confirmed through the required Draft Plans of

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Subdivision/Condominium and implementing zoning by-law, and may be adjusted without further Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of Council.

- j) All Community Parks, Neighbourhood Parks, Parkettes and the components of the Wildlife Park not designated as Environmental Protection Area shall be accepted by the Town as contributing to the parkland dedication requirements of the Planning Act. Other smaller components of the public parks system shall be considered on a case-by-case basis, as fulfilling parkland dedication requirements, subject to a review of their individual function within the neighbourhood. Generally, if any component of the public parks system provides an important functional attribute to the broader neighbourhood it shall be accepted as contributing to the parkland dedication requirement of the Planning Act.
- k) Where parkland is not ultimately utilized for park use, the underlying designation will be Urban Residential I and can be developed under the policies of that section of this plan without requiring an Amendment to this Plan.

#### **3.2.4 Storm water Management Facilities Symbol**

##### ***Intent***

- a) Storm water Management Facilities are intended to manage development impacts on Watercourses and the lake system in order to maintain and enhance water quality, protect fish and wildlife habitat and prevent erosion. It is the intent of this Secondary Plan to ensure that Storm water Management Facilities are not only functional components of a community, but are also aesthetically pleasing and a key component of the connected Area 2C Greenlands System. Storm water management Facilities are identified symbolically on Schedule A and schematically on Schedule B.

##### ***Policies***

- b) Storm water management facilities are subject to the policies contained in this Secondary Plan and the Town's policies regarding design, construction and maintenance for these types of facilities.
- c) The locations, configuration and boundaries of the Storm water Management Facilities identified on Schedules A and B shall be confirmed through the required Storm water Management Plan and subsequent Draft Plans of Subdivision/Condominium and implementing zoning by-law, and may be adjusted, added or deleted without further Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of Council.

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### 3.3 THE RESIDENTIAL NEIGHBOURHOODS

- a) This Secondary Plan provides opportunities for a broad range of housing forms throughout the community and within each Neighbourhood.
- b) This Secondary Plan, based on the Community Plan, provided as Appendix I, includes the distribution of housing by house form and density and identifies, in detail, the composition and distribution of the anticipated housing stock and its relationship to the achievement of the Provincial and Regional requirement to achieve a average minimum density of 50 residents and jobs combined per developable hectare..
- c) Council shall monitor and ensure, through the approval of implementing zoning and draft plans of subdivision/condominium, that the mix and density of housing types proposed within the community is appropriate and is in conformity with the provisions of this Secondary Plan and any Provincial and Regional policy directives that are applicable.
- d) Objectives for the Residential Neighbourhoods include:
  - i. to encourage a broad range of housing sizes, densities, designs, tenures and prices, to meet the needs of current and future residents;
  - ii. to encourage innovation in new residential development to address social, economic, design, environmental and growth management policies of this Plan;
  - iii. to ensure that the Residential Neighbourhoods are designed to achieve an average minimum density of 50 residents and jobs combined per developable hectare; and,
- e) For the purposes of this Plan, a secondary suite will be defined as a separate *dwelling unit*, which is contained within an existing single detached or semi-detached dwelling or linked dwelling provided that:
  - i. not more than one *secondary suite* be permitted in association with each principal dwelling on the same *lot* unless otherwise permitted in the Zoning By-law;
  - ii. all the requirements of the Zoning By-law, including the provision of adequate parking, the Ontario Building Code and other relevant municipal and Provincial regulations are satisfied; and,
  - iii. it has been determined that municipal services and community facilities meet the anticipated demand for secondary suites to the satisfaction of Council

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### **3.3.1 Urban Residential 1 Designation**

#### ***Intent***

- a) It is the intent of the Urban Residential 1 Designation to promote well-designed, low density housing in appropriate locations throughout the community, in accordance with the distribution of housing forms identified on Schedule A.

#### ***Permitted Uses***

- b) The permitted uses within the Urban Residential 1 Designation are as follows:
  - i. single-detached and semi-detached dwellings;
  - ii. places of worship;
  - iii. community and cultural facilities;
  - iv. elementary schools;
  - v. parks, open space, pedestrian and bicycle routes;
  - vi. buildings, structures and uses that are accessory to any permitted uses;
  - vii. storm water management facilities and public and private utilities that serve the neighbourhood population and
  - viii. secondary suites.
- c) In addition to the permitted uses identified above, any individual Draft Plan of Subdivision within the Urban Residential 1 Designation, may include small plex-type buildings (under 3.5 stories in height, apartment or duplex/triplex/quadplex type units which are generally ground related), and/or townhouses up to a maximum of 20 percent of the total number of units within the Draft Plan.
- d) Council reserves the right, through the implementing Zoning By-law, to further refine the list of permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.

#### ***Policies***

- e) The maximum height of any building within the Urban Residential 1 Designation shall be 3.5 storeys or 11.0 metres, whichever is less. Notwithstanding this restriction, and given the extensive valley system and undulating topography,

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Council may consider buildings that exceed 11.0 metres in height, as long as the building is not greater than 3.5 storeys in height, and the additional height is provided to assist in dealing with a complex grading issue. Elementary Schools within this designation will be permitted a maximum height of 12.0 metres. Should a three storey elementary school be required the maximum height shall be 18 metres.

- f) Density within the Urban Residential 1 Designation shall range from between 17 and 40 units per net residential hectare. Where proposed, townhouse developments shall have a maximum density of 50 units per net residential hectare.
- g) Permitted places of worship, community and cultural facilities and/or elementary schools shall be permitted through the requirements of the implementing zoning by-law, and shall be subject to site plan control.
- h) All development within the Urban Residential 1 Designation shall be generally within 400 metres of an identified component of the Area 2C Greenlands System
- i) All development within the Urban Residential 1 Designation will address the road, and garage doors/service facilities shall not dominate the view of the streetscape. The implementing zoning by-law shall include details with respect to build within zones for front and exterior side yards, for the various anticipated development types and forms. Special provisions with respect to porches for the residential uses shall also be included in the by-law.
- j) All development within the UR1 Designation shall be generally consistent with the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.

#### **3.3.2 Urban Residential 2 Designation**

##### ***Intent***

- a) It is the intent of the Urban Residential 2 Designation to promote well-designed and transit supportive medium density housing forms in proximity to community recreational and convenience commercial facilities, in accordance with the distribution of housing forms identified on Schedule A.

##### ***Permitted Uses***

- b) The permitted uses within the Urban Residential 2 Designation are as follows:
  - i. street, block, stacked and back-to-back townhouse dwellings, small plex-type (e.g. quattroplex) multiple unit buildings and small scale/low-rise apartments;
  - ii. places of worship;

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- iii. community and cultural facilities;
  - iv. local commercial uses including convenience stores and personal service uses;
  - v. special needs housing;
  - vi. parks, open space, pedestrian and bicycle routes;
  - vii. buildings, structures and uses that are accessory to any permitted uses;
  - viii. storm water management facilities and public and private utilities that serve the neighbourhood population; and
  - ix. secondary suites.
- c) In addition to the permitted uses identified above, any individual Draft Plan of Subdivision within the Urban Residential 2 Designation, may include single and semi-detached dwellings up to a maximum of 20 percent of the total number of units within the Draft Plan.
- d) Council reserves the right, through the implementing Zoning By-law, to further refine the list of permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.

#### ***Policies***

- e) The maximum height of any building within the UR2 designation shall be 6 storeys or 20.0 metres whichever is less. Notwithstanding this restriction, and given the extensive valley system and undulating topography, Council may consider, through the implementing zoning by-law, buildings that exceed 20.0 metres in height, as long as the building is not greater than 6 storeys in height, and the additional height is provided to assist in dealing with a complex grading issue.
- f) Density within the Urban Residential 2 Designation shall range from between 35 and 50 units per net residential hectare. Where proposed, small scale/low-rise apartment developments and/or stacked or back-to-back townhouses shall have a maximum density of 125 units per net residential hectare.
- g) Permitted places of worship, community and cultural facilities, elementary schools, local commercial uses including convenience stores and personal service uses and/or special needs housing shall be permitted through the requirements of the implementing zoning by-law, and shall be subject to site plan control.

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- h) All development within the Urban Residential 2 Designation shall be generally within 400 metres of an identified component of the Area 2C Greenlands System.
- i) All development within the Urban Residential 2 Designation will address the road, and garage doors/service facilities shall not dominate the view of the streetscape. The implementing zoning by-law shall include details with respect to build within zones for front and exterior side yards, for the various anticipated development types and forms. Special provisions with respect to porches for the ground-related residential uses shall also be included in the by-law.
- j) No individual, direct access shall be permitted for any development lot within the Urban Residential 2 Designation that abuts Leslie Street or St. John's Sideroad. If there are justifiable technical or urban design reasons to include reverse frontage development it may be considered without an Amendment to this Plan subject to the satisfaction of Council. If there are justifiable technical or urban design reasons to include reverse frontage development it may be considered without an Amendment to this Plan subject to the satisfaction of Council.
- k) All development within the Urban Residential 2 Designation with the exception of single-detached, semi-detached and street townhouse units shall be subject to site plan control. At the discretion of Council, street townhouse units may be subject to site plan control. All development, without exception, shall be generally consistent with the Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town..

#### **3.3.3 Mixed-Use Residential/Commercial Designation**

##### ***Intent***

- a) It is the intent of the Mixed-Use Residential/Commercial Designation to promote well-designed and transit supportive high density housing in combination with small scale convenience and service commercial uses that serve the surrounding residential community. This Designation is identified on Schedule A.

##### ***Permitted Uses***

- b) The permitted uses within the Mixed-Use Residential/Commercial Designation are as follows:
  - i. apartment dwellings;
  - ii. local commercial uses including convenience stores and personal service uses;

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- iii. special needs housing;
  - iv. buildings, structures and uses that are accessory to any permitted uses; and,
  - v. storm water management facilities and public and private utilities that serve the neighbourhood population.
- c) The following retail and service commercial land uses are specifically prohibited:
- i. any use that requires the outdoor display or storage of goods; and,
  - ii. all automobile related uses (sales, service, gas bars, car washes);
- d) Drive-through restaurants and other drive-through facilities shall be restricted and only be permitted through site specific development proposals and rezoning to ensure that the use is compatible with adjacent uses.
- e) Council reserves the right, through the implementing Zoning By-law, to further refine the list of permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.

#### ***Policies***

- f) The maximum height of any building within the Mixed-Use Residential/Commercial Designation shall be 6 storeys, or 20.0 metres, whichever is less.
- g) Density within the Mixed-Use Residential/Commercial Designation shall generally be within a Floor Space Index of 0.75 to 3.0, except where stand-alone local commercial uses are proposed, where the minimum density shall be reduced to a Floor Space Index of 0.25.
- h) Permitted uses are encouraged to develop in mixed use buildings. Permitted residential uses are not permitted in a stand-alone condition.
- i) Permitted convenience stores and personal service uses shall not exceed 3,500 square metres of Gross Floor Area per individual site.
- j) Permitted convenience stores and personal service uses and/or special needs housing shall be permitted through the requirements of the implementing zoning by-law, and shall be subject to site plan control.
- k) All development within the Mixed-Use Residential/Commercial Designation shall be generally within 400 metres of an identified component of the Area 2C Greenlands System and from local commercial uses.

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- l) All development within the Mixed-Use Residential/Commercial Designation will address the road, and garage doors/service facilities shall not dominate the view of the streetscape. The implementing zoning by-law shall include details with respect to build within zones for front and exterior side yards, for the various anticipated development types and forms.
- m) No individual, direct access shall be permitted for any development lot within the Mixed-Use Residential/Commercial Designation that abuts Leslie Street or St. John's Sideroad. If there are justifiable technical or urban design reasons to include reverse frontage development it may be considered without an Amendment to this Plan subject to the satisfaction of Council. Parking lots shall not be located within any front yard within the Mixed-Use Residential/Commercial Designation unless site conditions and compatibility with adjacent development necessitates such location.
- n) All development within the Mixed-Use Residential/Commercial Designation shall be subject to site plan control and shall be consistent with the Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.

Council may utilize the provisions of Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.

#### **3.3.4 Residential Interface Overlay Designation**

##### ***Intent***

- a) It is the intent of the Residential Interface Overlay designation to ensure that a compatible interface condition can be developed between new development within the 2C Secondary Plan Area, and existing residential development in the Town of Newmarket and/or to ensure a sensitive development response in recognition of the abutting key natural heritage features and key hydrologic features, including their associated buffers, vegetative protection zones and/or setback requirements. The extent of the Residential Interface Overlay Designation is identified on Schedule A

##### ***Permitted Uses***

- b) The uses permitted within the Residential Interface Overlay Designation shall reflect the list of permitted uses from the land use designation that underlies this overlay designation.

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#### ***Policies***

- c) The lands subject to this overlay designation shall be developed in a manner that creates a compatible interface condition with the properties to the north in Newmarket. The compatible interface condition shall be established by the developer, and shall be satisfactory to the Council of the Town of Aurora. Implementation methods could include any one or more of the following, but not be limited to:
  - i. requirements in the zoning by-law related to building types, setbacks and lot sizes;
  - ii. site plan agreements related to fencing and/or other landscape treatments; and/or,
  - iii. provisions registered on title as they may affect the establishment and maintenance of required fencing and/or other landscape treatments.
- d) Notwithstanding the policies of the underlying Urban Residential 2 designation, on the subject lands, single detached and/or semi-detached dwellings may also be permitted.
- e) The minimum density targets for the Urban Residential 1 Designation and the Urban Residential 2 Designation shall not apply within the areas subject to the Residential Interface Overlay Designation and the 20% provision of policy 3.3.2 c) for the Urban Residential 2 Designation shall not apply within the areas subject to the Residential Interface Overlay Designation.

