



**SPECIAL COUNCIL
PUBLIC PLANNING
MEETING AGENDA**

MONDAY, NOVEMBER 30, 2015

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



**TOWN OF AURORA
SPECIAL COUNCIL - PUBLIC PLANNING
MEETING AGENDA**

Monday, November 30, 2015
7 p.m.
Council Chambers

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

2. APPROVAL OF THE AGENDA

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

3. PLANNING APPLICATIONS

4. READING OF BY-LAW

RECOMMENDED:

THAT the following confirming by-law be given first, second, and third readings and enacted:

5793-15 BEING A BY-LAW to Confirm Actions by Council pg. 28
Resulting from Special Council – Public Planning
Meeting on November 30, 2015

5. ADJOURNMENT

AGENDA ITEMS

1. **PL15-081 – Proposed Zoning By-law Amendment** pg. 1
Rod Coutts and Brian Coutts
14314 & 14338 Yonge Street
File: ZBA-2015-07

RECOMMENDED:

THAT Report No. PL15-081 be received; and,

THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.

2. **PL15-086 – Applications for Official Plan Amendment, Zoning By-law** pg. 15
Amendment and Draft Plan of Subdivision
Ashlen Holdings Inc.
13859, 13875, 13887 Yonge Street
Part of Lots 15 & 16, Registered Plan 166
File Nos.: OPA-2015-03, SUB-2015-04, ZBA-2015-08

RECOMMENDED:

THAT Report No. PL15-088 be received; and

THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-081

SUBJECT: *Proposed Zoning By-law Amendment*
Rod Coutts and Brian Coutts
14314 & 14338 Yonge Street
File: ZBA-2015-07

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *November 30, 2015*

RECOMMENDATIONS

THAT Report No. PL15-081 be received; and,

THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with background information and details related to the proposed Zoning By-law Amendment application to allow a four (4) storey senior's independent and assisted living facility (retirement home) consisting of 250 suites.

BACKGROUND

Application History

The subject lands form a block within the Draft Approved Plan of Subdivision (File:SUB-2012-03). A Zoning By-law Amendment application was also approved by Council on June 26, 2013 (PL13-027). Planning Report PL13-027 stated that the Owner had applied to use the Institutional Block for a private elementary school, in accordance with the Land Use designation of Official Plan Amendment No. 34 (Yonge Street South Secondary Plan). The Owner now proposes a retirement home on the subject lands and therefore a new Zoning By-law Amendment application has been submitted.

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Report No. PL15-081

Public Notification

On November 5, 2015 a notice of Public Meeting was published in the Auroran and Aurora Banner newspapers and given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. Notice of the Public Planning meeting sign was also posted on the subject lands fronting Yonge Street. Public Notification has been provided in accordance with the *Planning Act*.

Location/ Land Use

The subject lands are located on the west side of Yonge Street, municipally known as 14314 & 14338 Yonge Street (Figure 2). The subject lands have the following characteristics:

- Total site area of approximately 1.8 hectares;
- South-west of the intersection of Gilbert Drive and Yonge Street;
- Road access from 'Private Road A'. No direct access from Yonge Street; and,
- Two existing residential units (one per lot, 14338 and 14314 Yonge Street) previously existed on the subject lands, but have since been demolished.

The surrounding land uses are as follows:

North: Proposed 'Private Road A', main entrance of the 195 unit draft approved plan of subdivision (SUB-2012-03) and future residential;

South: Rural residential lot proposed for redevelopment (SUB-2014-04, ZBA-2014-09);

East: Yonge Street, the Aurora Cemetery and estate residential lots; and,

West: future residential and environmental protection area.

Policy Context

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

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Report No. PL15-081

Oak Ridges Moraine Conservation Plan (ORMCP)

The ORMCP is an ecologically based plan established by the province to provide land use and resource management within the Moraine. The subject lands are regulated by the ORMCP and designated as Settlement Area. According to the ORMCP, lands designated as Settlement Areas are designated for development of an urban type permitting a range of residential, commercial, industrial and institutional uses. The ORMCP requires development within the Settlement Area to minimize the encroachment and impact of development on the ecological functions and hydrological features of the Plan Area, maintain where possible, improving or restoring the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions.

York Region Official Plan (2010)

The subject lands are designated as "Urban Area" within the York Region Official Plan. York Region's vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. Under the York Region's Official Plan, one regional urbanization goal is to enhance the Region's urban structure through City Building, intensification and compact and complete communities. The Regional Official Plan also encourages and supports cultural, recreational, institutional and tourism opportunities that enhance the Region as a place to work, live and visit.

Town of Aurora Official Plan

The subject lands are designated as "Elementary School/ Park" by the Yonge Street South Secondary Plan (OPA 34) (Figure 3). York Region District School Board and York Catholic District School Board have advised through the previous Draft Plan of Subdivision application (SUB-2012-03) that an elementary school would not be required in this location. Section 4.2.2 of OPA 34 states that if the elementary school site is not required in the future for school purposes, it may develop in accordance with the underlying Cluster Residential Designation.

In accordance with Section 3.2.1 of OPA 34, minor institutional facilities, which include: small scale public service uses including places of worship, private schools, daycare and residential facilities for children, nursing homes, senior citizen homes, government operated clinics and counseling services that serve the immediate neighbourhood shall be permitted in all Residential designations.

The proposed Retirement Home use does not require an Official Plan Amendment.

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Report No. PL15-081

Zoning By-law 2213-78, as amended

The subject property is currently zoned "Rural (RU-ORM) Oak Ridges Moraine" by the Town of Aurora Zoning By-law 2213-78, as amended. The "Rural Oak Ridges Moraine" Zone does not permit retirement home developments. As illustrated on Figure 4, the applicant is proposing to rezone the property to "Institutional (I-XX) Exception Zone" to permit a retirement use.

It is noted that on June 16, 2013 Council approved the application to rezone the entire Draft Approved Plan of Subdivision including the subject lands. This Zoning By-law Amendment has not been presented to Council yet as the details of the proposed condominium development have not been provided to the Town. As noted above, the Owner now proposes to use the lands for a retirement home.

An Amendment to the Zoning By-law is required to re-zone the lands to allow for a retirement home. As such, the applicant is proposing to rezone the subject lands from "Rural (RU-ORM) Oak Ridges Moraine" to "Institutional (I-XX) Exception Zone" as illustrated on Figure 3. Pertinent lot and siting information pertaining to the proposed I-XX exception zone is as follows:

	Proposed – Institutional (I-XX) Exception Zone
Uses permitted (minimum)	Retirement Home
Number of units (maximum)	250
Lot Area (minimum)	15,000 sqm*
Lot Frontage (minimum)	80.0 m *
Front Yard	32.0 m*
Rear Yard (minimum)	15.0 m
Interior Side Yard (minimum)	10.0 m*
Exterior Side Yard (minimum)	10.0 m
Lot Coverage (maximum)	35 percent
Building Height (maximum)	17.5 metres*
Parking Rate	a minimum of 0.5 parking spaces, inclusive of visitor parking per living unit*

* Exceptions to Institutional Zoning Standards.

Proposal

Conceptual Site Plan/ Proposal

As illustrated on Figure 5, the proposed site plan illustrates two entrance points off of 'Private Road A' with no direct access to Yonge Street. The proposed retirement home will be a maximum of four (4) stories in height. A parking lot consisting of 115 at-grade parking spaces is proposed. The Owner intends to submit a formal site plan application after the approval and enactment of the Zoning By-law.

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Report No. PL15-081

Urban Design

Under the provision of Official Plan Amendment No.34 (