#### **3.3.4.1 East Overlay Designation**

The East Overlay Designation shall be established to ensure a suitable interface between the permitted residential uses of this Plan and the abutting established residential area to the north along Wildrush Place in the Town of Newmarket.

#### **Policies**

- a) Notwithstanding any policies to the contrary in the underlying Urban Residential 1 designation and the Residential Interface Overlay Designation; on the subject lands, single detached, semi-detached, street and/or block townhomes dwellings only shall be permitted.
- b) A maximum density of 30 units per net residential hectare shall be permitted.
- c) A landscaped area shall be provided along the north property line within part of the future residential lots. The width of the landscaped area shall be determined at the draft plan of subdivisions; and or zoning stage to the satisfaction of the Council of the Town of Aurora.

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### **3.3.5 Places of Worship Designation**

#### ***Policies***

- a) A Place of Worship site has been identified on Schedule A.
  - b) A Place of Worship shall not exceed a maximum height of 6 storeys, or a Floor Space Index of 2.5.
  - c) Adequate parking and drop-off/pick-up facilities shall be provided and parking should not be located in the front yard of any building.
  - d) Places of worship shall be high quality landmark buildings and shall be compatible with the character of the surrounding community. Development of a Place of Worship shall be generally consistent with the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.
- . Council may utilize the provisions of Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.

### **3.3.6 Elementary Schools Symbol**

#### ***Policies***

- a) Two Elementary schools have been identified on Schedule A. They have been located adjacent to a Neighbourhood Park, on a Municipal Collector Road. These locations have been selected to reflect the role of school sites in supporting the definition of community structure and patterns of land use. The number, location and configuration of school sites will be further defined through Draft Plans of Subdivision/Condominium and the implementing zoning by-law.
- b) Schools shall provide parking for both vehicles and bicycles, amenity areas and buffering with planting and/or fencing from adjacent residential dwellings. The implementing Zoning By-law and/or site plan approval shall ensure that adequate parking facilities are available on the lot for the proposed use and parking, where possible, shall not be located in the front yard of any buildings.
- c) Development of a Elementary School shall be generally consistent with the Area 2C Urban Design Guidelines will be prepared, where required, prior to any further development approvals to the satisfaction of Town.

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Council may utilize the provisions of Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.

- d) Elementary school sites shall be efficiently used and urban in nature. Multi-storey buildings, campus configurations with other schools, and reduced open space areas shall be considered. Elementary school sites and buildings will be developed in conformity with the following policies:
- i. elementary schools shall be high quality landmark buildings and shall be compatible with the character of the surrounding community;
  - ii. elementary school sites shall be a maximum of 2.8 hectares in size and should be a rectangular configuration in order to maximize its programmable space.
  - iii. elementary school buildings shall be developed in conformity with the green building policies of this Secondary Plan;
  - iv. joint use sites and multiple use buildings will be encouraged wherever possible. The Town will work with the School Boards to achieve appropriate and efficient site designs, and to maximize public service and safety;
  - v. elementary schools shall be located along a Collector Road to be accessible by residents in more than one neighbourhood; and,
  - vi. parking and loading areas will be provided and access points designed in a manner that will minimize conflicts between pedestrian and vehicular traffic and will enhance the aesthetic character of the neighbourhood. Parking and loading areas that are visible from a public road shall be appropriately landscaped to enhance the aesthetic appeal and to screen those facilities from public view while not creating overly screened unsafe environments.
- e) The locations, configuration and boundaries of the Elementary School sites identified on Schedule A shall be confirmed through Draft Plans of Subdivision/Condominium and implementing zoning by-law, and may be adjusted without further Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of Council.
- f) In the event that all or part of a school site is not required by a School Board, it may be developed in accordance with the Urban Residential 2 designation and in conformity with all policies of this Secondary Plan. An Amendment to this Secondary Plan, to reflect the approved change in land use shall not be required. Further, compatible institutional uses as identified in the implementing zoning by-law, or based on specific evaluation of each site, and which may include religious

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institutions, government buildings, community and recreational facilities, housing for seniors and/or cultural buildings (e.g. museum, art gallery);

#### **3.4 THE BUSINESS PARK**

- a) The Business Park represents employment lands as defined by relevant York Region and Provincial legislation and policy directives. The Business Park is considered a crucial component of the Town's long-term economic development strategy.
- b) The structure of the Business Park, based on the Community Plan provided as Appendix I, takes advantage of the accessibility and visibility afforded by Highway 404 and the existing and proposed interchanges at Wellington Street to the south and St. John's Sideroad. The Business Park component of the 2C Secondary Plan Area is planned to accommodate a range of employment opportunities including prestigious office uses to warehousing and light manufacturing. In addition, an array of small to moderately scaled retail and personal service uses will be permitted that are ancillary to the primary employment focus of the Business Park. Opportunities for major and smaller scale institutional uses will also be permitted.
- c) Council shall monitor and ensure, through the approval of implementing zoning and draft plans of subdivision/condominium, that the mix and achieved density of employment generating land uses proposed within the community is appropriate and is in conformity with the provisions of this Secondary Plan and any Provincial and Regional policy directives that are applicable. It is a requirement that the Business Park component of the 2C Secondary Plan achieve a minimum density of 40 jobs per developable hectare.
- d) Objectives for the Business Park include:
  - i. to promote sustainable economic growth, local employment opportunities and diversification of the employment base;
  - ii. To ensure that employment lands are protected to accommodate projected employment growth;
  - iii. to utilize the Town's Economic Development Strategy as an important tool to implement key policy goals and objectives;
  - iv. to ensure that employment lands are used to their fullest and highest potential; and,
  - v. to achieve the highest design standards possible for employment-related development.

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### 3.4.1 Business Park 1

#### ***Intent***

- a) It is the intent of the Business Park 1 Designation to promote high quality and prestigious employment generating land uses. The implementing zoning by-law shall:
  - i. Maximize the advantages of the exposure to Highway 404, and promote business and professional offices in higher density and taller buildings to locate abutting the Highway 404 frontage. Structured parking is preferred in this location, where feasible;
  - ii. Accommodate lower order prestige industrial uses, with larger building footprints and larger parking lots and loading facilities within the interior of the Business Park; and,
  - iii. Closer to Leslie Street, recognize the challenges for large footprint buildings and large at-grade parking facilities on lands with relatively significant slope conditions by providing for a full array of permitted land uses, including a greater proportion of institutional uses, and of Ancillary Uses in a campus format and/or including smaller footprint buildings and structured parking, where possible.
  
- b) ***Permitted Uses***
  - i. Prestige industrial uses, including enclosed warehousing, limited product distribution services, research and development facilities, communications facilities, and manufacturing and processing operations deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or excessive vibrations;
  - ii. All types of business and professional offices, including accessory retail, restaurants and service uses where internally integrated as a component of an office building;
  - iii. Institutional uses of all scales, including post-secondary educational facilities/campuses, government services, research and training facilities;
  - iv. hotels and convention centres including accessory retail, restaurants and service uses where internally integrated as a component of an office building;
  - v. trails and open spaces;
  - vi. buildings, structures and uses that are accessory to any permitted uses;

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- vii. stormwater management facilities and public and private utilities that serve the Business Park;
  - viii. Ancillary uses that primarily serve the business functions in the Business Park. These ancillary uses include small scale retail and commercial uses.
- c) Council reserves the right, through the implementing Zoning By-law, to further refine the list of permitted land uses to ensure that new development is appropriate in the context of the adjacent and surrounding community.

#### ***Policies***

- d) Building heights within the Business Park 1 designation shall be as follows:
- i. Within the Business Park 1 designation, the maximum height shall be 7 storeys or 28 metres, whichever is less; and,
  - ii. Council reserves the right to control the height of any development within the Business Park 1 designation. Heights will be implemented through the zoning by-law process.
- e) Building density shall be a maximum Floor Space Index of 2.5.
- f) All permitted uses shall be carried out entirely within wholly enclosed buildings.
- g) The number of access points from individual lots to public roads shall be minimized. Shared access and internal connections between multiple lots is encouraged.
- h) Parking requirements shall be accommodated within parking structures, wherever possible. Outdoor, at grade parking lots shall be adequately landscaped to ensure the high quality and prestigious character of development within this Designation is maintained or enhanced.
- i) Where a rear or exterior lot line abuts a public road or Provincial Highway, public open space, special landscaping/building treatments shall be required to ensure that the rear and/or side building facades are attractive and/or appropriately screened from view. Council shall ensure conformity with this policy through the provisions of site plan approval.
- j) Where any development within the Business Park 1 Designation abuts lands designated Environmental Protection Area, landscaping/building treatments shall be required to ensure that the use is appropriately screened and any undue adverse impacts are appropriately mitigated. In these locations, a landscaped buffer strip shall be included on the Business Park 1 Designation lands, and shall be

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landscaped to the satisfaction of Council. Council shall ensure conformity with this policy through the provisions of site plan approval.

- k) All development within the BP1 Designation shall be generally consistent with the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.

Council may utilize the provisions of Site Plan Control to the maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail.

- l) Where possible and feasible, buildings and/or innovative grading/landscaping rather than retaining walls, shall be utilized to accommodate site slope conditions.
- m) Council shall consider unique and innovative building strategies to facilitate development that accommodates the site slope conditions, and may consider alternative zoning, site plan and engineering standards in order to facilitate desired development.
- n) No more than 20 percent of the total employment within the Business Park 1 designation shall be allocated for Ancillary Uses that primarily serve the business functions in the Business Park. Ancillary Uses are small-scale retail and commercial uses.

These Ancillary Uses are permitted in stand-alone buildings on individual sites, or as part of a development that includes other employment generating land uses. Where these Ancillary Uses are part of a mixed-use development, the contribution to total employment shall be pro-rated as a percentage based on their overall employment contribution to the development.

The implementing zoning by-law shall recognize the challenges of the relatively significant slope conditions adjacent to Leslie Street by providing for a full array of permitted land uses, including a greater proportion of the permitted Ancillary Uses, typically with smaller footprint buildings and structured parking, where possible.

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### 4.0 URBAN DESIGN AND AMENITY POLICIES

- a) To encourage excellence in community design is essential in creating a vibrant and attractive community for its residents, businesses and visitors. The policies of this Section promote compatible development through high quality urban design and architecture in order to enhance the comfort, safety, accessibility and aesthetics of the built and natural environments of the 2C Secondary Plan Area.
- b) Objectives for urban design include:
  - i. to adopt urban design guidelines that assist development, redevelopment and rehabilitation to provide diversity, amenity, comfort, safety and compatibility with the existing community;
  - ii. to encourage attractive and safe public spaces, such as streetscapes, gateways to the community, vistas, open spaces and heritage areas;
  - iii. to enhance the visual asset of Aurora's Area 2C Greenlands System;
  - iv. to encourage a high quality and consistent level of urban design for the public and private realms through adherence to the principles, policies and requirements of this Secondary Plan. 2C Urban Design Guidelines will be prepared, where required, prior to any further development approvals to the satisfaction of Town. Preparation of the Urban Design Guidelines document is not solely the responsibility of either the Town or the Applicant, but is a mutual responsibility.
  - v. to encourage an urban built form that is massed, designed and oriented to people, and creates active and attractive streets for all seasons; and,
  - vi. to encourage policies to ensure excellence in urban design and sustainable construction methods.

### 4.1 GENERAL PROVISIONS

- a) The 2C Secondary Plan Area is designed to achieve a community that is diverse in use and population, is scaled to the pedestrian, can accommodate private automobiles and transit vehicles, and has a well defined and high quality public realm. This Secondary Plan is premised on high quality urban design, including measures to ensure:
  - i. the provision of a clearly defined public realm;
  - ii. a standardized and highly interconnected pattern of lotting for development blocks;

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- iii. consistent built form;
  - iv. safety, accessibility and comfort in the pedestrian environment;
  - v. support for transit services throughout the community.
- b) New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the design of buildings, their massing, siting, exterior, access and public areas.
- c) Urban design should relate to the way the environment is experienced:
- i. environments through which people travel with cars at relatively high speeds allow for simple, large scale, clear visual statements.
  - ii. environments in which people move and spend time on foot allow for smaller scale, detailed, interesting and diversified visual design statements.
- d) Council shall support urban design which:
- i. reconciles compatibility with diversity; and,
  - ii. avoids monotony and harsh contrasts.
- e) New residential development should provide both the appropriate private and social context for healthy human environments. These consist of:
- i. safety and audio and visual privacy in subdivision design, layout, amenity spaces as reflected in municipal building, landscaping and maintenance standards; and,
  - ii. a supportive social fabric through a range of dwelling types, street orientation, and neighbourhood support services.
- f) Council has designated the 2C Secondary Plan Area for site plan control under Section 41 of the Planning Act. This section allows Council to regulate conceptual design of buildings, the layout, massing, exterior and public access areas to ensure the comfort and safety of users. In most instances, single detached and semi-detached dwellings shall be exempted. Street townhouse dwellings may, at the discretion of Council, also be exempt from site plan control.
- g) To achieve human scale, attractive and safe public environments, in gateways, heritage areas, streets and open spaces, the following urban design approaches should be encouraged where applicable and appropriate:

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- i. development should encourage:
  - sun light on outdoor spaces such as sidewalks, streets, parks and court yards; and,
  - a micro climate which prevents wind tunnels and shelters against cold northerly winds.
- ii. facade treatment should encourage:
  - elements of interest such as displays;
  - well designed street furniture and landscaping;
  - adequate fenestration to provide active street elevations;
  - a variety of textures and colours on walls and walkways;
  - human scale development that ensures people at grade do not feel over-powered by the built environment; and,
  - open balconies on upper floors overlooking streets especially in mixed use areas and usual mitigation of residential projects with front loaded garages.
- iii. pedestrians shall be protected from inclement weather with canopies or arcades at building entrances and along store fronts.
- iv. upper storeys of larger buildings may require setbacks to achieve
  - human scale buildings;
  - vistas to heritage sites;
  - harmony with natural contours; and,
  - diversity of scales without harsh contrast and monotony.
- v. landscaping and underground wiring may be required to enhance public vistas in visually significant areas.
- vi. Developers shall undertake a street tree planting program in accordance with municipal standards.

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- vii. Within the Mixed-Use Residential/ Commercial and Business Park1, designations, parking in front shall:
  - be screened by landscaping;
  - allow for visibility of store fronts from the street by limiting the depth of front parking areas;
  - not create large gaps between developments;
  - allow for substantially uniform setbacks from the street;
  - minimize conflict with pedestrian circulation; and,
  - be coordinated with adjacent commercial developments.
- viii. residential uses shall be screened from abutting non-residential uses.
- ix. unsightly site elements such as loading, parking, refuse storage areas and transformers shall be screened to ensure the amenity of adjacent areas.
- x. visual screens may consist of landscaped buffer areas with grass strips, trees, shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility to compromise the sense of safety.
- xi. in order to mitigate the visual impact of roof top mechanical equipment, such equipment shall be:
  - placed in locations that eliminate their visibility; and/or,
  - screened by raised parapets that complement the building design, material and colour; and/or,
  - placed in specially designed enclosures that complement the building design, material and colour.
- xii. council may require special urban design studies for development proposals to ensure the special requirements are met at Gateway locations.

#### **4.2 PUBLIC REALM**

- a) The public realm comprises public roads, lanes, open spaces/parks, natural heritage features and their associated buffers, storm water management facilities, and the public use activity areas of public lands and private development sites and buildings.

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### **4.2.1 Roads and Lanes**

- a) It is intended that roads and lanes will:
  - i) provide access for vehicles, pedestrians and bicycles, opportunities for vistas, view corridors and pedestrian amenity areas, and space for utilities and services;
  - ii) be subject to appropriate and comprehensive streetscape requirements, including landscaping, that will ensure that the public realm is consistent in quality and design; and,
  - iii) be aligned to create a modified rectilinear grid pattern that defines development blocks and establishes a highly inter-connected and permeable network that maximizes accessibility and support for transit.

### **4.2.2 Views and Focal Points**

- a) The preservation, enhancement and creation of significant views and focal points shall be encouraged by:
  - i) preserving and enhancing views to natural heritage features, including Woodland, cultural heritage landscapes, water bodies, and across parks and open spaces;
  - ii) providing opportunities for views of important public buildings, heritage buildings, open spaces and parks, natural heritage features, and other landmarks; and,
  - iii) providing for sites that terminate roads and view corridors.
  
- b) To recognize the importance of public and institutional buildings in the community and to enhance their status these buildings are encouraged to be sited at the following locations:
  - i) at the termination of a road or view corridor;
  - ii) at road intersections; and,
  - iii) on sites that enjoy prominence due to topographic and natural heritage features.

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### **4.2.3 Location of Buildings with Respect to Roads and Open Space**

- a) Within the residential neighbourhoods, the following measures will be employed, to reinforce the road, lane and block pattern established by this Secondary Plan, the following measures will be employed:
  - i) buildings will be aligned parallel to a public road;
  - ii) buildings will be located in proximity to the property line adjoining the public road;
  - iii) buildings on corner sites will be sited and massed toward the intersection of the adjoining public roads;
  - iv) siting and massing of buildings will provide a consistent relationship, continuity and enclosure to the public roads;
  - v) siting and massing of buildings will contribute to and reinforce the comfort, safety, and amenity of the public roads;
  - vi) buildings located adjacent to, or at the edge of parks and open spaces will provide opportunities for overlook into the open space;
  - vii) the massing, siting and scale of buildings located adjacent to, or along the edge of a park or open space will create an edge or definition appropriate to the type of open space they abut; and,
  - viii) buildings of significant public use or architectural merit may be sited to specifically differ from the surrounding urban fabric in order to emphasize their importance as landmarks.

## **4.3 PRIVATE SECTOR DEVELOPMENT**

### **4.3.1 Development Blocks and Lots**

- a) All the available urban lands are to be subdivided into a series of development blocks and lots, defined by a modified rectilinear grid system of public roads and lanes.
- b) The size and configuration of each development block will:
  - i) be appropriate for its intended use;
  - ii) facilitate and promote pedestrian movement; and,

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- iii) provide a sufficient number and, where appropriate, a range of building lots to achieve cost effective and efficient development.
- c) Each development lot in a block will:
- i) have frontage on a public road or lane;
  - ii) in the case of private lots, have sufficient sideyard to accommodate drainage swales when rear lot catch basins are not present; and,
    - iii) be of sufficient size and appropriate configuration to accommodate development that reflects the planning and urban design policies set out in this Secondary Plan and Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town. Preparation of the Urban Design Guidelines document is not solely the responsibility of either the Town or the Applicant, but is a mutual responsibility.
- d) Notwithstanding the provisions of this Secondary Plan, a lot that does not have frontage on a public road may be permitted, provided the front lot line adjoins public open space fronting a public road, and the rear lot line adjoins, and has access from a public rear lane.
- e) Notwithstanding the provisions of this Secondary Plan, development lots having substantial frontage on Leslie Street, St. John's Sideroad and/or a Collector Road, may be permitted to have a second access to parking from either Leslie Street, St. John's Sideroad and/or a Collector Road provided:
- i) the lot contains a comprehensively designed mixed use development;
  - ii) the principle access to the required service areas on the lot is from the exterior side yard;
  - iii) the need for a second access to parking can be demonstrated to be necessary to facilitate the development pattern, but will not interfere with, or promote unsafe traffic and pedestrian movement; and,
  - iv) the development pattern is otherwise consistent with the provisions of the Secondary Plan and the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.

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### 4.3.2 Built Form

- a) Building Compatibility - Over time, new development will be compatible with adjacent and neighbouring development by ensuring that the siting and massing of new buildings does not result in undue adverse impacts on adjacent properties particularly in regard to adequate privacy conditions for residential buildings and their outdoor amenity areas.
- b) Location of Building Entrances - To support public transit and for reasons of public safety and convenience, primary building entrances shall be clearly visible and located on a public road or onto public open spaces.

Access from sidewalks and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade, and shall be accessible to people who are mobility challenged.

- c) Parking and Servicing - To minimize disruptions to the safety and attractiveness of Leslie Street, St. John's Sideroad and Collector Roads, individual direct access shall be minimized, and, in some cases prohibited, in accordance with the policies of this Secondary Plan.
- d) Within a residential subdivision/condominium, and notwithstanding any other provisions of this Secondary Plan, throughout the 2C Secondary Plan Area, the construction of parking lots/structures which occupy significant proportions of the at-grade frontage of public roads shall not be permitted in order to enhance the quality and safety of the public streetscapes.
- e) To reduce the impact of surface parking and to provide at grade amenity areas, the provision of structured parking shall be encouraged for higher density forms of housing and Business Park development.
- f) Within the Urban Residential and Mixed Use Residential/Commercial Designations, where it is not feasible to locate parking in structures either below or above grade, it is preferred that surface parking lots be located to the rear of principle buildings and/or within the exterior side yard with appropriate landscaping and screening measures to mitigate their visual impact along the street edge.
- g) Within the Business Park 1 designation, above-grade parking structures should be located to the rear of principal buildings and/or within the exterior side yard, although parking structures may be located in the front yard where the principal building is located along the Highway 404 frontage. Where it is not feasible or appropriate to locate parking in structures, either below or above grade, it is preferred that surface parking lots be located to the rear of the principal buildings and/or within the exterior side yard. However, front yard parking may be permitted, subject to appropriate

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landscaping and screening measures to mitigate the visual impact along the street edge

#### **4.3.3 Pedestrian Environment**

- a) Public Safety - To promote safety and security in public places, including roads, parks and open spaces, schools, public transit routes and the public use activity areas of buildings, the following measures are necessary:
  - i) the design and siting of new buildings shall provide opportunities for visual overlook and ease of physical access to adjacent roads, parks and open spaces;
  - ii) clear, unobstructed views to parks and open spaces shall be provided from the adjoining roads; and,
  - iii) appropriate lighting, visibility and opportunities for informal surveillance shall be provided for all walkways, parking lots, garages and outdoor amenity areas.
- b) Pedestrian Circulation - To ensure ease of access for the pedestrian and the enjoyment of public roads and other outdoor spaces, the following measures are necessary:
  - i) public-oriented spaces and activity areas, including building entrances, terraces and porches, will be oriented toward public roads;
  - ii) provision of a consistent level of landscape design, incorporating such elements as appropriate paving, planting, fencing, lighting and signage; and,
  - iii) avoiding the location of building ventilation systems in pedestrian areas.

#### **4.4 BUILDING A GREENER COMMUNITY**

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

##### **4.4.1 Objectives**

- a) Demonstrate leadership in sustainable forms of development and green technologies.

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

#### **4.4.2 Green Building and Design Policies**

- a) Council, through consultation with key stakeholders including the School Boards, shall develop Green Development and Design Standards to ensure that the vision and policies of this Plan are achieved through the development process.
- b) The Green Development and Design Standards shall be used to evaluate development applications and prioritize development approvals.
- c) All development shall meet the minimum standards established by the Green Development and Design Standard upon coming into effect.
- d) The Green Development and Design Standards shall be implemented through an Official Plan Amendment.
- e) Until such time as the Green Development and Design Standards are adopted by Council, all applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and/or Site Plan Approval shall submit a Green Development and Design Report indicating how the various elements identified in Section 4.4.2(f) are being applied, or provide for alternative/equivalent standards and/or provide detailed rationale why individual standards are not appropriate based on site specific uses. In addition the Green Development and Design Report shall describe any other sustainable initiatives being implemented within the proposed development.
- f) Development applications that have received required approvals prior to the adoption of this Plan are encouraged to demonstrate a commitment to achieving the Town's

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Building a Greener Community objectives, as per Section 4.4.1 of this Plan, and must conform with related standards established by the York Region Official Plan.

- g) The Green Development and Design Standards shall be comprised of, but not limited to, the following elements and initiatives that contribute to sustainable community design and green development:
- i. minimum standards for energy efficiency in building design;
  - ii. standards for community design, including but not limited to, compact forms of development, Transit Oriented Development and active transportation, in accordance with the vision and policies of this Plan;
  - iii. design standards to maximize solar gains and facilitate future on-site solar energy technologies;
  - iv. design measures to facilitate future on-site renewable energy and/or energy recovery systems;
  - v. minimum standards for water conservation, including rainwater harvesting, in all buildings and landscaping;
  - vi. green building material requirements to promote durability, resource reuse and renewable resource use;
  - vii. design measures to facilitate the future installation of plug-ins/outlets for electric vehicles;
  - viii. requirements for green and/or white roofs into building design;
  - ix. requirements for Dark Sky compliant practices for exterior lighting;
  - x. minimum standards for waste reduction and diversion in the construction process;
  - xi. design standards for permeable surfaces, including permeable driveways and parking areas; and,
  - xii. landscape design standards to promote water efficient, drought resistant landscaping and the elimination of pesticide/herbicide use, including the use of native plants and xeriscaping.
- h) The Green Development and Design Standards shall be reviewed and revised periodically to respond to technological advancements, design innovations and relevant regulatory changes. An Amendment to this Plan shall not be required to

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implement the results of the review, unless the intent and/or objectives of this Plan are affected.

- i) Council will promote and encourage the use of recognized and accredited third-party certification for all new development, including LEED and EnergyStar, or equivalent standard.
- j) Council shall commit to targeting LEED Silver certification, or its equivalent, for all new municipal buildings and projects.
- k) Council shall require the following efficiency standards for all new buildings:
  - i. 10% greater water efficiency than the Ontario Building Code.
  - ii. grade-related (3 storeys or less) residential buildings shall achieve a minimum performance level that is equal to an EnergyStar – Energuide 80 standard; and,
  - iii. mid and high-rise (4 storeys and greater) residential and non-residential buildings shall be designed to achieve 25% greater energy efficiency than the Model National Energy Code for Buildings.
- l) Council shall encourage the achievement of greater energy and water efficiency in all new buildings, beyond the above minimum requirements.
- m) Council shall have regard for York Region’s “Sustainable Development Through LEED” program, which allows proponents of high density residential proposals meeting specific eligibility criteria and incorporating various sustainability objectives to quality for water and wastewater Servicing Allocation Credits equivalent to servicing allocation for 20%, 35% or 40% of the total residential units within the proposed development. This program can be used by local municipalities to reduce the required allocation assignment and/or to facilitate planning approvals for additional units on a site. This policy is not intended to supersede the Servicing Allocation Policy of the Town of Aurora and all of the criteria of said policy shall remain applicable. In the case of a conflict, the Servicing Allocation Policy of the Town of Aurora shall apply.
- n) Council shall require, where feasible, on all new residential buildings for outdoor irrigation and outdoor water use, the installation of:
  - i. rainwater harvesting; and/or
  - ii. appropriate water re-circulation/reuse systems; and/or
  - iii. low impact development techniques.

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- o) Council shall encourage plans and building designs that maximize solar gains and that buildings be constructed in a manner that facilitates future solar installations (i.e. solar ready).
- p) Council shall review the green building policies in this Secondary Plan as building standards and green building technologies, design approaches, and regulatory standards evolve.
- q) Council shall have regard to York Region's "Sustainable Homes Incentive Program".

#### **4.4.3 Alternative and Renewable Energy Policies**

- a) Council shall promote best practices and innovation in energy conservation and renewable energy systems.
- b) Council shall work with the Region, local utilities and other stakeholders to advance energy conservation, demand management and local generation efforts, as well as the development of renewable energy systems.
- c) Council, in coordination with the Province, York Region and other stakeholders, shall investigate suitable criteria for the construction and use of renewable energy systems in Aurora.
- d) Council shall permit on-site alternative energy systems and renewable energy systems for residential, commercial, institutional and industrial buildings and work with the Region to develop associated design requirements.
- e) Council shall review the alternative and renewable energy policies in this Plan as energy standards and technologies for alternative energy systems and renewable energy systems evolve.

#### **4.4.4 Waste Management Policies**

- a) Waste management policies for the Town of Aurora shall be consistent with the policies of the York Regional Official Plan, including:
  - i. encouraging the reduction and diversion of construction and demolition waste from landfill to meet or exceed the Region's diversion targets; and,
  - ii. coordinate waste collection and diversion responsibilities with York Region;
- b) Co-operate with York Region to manage solid waste disposal to minimize detrimental impact on the environment and adjacent land uses.

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- c) Encourage and promote alternative waste management such as source separation and resource recovery at the processing stage, whenever economically and technically feasible.
- d) Assist and encourage residents' efforts to compost, reduce, reuse, repair and recycle.
- e) Encourage industries to co-operate with the policies in this section, and to trade waste recovery products.

#### **4.4.5 Solid And Hazardous Waste Processing**

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

#### **4.4.6 Soil Pollution And Erosion Mitigation Policies**

- a) Council shall strive to prevent soil pollution through:
  - i. prohibition of dumping or outside storage of hazardous wastes;
  - ii. high quality public and private sanitary sewer systems and their maintenance in accordance with requirements of the Ministry of the Environment, Ministry of Natural Resources, the relevant Conservation Authority and, where applicable, the York Region Medical Officer of Health;
  - iii. introduction of improved technology in this field;
  - iv. increasing public awareness of the effects and reduction in use of pesticides, insecticides, fertilizers, de-icing agents in private and public open spaces, such as along roadsides, on farms, golf courses and in gardens; and,
  - v. regulating or prohibiting the placing or dumping of fill and alternations to the grade of the land in accordance with the Town's Fill By-law and Ontario Regulation 179/06 under the Conservation Authority Act.
- b) Where contamination has occurred, Council shall, in consultation with the appropriate Ministries, the Conservation Authority and the York Region Medical Officer Health:
  - i. determine the exact nature and extent of contamination;
  - ii. request the use of municipally piped water in and adjacent to contaminated areas; and,
  - iii. prohibit any new development proposal with private wells.

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- c) Council shall strive to prevent soil erosion through such measures as:
  - i. requirement of a permit under the Aurora Topsoil Preservation By-Law before any vegetation or soil may be removed; and,

#### **4.4.7 Noise And Air Pollution Mitigation Policies**

- a) Proposed developments adjacent to or near sources of noise, such as railroads, provincial highways, primary arterial roads and industrial uses, will require a noise identification study. Where required, methods of noise abatement measures, according to standards of the Ministry of the Environment, shall be part of site plan agreements and subdivision plans. Such studies may be required at the time of application for development, redevelopment or subdivision approval. Noise abatement measures shall include:
  - i. road or building lay-out which increases the distance between noise sources and residential or other proposed uses; and/or,
  - ii. location and landscaping of open spaces; and/or,
  - iii. sound attenuating walls, berms, double or triple glazed windows and central air conditioning.
- b) Council may establish and impose higher standards for the abatement of noise, vibration, odour, dust and/or other noxious impacts associated with certain land uses.

#### **4.5 ACCESSIBILITY POLICIES**

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

- a) All new development shall be developed with regard to the Province's Accessible Built Environment Standard, as it evolves.
- b) Council shall work with other government agencies and the private sector to promote the achievement of accessibility objectives and standards in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.

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### 4.6 PUBLIC ART POLICIES

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

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

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

- a) Council will promote the creation of public art that reflects the Town’s cultural diversity and heritage by:
  - i. encouraging public art initiatives on properties under the jurisdiction of the Town;
  - ii. encouraging the inclusion of public art in all significant public and private sector developments; and,
  - iii. promoting and actively soliciting gifts of cash and gifts in-kind to the Town to implement public art initiatives;
- b) Council may consider the establishment of a Public Art Advisory Committee to promote public art, manage the Town’s public art reserve fund and develop a Town-wide public art strategy, including, but not limited to, a Public Art Master Plan and public art acquisition policies and/or guidelines.

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### **5.0 CONSERVING CULTURAL HERITAGE RESOURCES AND ARCHAEOLOGY**

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

### **5.1 OBJECTIVES**

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

### **5.2 GENERAL CULTURAL HERITAGE POLICIES**

- a) Heritage planning is the joint responsibility of the Provincial Government, the Region and the Town. An Advisory Committee, known as the Heritage Advisory Committee has been established to provide advice to the Town Council on all matters pertaining to heritage.
- b) The Town may use the power and tools provided by the enabling legislation, policies and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act and the Municipal Act in implementing and enforcing the policies of this section. These may include but not be limited to the following:
  - i. the power to stop demolition and alteration of designated heritage properties and resources provided under the Ontario Heritage Act and as set out by the policies in this Secondary Plan;
  - ii. requiring the preparation of a Heritage Impact Assessment and Restoration/Conservation Plan for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District;
  - iii. using Zoning By-law provisions to protect heritage resources by regulating such matters as use, massing, form, location and setbacks;
  - iv. using the site plan control by-law to ensure that new development is compatible with heritage resources;

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- v. using parkland dedication requirements to conserve significant heritage resources;
  - vii. identifying, documenting and designating cultural heritage resources as appropriate in the secondary and block plans and including measures to protect and enhance any significant heritage resources identified as part of the approval conditions; and,
  - viii. using fiscal tools and incentives to facilitate heritage conservation including but not limited to the Community Improvement Plan and façade improvement program pursuant to the Planning Act, grants and loans pursuant to the Ontario Heritage Act, and heritage property tax reduction/rebate program pursuant to the Municipal Act.
- c) The Town's by-laws, regulations and standards shall be sensitive to the Town's heritage resources and may permit non-standard solutions in order to support the Town's objectives for heritage preservation. Specific measures may include, but are not limited to reduced lot sizes, reduced setbacks and alternative parking requirements.
  - d) The Town shall acquire heritage easements, and enter into development agreements, as appropriate, for the preservation of heritage resources and cultural heritage landscapes.
  - e) The Town may participate, as feasible, in the development of significant heritage resources through acquisition, assembly, resale, joint ventures or other forms of involvement that shall result in the sensitive conservation, restoration or rehabilitation of those resources.
  - f) The Town shall consider, in accordance with the Expropriations Act, expropriating a heritage resource for the purpose of preserving it where other protection options are not adequate or available.
  - g) The Town shall coordinate and implement its various heritage conservation objectives and initiatives in accordance with its Heritage Program.
  - h) The Town shall cooperate with neighbouring municipalities, other levels of government, conservation authorities, local boards, non-profit organizations, corporations and individuals in the conservation of heritage resources in the municipality.
  - i) The relevant public agencies shall be advised of the existing and potential heritage and archaeological resources, Heritage Conservation District Studies and Plans at the early planning stage to ensure that the objectives of heritage conservation are given due consideration in the public work project concerned.

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- j) Municipal, Regional and Provincial authorities shall carry out public capital and maintenance works and development activities involving or adjacent to designated and other heritage resources and Heritage Conservation Districts in accordance with this policy.
- k) Lost historical sites and resources shall be commemorated with the appropriate form of interpretation and may be a requirement of Site Plan approval.
- l) The Town will continue to develop a signage and plaquing system for cultural heritage resources in the Town.
- m) Impact on the significant heritage elements of designated and other heritage resources shall be avoided through the requirements of the Town's sign permit application system and the heritage permit under the Ontario Heritage Act.
- o) Sufficient funding and resources shall be committed by Council to implement a communication and education program to foster awareness, appreciation and enjoyment of cultural heritage conservation.
- p) The Town may develop implementation strategies to participate in certain cultural heritage initiatives offered by other levels of government, including the Federal government's Historic Places Initiative.
- q) Alterations made to a heritage facility shall comply with the Town of Aurora's Accessibility Technical Standards except where modifications to the defining heritage features, which are deemed to alter the essential nature or substantially affect the viability of the enterprise, are allowed under the Ontario Human Rights Code.

#### **5.3 POLICIES FOR CULTURAL HERITAGE BUILDINGS**

- a) The locations of Designated and/or significant Heritage Buildings within the 2C Secondary Plan Area are illustrated in Appendix III.
- b) The Town shall maintain a Cultural Heritage Resources Register to include designated heritage resources as well as those listed as being of significant cultural heritage value or interest including built heritage resources, cultural heritage landscapes, heritage conservation districts, areas with cultural heritage character and heritage cemeteries.
- c) The Register shall contain documentation for these resources including legal description, owner information, and description of the heritage attributes for each designated and listed heritage resources to ensure effective protection and to maintain its currency, the Register shall be updated regularly and be accessible to the public.

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- d) All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.
- e) The Town will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.
- f) Council may adopt a Demolition Control By-Law to prevent the demolition, destruction or inappropriate alteration of residential heritage buildings.
- g) Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.
- h) Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the Town.
- i) A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:
  - i. the cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
  - ii. the current condition and use of the building or structure and its potential for future adaptive re-use;
  - iii. the property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
  - iv. demonstrations of the community's interest and investment (e.g. past grants);
  - v. assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,

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- vi. planning and other land use considerations.
- j) A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.
- k) All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:
  - i. on-site retention in the original use and integration with the surrounding or new development;
  - ii. on site retention in an adaptive re-use;
  - iii. relocation to another site within the same development; and,
  - iv. relocation to a sympathetic site within the Town.
- l) In the event that demolition, salvage, dismantling or relocation is inevitable, thorough documentation of the heritage resources shall be undertaken at no cost to the Town. The information shall be made available to the Town for archival purposes.
- m) Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.
- n) Every endeavor shall be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the Ontario Heritage Act, the Heritage Property Tax Relief Program under the Municipal Act and municipal sources.
- o) The Town may modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.
- p) Guidelines for Securing Vacant and Neglected Heritage Buildings shall be developed by the Town to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.
- q) Council may delegate to staff the power to approve certain classes of alterations of designated properties to facilitate timely processing of such applications.

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#### **5.4 POLICIES FOR CULTURAL HERITAGE LANDSCAPE**

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

#### **5.5 POLICIES FOR ARCHAEOLOGICAL RESOURCES**

- a) The Town shall cooperate with the Provincial Government to designate Archaeological Sites in accordance with the Ontario Heritage Act.
- b) The Town shall adhere to the provisions of the Cemeteries Act as it pertains to archaeological resources.
- c) The Town shall, in consultation with the Provincial Government, keep confidential the existence and location of archaeological sites to protect against vandalism, disturbance and the inappropriate removal of resources.
- d) All archaeological resources found within the Town of Aurora shall be reported to the Province.
- e) An Archaeological Master Plan shall be prepared to identify and map known archaeological sites, and areas of archaeological potential and establish policies and measures to protect them. Every endeavor shall be made to leave archaeological sites undisturbed.
- f) If development or alteration work is proposed on an archaeological site or a site identified as having archaeological potential, an archaeological assessment, prepared by a qualified and licensed archaeologist, shall be required as part of the approval condition of a secondary or block plan. The assessment shall be provided by the development proponent and carried out by a licensed archaeologist.
- g) All archaeological assessment reports shall be approved by the Province. A copy of the assessment report shall also be provided to the Town for comment to ensure that the scope is adequate and consistent with the conservation objectives of the municipality. Access to these archaeological assessment reports submitted to the

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Town shall be restricted in order to protect site locations in accordance with the Ontario Heritage Act.

- h) Archaeological resources identified in the archaeological assessment shall be documented, protected, salvaged, conserved, and integrated into new development as appropriate.
- i) If warranted, the Town shall make regulations for the removal of archaeological resources from an archaeological site in accordance with the Ontario Heritage Act, and the requirements of the Province and the municipality.
- j) Proper archaeological methods and techniques shall be used in the survey and excavation of archaeological sites and in the treatment, disposition, maintenance and storage of archaeological resources.
- k) A contingency plan shall be prepared for emergency situation to protect archaeological resources on accidental discoveries or under imminent threats.

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### 6.0 PROVIDING SUSTAINABLE INFRASTRUCTURE

The Town's infrastructure system, including its transportation and pedestrian networks, transit system, sewer, water and storm water systems and utilities, serve an essential role in a community's successful operation and ability to support development. The policies of this Secondary Plan seek to ensure Aurora's physical infrastructure is developed within the 2C Area to meet the needs of all new residents and businesses, and are consistent with the Town's objectives for managed growth and sustainable development.

### 6.1 OBJECTIVES

- a) The following general objectives apply throughout the 2C Secondary Plan Area:
- i. promote Active Transportation and the use of alternate transportation modes such as transit, walking and bicycling to reduce the dependence on the private motor vehicle;
  - ii. support a basic, dependable, accessible and integrated transit system, as an essential, environmentally significant public service through appropriate land use, urban design and transit management policies;
  - iii. ensure the development and maintenance of a safe, comfortable and enjoyable environment for pedestrians and cyclists, along roads and trails;
  - iv. ensure safe and convenient mobility for persons with special needs;
  - v. ensure storm water management facilities are technically appropriate and are integrated as key amenity spaces within the Town's overall Area 2C Greenlands System;
  - vi. ensure storm water management facilities are designed, built and/or retrofitted to meet the requirements of the Lake Simcoe Protection Plan;
  - vii. strive towards elimination of excess water and energy consumption, and waste production;
  - viii. support high environmental standards in water and sewage processing;
  - ix. support opportunities for increased energy generation, supply and conservation, including alternative energy systems and renewable energy systems; and,
  - x. phase development to ensure cost-effective and efficient use of infrastructure and utilities.

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### **6.2 ACTIVE TRANSPORTATION POLICIES**

- a) The Town of Aurora includes an evolving transportation system that moves people and goods via roads, public transit, trails, pedestrian linkages and bicycle routes. It is a priority of this Secondary Plan to facilitate an active and integrated multi-modal transportation system that is safe, efficient, economical, convenient and comfortable while respecting the heritage features and character of the community. In addition to the general objectives for providing sustainable infrastructure, the objectives of Council with respect to Active Transportation are:
- i. to promote multi-modal access throughout the community and to encourage an active, healthy lifestyle for the residents and employees within the 2C Secondary Plan Area;
  - ii. to create a multi-modal transportation system that has regard for the environmental, social and aesthetic character and amenities of the community;
  - iii. to develop a multi-modal transportation system that is compatible with existing and future land use patterns;
  - iv. to provide a multi-modal transportation system which encourages convenient movement within the community as well as providing linkages to external transportation systems within the Town, the Region and throughout the Province;
  - v. to provide a highly interconnected, efficient and safe system of routes for pedestrians and cyclists that accommodates functional as well as recreational facilities and that includes features such as benches, waste receptacles, bicycle racks, crosswalks, lighting and shade;
  - vi. to achieve a pattern of development which supports public transit use; and,
  - vii. to improve accessibility to transit and transportation facilities for special user groups.

#### **6.2.1 General Transportation Policies**

- a) New facilities or major improvements to the existing transportation system will only occur where such improvements are consistent with the existing character and amenities of the community and comply with the Region's Transportation Master Plan Update.
- b) Major capacity improvements to the existing road system will only occur when the need exists and all reasonable traffic control options have been implemented.

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- c) Transportation facilities will be planned, designed and constructed to minimize the effects of noise, fumes and vibration on existing and future residential development.
- d) New development applications demonstrate that the development is consistent with the York Region Transit-Oriented Development Guidelines.

#### **6.2.2 Policies for Roads**

- a) The transportation network, for purposes of right-of-way protection, is shown on Schedule C. The transportation network is intended to provide for the efficient future and safe passage of pedestrians and cyclists, the operation of an efficient public transit system and provide for the balanced usage of motor vehicles. Schedule A, together with the following policies, forms the basis for the provision of roads, trails, right-of-way widths and access controls. Provincial Highways and Regional Roads are subject to Provincial and Regional requirements and permits in addition to the other policies of this Secondary Plan.
- b) It is a fundamental principle of this Plan to ensure that the Area 2C Greenlands System is visually and physically connected to adjacent neighbourhoods. The road network shown on Schedule C, identifies an array of opportunities for the consideration of single-loaded roads adjacent to parks, stormwater management facilities and to the Environmental Protection Area designation. It is a policy of this Plan that single-loaded roads adjacent to the Area 2C Greenlands System be considered, and be required where practical, particularly when abutting public parks and stormwater management facilities. Other forms of connectivity shall also be considered, including trail-head and trail connections, vista corridors and other innovative techniques.

Council, in reviewing Draft Plans of Subdivision, shall be satisfied that the principle of visual and physical access to the Area 2C Greenlands System has been achieved to the greatest extent that is practical and feasible.

- c) Where applicable road improvements and new road projects shall be undertaken in accordance with the provisions of the Municipal Engineers Association's Municipal Class Environmental Assessment (Municipal Class EA). The final alignment of all Municipal Collector Roads will be settled through the EA process.
- d) Road crossings over lands designated Environmental Protection Area, as identified on Schedule A and/or C of this Plan:
  - i. shall be accommodated within as narrow a right-of-way as possible;
  - ii. shall be designed to minimize environmental impacts and to ensure the maximization of public safety;

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- iii. may be deleted, or have its alignment adjusted without the need for an Official Plan Amendment; and,
- iv. any, or all of these conditions shall be subject to an Environmental Impact Study and the approval of the Town.

Further, roads that abut lands designated Environmental Protection Area, as identified on Schedule A and/or C of this Plan:

- i. may be accommodated on a narrower than typical right-of-way, if abutting lands are owned by the Town;
  - ii. shall be designed to minimize environmental impacts and to ensure the maximization of public safety;
  - iii. may be deleted, or have its alignment adjusted without the need for an Official Plan Amendment; and,
  - iv. any or all of these potential conditions shall be subject to an Environmental Impact Study and the approval of the Town.
- e) All proposed development located adjacent to, and in the vicinity of Provincial Highway 404, within the Ministry of Transportation's permit control area under the Public Transportation and Highway Improvement Act will also be subject to the approval of the Ministry of Transportation. Early consultation with the Ministry of Transportation is encouraged to ensure the integration of municipal planning initiatives with Provincial transportation planning.
- f) The functional road classification and associated guidelines of this Plan pertain to Highway 404, Regional Arterial Roads, Municipal Collector Roads, Local Roads and Lanes. Highways and the Regional Arterial and Municipal Collector Road network is shown on Schedule C. Roads are intended to function in accordance with the following policies:
- i. Highway 404 is a controlled access freeway with no access to adjacent land. Its function is to carry traffic at higher speeds and provide for longer trips in and outside the community of Aurora. The design and location of access will be strictly controlled so that any service to adjacent land does not detract from the primary function of moving traffic. It is anticipated that improvements to Highway 404 will be implemented over time, including, as shown schematically on Schedule A, a proposed interchange at St. John's Sideroad. Council will encourage the advancement of this proposed interchange.
  - ii. Regional Arterial Roads are primarily transportation facilities, providing through routes for vehicles, pedestrians and cyclists through the Town.

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Access to property can be permitted although the number, design and location of access points will be controlled so that the service to adjacent land does not detract from the primary function of moving the various modes of transportation.

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

Regional Roads will have a minimum right-of-way width of 36.0 metres. Leslie Street, St. John's Sideroad and, in a limited way, Bayview Avenue are the Regional Arterial Roads within the 2C Secondary Plan Area, as identified on Schedule A. The function, design and ultimate right-of-way widths shall be established through the Environmental Assessment process, in consideration of the land uses and policies of this Secondary Plan.

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

- iii. Municipal Collector Roads are identified on Schedule C. They are intended to carry traffic between Regional Roads and the Municipal Local Roads. Through traffic will be discouraged from using these roadways. Limited access to properties abutting these roadways will be permitted. The Town will consider Alternative Development Standards for Municipal Collector Roads within the 2C Secondary Plan Area. The maximum right-of-way width for Municipal Collector Roads (Minor) shall generally be 20.0 metres and a Municipal Collector Road (Major) shall generally have a maximum right-of-way width of 23.0 metres.

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

- iv. Municipal Local Roads, are identified conceptually on Schedule C. They are designed to accommodate only low volumes of traffic at low speeds and generally only serve local area trips. The Town will consider Alternative Development Standards for Municipal local roads within the 2C Secondary Plan Area. Local Roads will generally have a maximum right-of-way width of 18.0, however this may be further reduced subject to meeting the technical requirements of the Town.

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

Local Roads are identified conceptually on Schedule C and the Community Plan, attached to this Secondary Plan as Appendix I. The details of the Local Road network are to be confirmed through the Draft Plan of Subdivision process. Adjustments/deletions and additions to the Local Road Network identified on Schedule C and in Appendix I, may be permitted by Council without Amendment to this Secondary Plan, subject to the principles of greenlands visibility, connectivity and neighbourhood permeability being achieved.

- v) Lanes are identified conceptually on Schedule C. They are designed to accommodate access to garage structures at the rear of a residential lot. They may be considered where it is either not desirable or possible to have driveways and garages fronting directly onto a road. Lanes will generally have a minimum right-of-way width of 7.5 metres.
- vi) The Town shall consider the implementation of Alternative Development Standards throughout the 2C Secondary Plan Area. Further, the Town may approve exceptions to the provisions of this policy based on an evaluation of the physical circumstances of the road, and on consideration of the principles for a pedestrian-friendly and walkable community
- g) Notwithstanding the provisions of Section d) above, alternative road development standards may be permitted where such standards complement the policies of this Plan, and are acceptable to Council. Further, such standards may only be employed provided it can be demonstrated that adequate on-street parking and snow storage can be provided without impeding normal traffic flows. These measures shall be implemented through the subdivision approval process.
- h) In the design of all roads except Provincial Highways, particular regard will be given to adequate space and safety provisions for the movement of pedestrians and cyclists, with a clear system of through routes and for safe transfers on and off of transit vehicles.
- i) All Regional Arterial, Municipal Collector, Local Roads and Lanes shall be developed consistent with the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.

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- j) The coordinated installation of utilities, sidewalks, trails, bicycle routes, lighting and tree planting will be part of the detailed planning, design, and development of all roads.
- k) Proposals for the widening or the inclusion of additional road lanes on existing Regional Roads shall include pre-consultation between the York Region and Town staff and shall include a public consultation process to address such issues as development schedules, rights-of-way widening, impacts on street trees and streetscape improvements. Where the class and function of an existing Regional Road is to be changed to a higher class and function, such change will require a Functional Servicing Plan or a Service Infrastructure Master Plan and an Amendment to this Plan.
- l) Specific lane requirements shall be determined at the detailed design stage and will, in addition to traffic demand, be based upon planning considerations such as preservation of mature trees and the overall effect upon the streetscape. Pedestrian and cyclist needs will be given equal consideration as that of vehicular operational efficiency.
- m) Development and redevelopment proposals may be required to carry out and implement a Traffic Impact Study. Developments adjacent to Highway 404 are subject to the safety requirements and permit control of the Province.
- n) Road Widening and Intersection Improvements and Alignments:
  - i. in the policies identifying road function, this Plan has identified road allowance width parameters. These are the basic widths required to provide for traffic surfaces, boulevards, sidewalks, multi-use trails, utility locations and ditches. The identified road allowance widths are based on the existing situation, expected future development and the intended road function. For the purposes of the Planning Act, each road described or shown on Schedule C shall be considered a “highway to be widened” and the identified road allowance width plus the widths specified in this Plan shall determine the extent of the required widening;
  - ii. the Region and/or the Town may require, at intersections, road widenings for daylighting triangles in order to provide sufficient sight distances, turning lanes and locations for traffic control devices;
  - iii. the Region and/or the Town may require turning lanes at any other locations along roads to provide safe and appropriate access to major generators or attractors of traffic. Dimensions of such widenings shall be in accordance with the applicable standards of the Region and/or the Town;
  - iv. where a road allowance is identified as including, or comprising part of a bicycle route or trail system, the Region and/or Town may require additional

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road widenings for a cycling lane or trail. The minimum width for such a dedicated widening shall be 1.5 metres per side or in accordance with an approved alternative development standard;

- v. the Region and/or the Town may, under certain topographic conditions, require a greater road allowance width in order to address appropriate design or traffic safety measures. Where such circumstances are encountered, additional right of way width may be added to the road allowance widths without the need to amend this plan;
  - vi. in addition, where topographic conditions make it impractical or prohibitive to expand a road allowance to an equal extent on both sides then the Town may acquire a greater portion, or the entire extent, of the required widening on only one side of the existing allowance;
  - vii. where a dedication of land is being required as a condition of a development approval, the land owner shall only be required to dedicate a widening equivalent to 50 percent of the total required width to bring the road width up to the width specified for the applicable road classification; and,
  - viii. implementation of any Arterial signalized intersection improvements is subject to approval by the Region and should adhere to the Region's Traffic Signal Warrant Policy.
- o) Where a road allowance is less than the prescribed width, and additional widenings are required in accordance with the transportation policies of this Secondary Plan, or to achieve an appropriate geometric alignment, the Town may require that such widenings or realignments be obtained through the development approval process through dedication in accordance with the Planning Act.
  - p) In areas where the majority of the existing land uses along a road, or a significant portion of a road, is developed at the time that this Secondary Plan is adopted, then the standards for the right-of-way of the road, as specified by this Secondary Plan and Area 2C Urban Design Guidelines, which will be prepared, where required, prior to any further development approvals to the satisfaction of Town, shall act as a guide. Further evaluations may be undertaken to determine a practical right-of-way width that can serve both vehicular and non-vehicular traffic requirements along the road while minimizing the negative impacts on existing development.

#### **6.2.3 Design Policies for Roads**

- a) The Region and/or the Town shall consider the following as well as the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town:

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- i. provide a grid of Regional Roads and Municipal Collector Roads and Municipal Local Roads and associated public open spaces that organizes development, is pedestrian and bicycle friendly, is highly connected and supports transit;
- ii. ensure that the road and road pattern establishes development blocks that achieve an orderly pattern of development and visual diversity;
- iii. provide access for pedestrians, bicycles and vehicles, opportunities for vistas, view corridors and pedestrian amenity areas and space for utilities and services;
- iv. design all streetscape elements including plantings, trees, sidewalks, utility poles, paving patterns, bicycle racks, seating, natural or built shade structures, signage and waste/recycling receptacles to be consistent and complementary to the character of the community;
- v. ensure that all road rights-of-way include minimum boulevards that accommodate street trees. The minimum tree planting area width will generally be 2.5 metres but preferably 3.0 metres or in accordance with approved alternative development standards. In addition, all boulevards shall contain a minimum continuous depth of 400 millimetres of planting soil.
- vi. design street lighting with regard for vehicular, cyclist and pedestrian requirements so that the size, height, and style of lighting reflect the hierarchy of the road and complement the character of the community;
- vii. locate all utilities underground where feasible. Where components of utilities must be located above ground, they should be located within the public right-of-way or on private property, such as a rear lane or in locations where there is no conflict with the street tree planting line; and,
- viii. utility providers will be encouraged to consider innovative methods of containing utility services on or within streetscape features including, but not limited to, gateways, lamp posts and transit shelters when determining appropriate locations for larger equipment and cluster sites.
- ix. To work with York Region to ensure sidewalks and street lighting are provided on all streets in the Secondary Plan area. More detailed policies and certain exemptions for sidewalks are set out within Section 6.2.2.

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#### **6.2.4 Policies for Commercial Traffic**

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

#### **6.2.5 Policies for Public Transit**

- a) It is the intent of this Secondary Plan to promote the use of public transit as an alternative to the use of private motor vehicles. As such, public transit is considered to be a priority in the interest of reducing traffic, reducing greenhouse gas emissions, promoting Active Transportation and the avoidance of road expansions through established neighbourhoods.
- b) The public transit system shall be an integral part of the transportation network.
- c) In the planning and design of public transit routes, stations, bus stops and transfer points, the following criteria will be applied:
  - i. stations, stops and bus routes will be located so as to allow safe pedestrian access to as many residences, employment locations, secondary and post-secondary schools, major shopping centres and public facilities in the urban area that are beyond the maximum walking distance as possible;
  - ii. in areas to be developed or redeveloped, land use will be designed to incorporate land use and road patterns that facilitate use of public transit and permit convenient access to major transit routes;
  - iii. in the planning and operation of public transit services, facilities for comfortable and convenient pick-up will be provided, including off-line bus bays, where possible. Transit stops will be located to minimize walking distances and implement the service standards set out by York Region Transit; and,

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- iv. where new developments are located adjacent to existing or planned transit routes, they shall be required to dedicate land for transit routes and transit stops and may be requested to provide bus shelters and sidewalk connections to transit facilities
- d) Development of new roads with transit route designations shall have sidewalks on both sides.

#### **6.2.6 Design Policies for Public Transit**

- a) Transit routes should be located primarily on Regional Roads and Municipal Collector Roads;
- b) Transit stops should be located as close to intersections as possible, and their location coordinated with pedestrian walkway connections, trail heads and building entrances in conformity with York Region Stop Placement Standards.
- c) Transit shelters should be designed with transparent sides for maximum visibility to and from the interior, so that transit users can see approaching buses and to maximize pedestrian safety.
- d) Shelters should be located on the boulevard adjacent to the pavement to maximize passenger convenience.
- e) Curbside transit stop loading areas should be a clear, hard surface area 1.5 to 2.0 metres wide in front of a shelter and should be provided to permit safe exit by passengers, including wheelchair users. In all cases, shelters should be set back 0.5 metres from curbs and sidewalks to protect them from damage by snowplows.
- f) Surface texture changes should be provided at transit stops to assist the visually challenged in locating the stop and/or shelter location.
- g) Where four-sided transit shelters are not possible, overhead canopies should be provided to protect transit users from sun, rain and snow.
- h) Transit stops shall be designed to offer amenities such as seating areas, lighting and climate protection where it is possible and appropriate.

#### **6.2.7 General Policies for the Aurora Trail Network**

- a) The delineation of the Aurora Trail Network within Area 2C is shown conceptually on Schedule B. Overall, the Aurora Trail Network is intended to serve non-motorized movement such as walking, jogging, cycling, cross country skiing or

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snowshoeing. It will link the Town-wide Greenlands System with the Area 2C Greenlands System, and will connect destinations, such as schools, recreation centres and parks, service commercial facilities and the employment area east of Leslie Street.

- b) The Area 2C components of the Aurora Trail Network 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 Area 2C Urban Design Guidelines. The actual layout and locations for all components of the Area 2C components of the Aurora Trail Network shall be confirmed through subsequent development approvals. Implementation of the components of the Aurora Trails Network through Area 2C will occur concurrent to development and public works projects. Plans of Subdivision and Site Plans may modify or delete trail sections without a further Amendment to this Plan, subject to approval by the Town, as long as the principles and general intent of the Aurora Trails Master Plan is maintained
- c) Trail lands are considered linear parks, and shall be provided at a ratio of 1 hectare per 1,000 residents, on a Town-wide basis.
- d) Council shall consult with and obtain approval from the Conservation Authority and the Ministry of Natural Resources where trails are proposed within flood prone and/or regulated areas or where they cross areas of natural and scientific interest (ESA and ANSI's.) or are in proximity to wetlands.
- e) The Aurora Trail Network shall, where possible, link with the Regional/Provincial trail networks and the systems of adjacent municipalities, both in the north-south and east-west direction.
- f) The Aurora Trail Network shall also serve to support the interrelationships of the ecosystems in Environmental Protection Areas as per the relevant policies of this Secondary Plan. Allowance for the needs of wildlife shall be incorporated wherever possible as identified in an applicable Environmental Impact Study.
- g) Council will strive to take advantage of the Oak Ridges Moraine, creek valleys and flood prone areas, especially along the Holland River, the Tannery Creek and their tributaries to complete the Open Space System. Recreational uses or trails shall not interfere with the primary ecological function of valley systems. Where possible, trails shall be placed on level shoulders of the valley to avoid destruction of vegetation, erosion of valley slopes and other ecological damage.
- h) To acquire trail lands which complement and link the Greenland System, Council may obtain easements:
  - i. under the Ontario Hydro Power Commission right of way where this coincides with the proposed linear open space system;
  - ii. to link the trail system to plateaus, which allow exceptional vistas;

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- iii. to ensure access and egress at key focal points and destinations in the community; and,
- iv. to eliminate missing links in the network.
- i) Council will encourage community involvement and support in implementing, maintaining and improving the trail network.
- j) Council will take measures to increase public awareness of the Linear Open Space System/Aurora Trail Network.
- k) The intent of the Wildlife Park Trailhead Symbol identified on Schedules A and B is to conceptually identify the location for a trailhead associated with the Wildlife Park, including provisions for interpretive signage and parking.

#### **6.2.8 Design Policies for the Aurora Trail Network**

- a) The Area 2C components of the Aurora Trail Network 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 Area 2C Urban Design Guidelines. The Area 2C Urban Design Guidelines shall, where possible:
  - i. aim to provide an east-west and north-south non-motorized circulation grid:
    - as an alternative to the Arterial Road system;
    - linking and integrating the components of the Area 2C Greenlands System;
    - utilizing:
      - natural features such as valleys, ridges and Woodland,
      - parks and other public and semi-public open spaces,
      - easements, and roads;
  - ii. make reasonable efforts to keep these trails vital, safe, comfortable and in operational condition;
  - iii. minimize conflicts with other modes of transportation through signage, appropriate grades, surfacing width and delineation of rights-of-way, and well-designed transitions where trails merge with roads;
  - iv. allow for provision of support facilities such as bicycle stands, public phones, and rest spaces;

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- v. provide signs to enable users to find their way and to ensure appropriate and enjoyable use of the facilities;
  - vi. use permeable surfacing where possible;
  - vii. encourage naturalization and refurbishing of native vegetation;
  - viii. use native vegetation to screen conflicting uses or structures;
  - ix. investigate and provide grade separated crossings over water courses where feasible and necessary, subject to approval from the appropriate jurisdiction;
  - x. investigate and provide grade separated crossings at key intersections with railways and arterial roads. Where trails cross roads at grade between intersections signs and where appropriate pedestrian activated signals shall be considered to assist safe crossing and orientation; at grade crossing of trails at Regional Arterial Roads should only be made at signalized locations;
  - xi. aim to comply with the Town's standards of design, construction and maintenance and that Regional Road crossings shall be controlled to the satisfaction of York Region; and,
  - xii. provide a vegetative buffer to all watercourses to the satisfaction of the Conservation Authority.
- b) Sections of the trail network which follow along public roads shall, where resources permit:
- i. feature special signage to help orient trail users and alert vehicular traffic;
  - ii. be separated and/or screened from vehicular traffic;
  - iii. be sufficiently wide to accommodate different types of non-motorized movement;
  - iv. receive priority in tree planting, landscaping and street furniture such as lighting, benches, waste bins (include garbage, recycling and green bins), public phones, appropriate signs to nearby public washrooms and other features to enhance the safety and amenity of the trail; and,
  - v. comply with the Town's regulations for sidewalks.
- c) Council shall support increased opportunities for cycling along Regional Arterial Roads, while having regard for the Transportation policies of this Plan.
- d) When public works, hydro electric or other public and semi-public agencies undertake improvements to their facilities or properties, they shall be urged to comply with the policies of this Section of the Secondary Plan. Efforts shall be made to legalize existing

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trespass crossings. Where trails cross or follow electric transmission lines, requirements of Ontario Hydro shall be met. The Town shall routinely consider and wherever possible accommodate the needs of the trails users in the design and construction of all infrastructure undertaking such as roadways, linear utilities such as hydro and pipeline corridors, bridges and underpasses, and crossings of physical barriers such as waterways, railways, existing and future highways.

- e) The Town of Aurora shall require the development and construction of passive and linear open spaces and trails within new development and redevelopments within the Town to be consistent with the Town's Trails Master Plan.
- f) The Town shall work in collaboration with local stakeholder and member of the public to implement and maintain the network and facilities as proposed in the Town of Aurora Trails Master Plan.
- g) The Town shall pursue grant and partnership opportunities to fund the implementation and maintenance of trails.

### **6.3 SANITARY SEWAGE AND WATER SUPPLY SERVICES**

The policies of this Section are intended to ensure that new growth and development takes place on full municipal sewer and water services in an orderly and cost efficient manner. In extending sewer and/or water servicing infrastructure.

#### **6.3.1 General Policies**

- a) Council supports the improvement and extension of municipal sanitary sewage and water supply services, in accordance with the provisions of this Secondary Plan and other relevant municipal, Regional and Provincial policies and regulations, and within the financial capabilities of the Town and/or Region and on the basis of approved capital budget program.
- b) The cost of providing full municipal services to facilitate the development of lands within the 2C Secondary Plan Area shall not impose a financial burden on existing taxpayers. Accordingly, such costs shall be the responsibility of the developer(s), with appropriate Development Charges and, if necessary, cost-sharing with future benefiting land parties, by agreement with the Town.
- c) All new development shall be serviced with municipal sanitary sewage and water supply services.
- d) Development shall be designed and constructed in accordance with a Functional Servicing Plan or Plans dealing with sewage and water systems. A Functional Servicing Plan shall be prepared in accordance with criteria established by the Town and shall be submitted prior to, or concurrently with development applications. These Plans shall be prepared to provide for the continuous, orderly extension of services in a cost effective manner, to the satisfaction of the Town.

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- e) Capacity allocation in the Sewage Treatment and Water Treatment Plants and the size of trunk sewers shall be calculated on the basis of the factors assigned by the Town in consultation with York Region.
- f) It is expected that landowners within the 2C Secondary Plan Area will co-operate with each other in order to facilitate the development of lands on the basis of full urban services and, to that end, permit access to services installed within their land by way of easements or in such other way as shall be satisfactory to Council.

#### **6.3.2 Sewage and Water Allocation Policies**

- a) Council shall only approve development that can be allocated municipal sewage and water capacity or servicing allocation, in conformity with Town and Region policies, procedures and by-laws. The assignment of servicing allocation to development is at the sole discretion of Council and, furthermore, depending on the amount of servicing allocation and infrastructure available, not all development proposals may be able to proceed and/or be approved.
- b) No dwelling or dwelling unit or other forms of development requiring servicing allocation, shall be constructed unless such land has been assigned sewage and water allocation, by Council.
- c) It is the policy of this Secondary Plan, that all proposed development assigned allocation obtain the necessary planning approvals in a timely manner, and in accordance with the requirements of the Planning Act. In assigning allocation, Council may impose certain timelines and/or deadlines with respect to the submission of planning applications or other related matters.
- d) The Town shall further assign preliminary municipal water and sewer servicing allocation for draft plans of subdivision or condominium at the time of draft plan approval by the Town. If a draft plan of subdivision or condominium is not registered within three years from the date of draft plan approval, or the draft plan has not proceeded to the satisfaction of the Town within the term of draft plan approval, the Town, at the time of considering extension of the draft plan approval, may revoke the preliminary assignment of municipal servicing allocation, in whole or in part. Prior to revoking allocation, Council shall afford the developer an opportunity to address Council on the matter. Servicing allocation shall be formally assigned at the time of the execution of the subdivision agreement and/or condominium agreement.
- e) Council shall further assign municipal sewage and water servicing allocation for development requiring site plan approval according to the following procedures:
  - i. confirmation that servicing capacity is available to serve the proposed development;

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- ii. if allocation is available, the applicant shall submit a completed site plan application. Servicing allocation shall be preliminarily assigned for a one-year period from the date of the receipt of the application to allow the applicant to execute a Site Plan Agreement with the Town;
  - iii. if an Agreement is not executed with the one-year time frame, a report will be brought to Council to either extend or revoke preliminary assignment of servicing allocation. Council, at that time, may revoke the municipal servicing allocation in whole or in part; and/or,
  - iv. If an Agreement is executed within the one-year time frame, the Agreement shall stipulate that a building permit shall be obtained within six months, or other time period as determined by Council, of said execution date, otherwise the agreement is deemed to be null and void, unless further extension is given by Council.
- f) York Region shall be notified of any assignment of sewage and water allocation at the draft plan of subdivision or condominium approval or site plan approval stage.

#### **6.4 WELLHEAD PROTECTION AREAS**

- a) It is the intent of this section of the Secondary Plan to ensure that ‘Wellhead Protection Areas’ are comprehensively planned for to protect the quality and quantity of the water supply. ‘Wellhead Protection Areas’ are schematically delineated in Appendix IV. However, the areas identified as ‘Wellhead Protection Areas’, and their associated policies, may be refined over time as the Town’s and the Region’s understanding of the groundwater flow regime evolves.

##### **6.4.1 General Policies for Wellhead Protection Areas**

- a) Wellhead Protection Areas, as identified in Appendix IV, are based on time of travel zones as follows:
- i. a 100-metre pathogen zone around each wellhead;
  - ii. 0 to 2 year time of travel;
  - iii. 2 to 5 year time of travel;
  - iv. 5 to 10 year time of travel; and,
  - v. 10 to 25 year time of travel.

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- b) It is required that in Wellhead Protection Areas outside of the Oak Ridges Moraine, a Risk Assessment and a Risk Management Plan, as defined by the York Region Official Plan, be prepared and approved prior to the establishment of new land uses that involve the storage or manufacture of:
  - i. petroleum-based fuels and or solvents;
  - ii. pesticides, herbicides, fungicides or fertilizers;
  - iii. construction equipment;
  - iv. inorganic chemicals;
  - v. road salt and contaminants as identified by the Province;
  - vi. the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
  - vii. organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
  - viii. snow storage and disposal facilities.
- c) Where existing land uses in Wellhead Protection Areas and areas with high potential for groundwater contamination, involve the storage, manufacture or use of materials detailed above, a Risk Assessment and a Risk Management Plan may be required.
- d) That the storage or use of pathogen threats by new land uses, including the siting and development of storm water management ponds and rapid infiltration basins or columns, except for the storage of manure for personal or family use, is prohibited within the 100-metre pathogen zone around each municipal well and may be restricted within the 100-metre to 2-year time of travel.
- e) That expansion of existing incompatible land uses within the 100-metre pathogen zone is prohibited and expansion of existing incompatible land uses within the 100-metre to 5-year time of travel zone will be discouraged, unless a Risk Assessment and Risk Management Plan has been undertaken to the satisfaction of the Region. Redevelopment of these uses to more compatible uses is encouraged, subject to an appropriate Risk Assessment and a Risk Management Plan.

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**6.5 STORMWATER MANAGEMENT**

**Intent**

- a) Storm water Management Facilities are required to manage development impacts on Watercourses and the lake system in order to maintain and enhance water quality, protect fish and wildlife habitat and prevent erosion. It is the intent of this Secondary Plan to ensure that Storm water Management Facilities are not only functional components of a community, but are also aesthetically pleasing and a key component of the connected Area 2C Greenlands System. Storm water management Facilities are identified symbolically on Schedule A and schematically on Schedule B.

***Policies***

- b) Storm water management facilities are subject to the policies contained in this Secondary Plan, the Town's policies and the policies of the Lake Simcoe Protection Plan and Lake Simcoe Region Conservation Authority.
- c) The locations, configuration and boundaries of the Storm water Management Facilities identified on Schedules A and B shall be confirmed through the required Storm water Management Plan and subsequent Draft Plans of Subdivision/Condominium and implementing zoning by-law, and may be adjusted or removed without further Amendment to this Secondary Plan, provided the general intent of the Plan is maintained to the satisfaction of Council.
- d) It is the intent of this section of the Plan to manage development impacts from storm water on Lake Simcoe and other watercourses within the watershed in order to maintain and/or enhance water quality, protect downstream fish and wildlife habitat and prevent erosion.

The Town will seek to reduce storm water run-off volumes and pollutant loadings in Aurora by:

- i. encouraging implementation of a hierarchy of source, lot-level, conveyance and end-of-pipe controls;
- ii. encouraging the implementation of alternative community design and development standards, including innovative storm water management techniques in accordance with the technical requirements of the Town, the Lake Simcoe and Region Conservation Authority and MOE design Standards, as they evolve.;
- iii. supporting implementation of programs, to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants;

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- iv. requiring the planting of native species and flood tolerant water's edge plants, including a mixture of herbaceous and woody vegetation to stabilize banks of ponds. The perimeter of the permanent pool shall be planted with emergent, strand and submergent species to improve the aesthetics and enhance the performance of the facility; and,
- v. requiring ponds to blend with the natural landscape, therefore, geometric forms and standard slope gradients will be avoided in favour of organic shapes and land form grading designed to replicate natural land forms in the area. Inlet and outlet structures will be concealed using a combination of planting, grading and natural stone.
- vi. requiring "enhanced" level water quality control;
- vii. requiring post to pre water quantity control for the 1:2 year storm event up to and including the 1:100 year storm event; and
- viii. Ensuring where technical conditions related to soil conditions and groundwater levels are appropriate an integrated and innovative approach to water management, be water efficient, and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.

## 6.6 UTILITIES

### 6.6.1 General Policies for Utilities

- a) It is the intent of this Plan to promote the provision of adequate utilities required for the residents of the Town in an economically and environmentally responsible manner.
- b) Utility Corridors may include oil, natural gas transmission pipelines and telecommunication trunk facilities. These facilities present both safety and design related development constraints. Public works and private development or redevelopment proposals within 200 metres of Utility Corridors shall only be undertaken in consultation with the gas and telecommunication companies having jurisdiction for them.
- c) Council shall encourage consolidation of utility corridors for hydro, gas, oil and cabling services along highways and industrial areas. Development adjacent to such corridors will require special setbacks and/or easements.

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- d) Any use of a utility corridor for recreation trail purposes shall be subject to the approval of the Utility Company having jurisdiction.
- e) Where public and/or private utility infrastructure is permitted and deemed necessary by the Town, the said infrastructure shall require detail design approval and, where applicable, the completion of an Environmental Impact Study, to Council's satisfaction.
- f) Notwithstanding any other provisions of this Plan to the contrary, public utilities uses on lands within the Oak Ridges Moraine Area shall be subject to the relevant policies of the Oak Ridges Moraine Conservation Plan and this Plan.
- g) The Town will encourage all utilities to be planned for and installed on a coordinated and integrated basis in order to be more efficient, cost effective and minimize disruption; and
- h) The Town will encourage the appropriate location of large utility equipment and cluster sites be determined, that consideration be given to the locational requirements for larger infrastructure within public rights of way, as well as easements on private property.

#### **6.6.2 Transmission Line Policies**

- a) Council shall encourage a program of burying lower voltage electric wiring underground:
  - i. with priority to heritage areas and the historic town centre;
  - ii. in all new development;
  - iii. in areas where major public works programs make this conversion economically feasible;
  - iv. by requesting funding from non-municipal sources.
- b) Council shall ensure that utility corridors not detract from Environmental Protection Areas through:
  - i. environmental assessments;
  - ii. vertical or horizontal circumvention;
  - iii. other alternatives.
- c) Existing transmission line corridors within Aurora perform a specific function and include specific facilities. Any change to existing functions of facilities shall require an

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Official Plan Amendment supported by a Transmission Line Impact Study that identifies any undue adverse impact on adjacent residents, businesses and properties as a result of the proposal change. If there are any undue, adverse impacts identified, Council may refuse the Official Plan Amendment and/or require that appropriate mitigation techniques be implemented.

#### **6.6.3 Electric Power**

- a) Council shall ensure that Ontario Hydro and PowerWatercourses provides the community with an adequate and efficient supply of electric power for all uses in Aurora by:
  - i. not requiring an amendment to this Plan for facilities which comply with the goals and objective of this Plan; and
  - ii. consulting with Ontario Hydro regarding site, subdivision, secondary planning and rezoning proposals.
- b) The Town shall promote small-scale opportunities for increased power generation, supply and conservation, including alternative energy systems and renewable energy systems.
- c) Large scale opportunities for increased power generation, supply and conservation shall require an Official Plan Amendment supported by a Transmission Line Impact Study that identifies any undue adverse impact on adjacent residents, businesses and properties as a result of the proposal change. If there are any undue, adverse impacts identified, Council may refuse the Official Plan Amendment and/or require that appropriate mitigation techniques be implemented.

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### 7.0 INTERPRETATION AND IMPLEMENTATION

#### 7.1 INTERPRETATION

##### 7.1.1 Interpretation of Boundaries

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

##### 7.1.2 Interpretation of Figures and Quantities

- a) Population and employment forecasts to the year 2031 are Council approved and apply to all new development within the Secondary Plan Area. These forecasts, as identified in Section 2.1 b) of this Plan shall only be amended through an Amendment to this Plan and in accordance with such direction from York Region and/or the Province of Ontario.
- b) All other figures and quantities within this Plan are approximate and not absolute. This provides for the necessary flexibility in the administration and interpretation of this document. An Amendment to this Secondary Plan will not be required for any reasonable variance from any of the proposed figures, with the exception of Council adopted population and employment growth figures, as deemed appropriate by Council.

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- c) The Appendices that are attached to this Secondary Plan, and any other documents that are referred to in this Plan and are not approved under the policies of the Planning Act, do not form a statutory part of the Plan but are intended to guide its implementation. Variations from the Appendices and/or these non-statutory documents that occur through the process of Draft Plans of Subdivision, the rezoning process and/or site plan approval shall not require an amendment to this Secondary Plan.

#### **7.1.3 Amendments to this Secondary Plan**

- a) When considering an Amendment to this Secondary Plan, Council shall understand the following issues:
- i. the need for the proposed change as determined through an analysis of the existing and/or planned supply of similar uses in the market area versus the identified demand for the proposed use in the market area;
  - ii. the impact of the proposed change in terms of the social, economic, environmental and visual costs and benefits for the community;
  - iii. the extent to which the proposed change will affect policies, objectives and principles of this Secondary Plan:
    - planning principles and objectives shall not be changed outside of the context of a full review of this Secondary Plan; and,
    - planning policies may be changed as long as the principles and objectives are met, and the intent of this Secondary Plan is maintained.
  - iv. suitability of the proposed change, with respect to:
    - physical characteristics of the area, especially where Environmental Protection Areas, are involved;
    - adequacy of transportation, utilities and other community services, including water supply and sewage facilities; and,
    - technical reports or recommendations from the Province of Ontario, York Region, Lake Simcoe Region Conservation Authority, and any other appropriate authority having jurisdiction in response to the proposed change.
  - v. compatibility of proposed use with the surrounding area;

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- vi. effect on population and employment projections and finances of the municipality;
  - vii. conformity with the York Region Official Plan;
  - viii. conformity with Provincial legislation and policies including the Lake Simcoe Protection Plan and Growth Plan for the Greater Golden Horseshoe; and,
  - ix. consistency with the Provincial Policy Statement.
- b) Council may eliminate notice to the public and a public meeting for a minor Official Plan or Zoning By-law Amendment which does the following:
- i. changes the numbers of sections or the order of sections in the Secondary Plan, but does not add or delete sections;
  - ii. consolidates previously approved Secondary Plan Amendments in a new document without altering any approved policies, or schedules;
  - iii. corrects grammatical or typographical errors in the Secondary Plan which do not affect the intent or affect the policies or schedules;
  - iv. rewords policies or re-illustrates mapping to clarify the intent and purpose of the Secondary Plan or make it easier to understand without affecting the intent or purpose of the policies or schedules; and,
  - v. translates measurements to different units of measure or changes references to legislation or changes to legislation where the legislation has changed.
- e) In all other instances, notification to the residents of the Town of public meetings held by Council shall be given in accordance with the requirements of the Planning Act.

## **7.2 IMPLEMENTATION**

### **7.2.1 Complete Applications**

- a) Applications shall comply with the “complete application” provisions of the Town of Aurora Official Plan along with the relevant provisions of OPA 73 which pertain to studies, plans and/or assessments that the Town requires.
- b) Any study, plan or assessment may be subject to a peer review to be carried out by Council at the expense of the proponent.

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#### **7.2.2 Implementing Zoning By-law**

- a) Council shall amend the Comprehensive Zoning By-Law to conform with, and give effect to the provisions of this Secondary Plan.
- b) Before any subsequent Amendments to the Zoning By-Law, Council shall ensure that the proposed change will:
  - i. conform with the intention of this Plan;
  - ii. promote compatible development;
  - iii. not adversely affect adjacent land uses through noise, vibration, fumes, smoke, dust, odour, lighting or traffic;
  - iv. require design considerations, such as set backs, buffer planting, screening and fencing as part of site plan agreements to ensure compatibility with the surrounding area;
  - v. have adequate municipal services, including water, sanitary and storm sewers, solid waste disposal, schools and roads without causing undue financial hardship for the municipality;
  - vi. not increase traffic beyond the capacity of local streets within residential areas;
  - vii. provide safe and adequate off-street parking, loading, access and egress; and,
  - viii. be publicized in accordance with the requirements of the Planning Act.

#### **7.2.3 Holding Zone**

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

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

#### **7.2.4 Non-Conforming Uses**

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

#### **7.2.5 Site Plan Control**

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

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design features of buildings, and their sustainable design as outlined in the Planning Act.

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

- b) Agreements may also include provisions, standards, design, maintenance and regulation of:
  - i. roads and road widenings, where existing street allowances are substandard;
  - ii. access and egress, parking, loading, driveways, walkways to ensure the safety of vehicles, cyclists and pedestrians in the development;
  - iii. landscaping, lighting, fencing and screening to provide safety, privacy and amenity for the occupants of the development and adjacent uses;
  - iv. central storage, vaults, garbage and waste disposal facilities which are functional, safe, and environmentally sound;
  - v. easements for water courses and public utilities and/or private utilities, which ensure environmental and public health and safety; and,
  - vi. alteration to elevations, contours, provision for disposal of storm, surface and waste water from the development and its site to ensure environmental and public health and safety.
- c) Agreements may also include provisions regarding the architectural details, colours and building materials to be used in a development proposal. Specifically, agreements may contain clauses stating that the architectural details, colour and the materials used in a development proposal shall be to the satisfaction of the Town or its architectural consultant.
- d) All lands within the Town of Aurora may be part of a Site Plan Control By-Law under Section 41 of the Planning Act, generally exempting, however:
  - i. low density residential uses such as single detached and semi-detached;
  - ii. lands used for farming operations;
  - iii. existing buildings associated with land use which is only being renovated or slightly enlarged; and,

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- iv. single lots created by severance.
- v. at the discretion of Council, street townhouse dwellings may be exempted from the site plan control provisions of this Plan
- e) Development proposals shall provide sustainable design and implementation initiatives for building design, site planning and layout, site works and landscaping in accordance with the policies of this Secondary Plan.
- f) The exterior design and sustainable design elements of a development proposal as described herein, shall also be consistent with any applicable design guidelines, including the York Region Transit Oriented Development (TOD) Guidelines, to the satisfaction of Council or its architectural consultant.
- g) Where design guidelines are not in place, Council may retain an architectural consultant to determine the appropriateness of the proposed exterior design of a building and design of the site plan in general.
- h) Where design guidelines are in place, Council may retain an architectural consultant to determine if the development proposal is consistent with the design guidelines.
- i) In addition to the policies contained herein, development proposals shall be consistent with the policies of this Secondary Plan.
- j) Council shall amend the Town's Site Plan Control By-law in order to implement the policies contained herein.

#### **7.2.6 Committee of Adjustment**

- a) When deciding on applications under Sections 45 of the Planning Act, the Committee shall where appropriate ensure that:
  - i. the request complies with the general intent and purpose of this Plan and its implementing by-laws;
  - ii. the request constitutes a "minor" departure from the zoning by-law;
  - iii. the physical or inherent conditions of the site make compliance with the by-law requirements difficult;
  - iv. alternative solutions in conformity with the by-law are not feasible or appropriate;
  - v. adjacent owners and residents are not adversely affected; and,

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- vi. Ministries, the Conservation Authority and other agencies have been consulted.

#### **7.2.7 Subdivision Control**

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

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- proposed method of addressing the impact on all of an area's existing features as listed above.
- c) Plans of subdivision shall be designed and stamped by a Registered Professional Planner.
- d) Council will recommend approval of only those plans of subdivision which:
- i. comply with the intent of this Secondary Plan;
  - ii. can be supplied with adequate municipal services and community facilities such as schools, fire protection, water supply, sewage disposal, storm drainage facilities and road maintenance;
  - iii. will not adversely affect the financial status of the municipality; and,
  - iv. will not harm any aspect of the environment including Environmental Protection Areas.

#### **7.2.8 Consent**

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

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- vi. availability of adequate and appropriate road access. Dedications for road widenings or 0.3 metre reserves across the frontage or other yards of all proposed lots may be required as a condition of approval.
- c) The Committee of Adjustment may attach any other conditions, as may be authorized by the Planning Act or other legislation, such as:
- i. payment of levies to the Town of Aurora and the Regional Municipality of York to cover the costs of additional municipal services to be provided as may be adopted by Council through a Development Charges By-Law;
  - ii. conveyance of land to the Town of Aurora for park purposes or, as an alternative, the payment of cash-in-lieu;
  - iii. payment of an administrative fee to the Town of Aurora where a consent is granted but no new lot has been created;
  - iv. time limit for fulfilling the conditions of approval prior to the lapsing of the consent;
  - v. requirements of the appropriate Conservation Authority; and,
  - vi. submission of a preliminary site plan, and registered reference plan to the Committee of Adjustment prior to the consent being finalized.
- d) To ensure the best decision, the Committee of Adjustment may request reports from appropriate Town Departments and agencies such as: Planning and Development Services, Public Works, York Region Medical Officer of Health, Conservation Authorities, Ministries of Environment, Natural Resources, Agriculture and Food, Transportation, Education and others.

#### **7.2.9 Maintenance and Occupancy By-law**

- a) Council has passed the Property Maintenance and Occupancy Standards By-Law to ensure high standards of property maintenance and safe occupancy. It is generally referred to as the Property Standards By-law.
- b) The Property Standards By-Law sets out standards for:
- i. maintenance of yards, vacant lands, parks and accessory buildings, including sewage and drainage, safe access, passage and garbage/snow/ice removal;
  - ii. maintenance of all buildings and structures, including walls, floors and ceilings; doors, windows and roofs; foundations and insulation, heating, lighting,

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- plumbing and electrical systems, general sanitation including pest prevention;  
and,
  - iii. heat, light, fire protection and ventilation standards for all rooms, including kitchens and bathrooms, and minimum dimensions and floor space of habitable rooms.
- c) To administer and enforce the Property Standards By-Law, Council has appointed a Maintenance and Occupancy Standards Officer, who will:
- i. co-operate with the Fire and Building Departments and the York Region Officer of Health;
  - ii. receive information regarding substandard housing conditions, overuse of existing buildings, neglected yards, courts and vacant lands from inspectors, by-law enforcement officers, and other municipal staff including Fire and Building Department personnel; and,
  - iii. impose penalties, or carry out repairs or demolition at the owner's expense, where voluntary compliance cannot be achieved.
- d) Council has appointed a Property Standards Committee who will hear appeals from people who have been served an order to comply with the By-Law.

#### **7.2.10 Community Involvement**

- a) Council shall encourage all people in Aurora to participate in planning decisions which affect their lives. To achieve this, Council shall:
- i. have regard to abilities, constraints and backgrounds of people in each situation;
  - ii. ensure that time, place and notice of meetings are accessible to as many people as possible; and,
  - iii. ensure that planning policies and reports are made available to the public.
- b) Council shall comply with all legal requirements under the Planning Act regarding public meetings and notification required for:
- i. an Amendment to this Secondary Plan;
  - ii. Zoning By-law Amendments;
  - iii. Committee of Adjustment Hearings;

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- iv. Consents; and,
  - v. plans of subdivision/ condominiums.
- c) Council shall further encourage citizen participation in ongoing agencies such as:
- i. Committee of Adjustment;
  - ii. Environmental Advisory Committee;
  - iii. Heritage Advisory Committee;
  - iv. Economic Development Advisory Committee;
  - v. Accessibility Advisory Committee;
  - vi. Leisure Services Advisory Committee; and
  - vii. Traffic Safety Advisory Committee.

#### **7.2.11 Sign By-Law**

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

#### **7.2.12 Tree By-Law**

- a) Council shall cooperate with York Region in preparing and enforcing a Tree By-Law under the Trees Act, to regulate the removal of certain trees in defined areas.

#### **7.2.13 Soil Preservation By-Law**

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

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#### **7.2.14 Fill By-Law**

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

#### **7.2.15 Capital Works**

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

#### **7.2.16 Public Works**

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

#### **7.2.17 Land Securement**

- a) The Town may acquire land to implement any feature, including trails, of this Secondary Plan in accordance with the provisions of Provincial Statutes and Regulations.
- b) Municipal land assembly for parkland, Environmental Protection Areas and trail uses shall be encouraged in appropriate locations designated as 'Area 2C Greenlands System'.
- c) The Town shall work cooperatively with the Conservation Authority, York Region and Province of Ontario to identify and prioritize desired lands for securement in accordance with the policies of this Secondary Plan.
- d) Arrangements for the conveyance of lands into public ownership shall be undertaken before or concurrent with the approval of development applications through the development approval process and may include mechanisms identified in this Plan.
- e) Mechanisms to secure lands through development approvals or other processes include:
  - i. land dedications/conveyance;
  - ii. voluntary sale and public purchase through funds allocated in the Town's budget or from funds raised through the cash-in-lieu of parkland dedications, where appropriate;
  - iii. land swaps/exchanges;

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- iv. donations, gifts, bequests from individuals and/or corporations;
  - v. through any applicable requirement relating to parkland or environmental protection area acquisition in the Town's Development Charges By-law; and/or,
  - vi. other appropriate land acquisition methods.
- f) Council may authorize staff to pursue funding partners and other funding opportunities for the purpose of land securement to achieve the objectives of this Secondary Plan.
- g) The Town includes land areas that are owned by various public agencies and senior levels of government. The Town shall enter into negotiations with these public agencies to have lands within the 'Area 2C Greenlands System' to remain in public ownership and protected and enhanced in accordance with the objectives of this Plan.
- h) It is recognized that Council may not be able to secure in public ownership all of the lands required to achieve the objectives of this Secondary Plan. Where substantial efforts have been undertaken in accordance with the land securement policies of this Secondary Plan, Council will negotiate with the landowners in an effort to protect natural, environmental and cultural features and functions in private ownership and enhance environmental features and/or functions on private lands. In these instances, Council shall consider the following stewardship techniques to ensure the appropriate level of protection and, where appropriate, public access to the privately owned lands in order to achieve the objectives of this Plan:
- i. municipal land use controls, including zoning;
  - ii. information and education programs;
  - iii. stewardship agreements;
  - iv. charitable tax receipts;
  - v. conservation easements; and/or,
  - vi. Any other appropriate agreements with the landowners.

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#### **7.2.18 Phasing**

- a) Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of the required road and transportation facilities, where identified as required in order for development to proceed under an approved Traffic Impact Study. These works shall be provided for in the subdivision and site plan agreements. Phasing of the development, based on the completion of the external road works, shall be required by the Town of Aurora.
- b) Approval of development applications shall also be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required storm water management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and site plan agreements. Phasing of development, based on the completion of external sewer and water services, shall be required by the Town of Aurora.

#### **7.2.19 Financial Agreements**

- a) Prior to the approval of any development, Council shall be satisfied as to the availability of water supply and sewer capacity to accommodate the said development. This may require front-end or accelerated payment agreements and limitations to be placed on development.
- b) Prior to the registration of any development, the owner shall have entered into a Servicing Agreement, including any front end requirements or accelerated payments, with the Town of Aurora that will identify the capital expenditures associated with servicing the lands.
- c) Prior to any development approvals, an assessment of infrastructure cost requirements to accommodate the Secondary Plan development including development phasing the timing of infrastructure emplacement, and methods of financing (including developer front-end or accelerated payment agreements) shall be addressed in conjunction with other proponent's developments in the Secondary Plan Area to the satisfaction of Council.
- d) Prior to any development approvals, Council shall be satisfied that a Developer's Group Agreement has been executed. The Secondary Plan may be subdivided into smaller components to facilitate such agreements.
- e) In addition to Development Charges, the Town, where and as appropriate, shall require the use of area-specific development charge by-laws or front-ending agreements under The Development Charges Act, Developer Cost Sharing Agreements or other suitable arrangements, among landowners, in order to implement development of the secondary plan area and fairly allocate related costs

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of development. Developer Cost Sharing Agreements may encompass the whole or part of the secondary plan area and may only deal with:

- local services as permitted in Section 59(2) of the Development Charges Act, 1997; or,
  - matters to which the parties voluntarily agree; or,
  - other matters permitted by law.
- f) The Town will not negotiate or be a party to Developer Cost Sharing Agreements but must be assured and ascertain, that the document assigns cost sharing in a reasonable manner. Subject to the appeal mechanisms noted below, the issuance of final approvals or the release of lands for development shall, where appropriate, be subject to the finalization and execution of such cost sharing agreements or other arrangements as permitted by law. In this context, the Town will continue to process applications for development approvals, notwithstanding that an applicant has not entered into a Developer Cost Sharing Agreement. It is recognized that to the extent that landowners enter into a Developer Cost Sharing Agreement that is in some aspects beyond the jurisdiction of the City to impose, those aspects of the agreement may not be imposed on an involuntary basis on other landowners, by draft plan or consent condition, or otherwise.
- g) In a situation where agreement is not reached regarding a Developer Cost Sharing Agreement, this provision is not intended to interfere with the holding of a hearing by the Ontario Municipal Board, or to fetter the discretion of the Board in any way whatsoever respecting the merits of a consent or subdivision, or the conditions of approval thereof, including cost sharing conditions, brought before it in accordance with the Planning Act.

#### **7.2.20 Public Sector Agreement to Comply**

- a) It is the intent of this Secondary Plan to achieve the agreement of all public agencies involved in any aspect of development in the Secondary Plan Area, to comply with the policies of this Secondary Plan, the regulations in the Zoning by-law, and the Area 2C Urban Design Guidelines which will be prepared, where required, prior to any further development approvals to the satisfaction of Town.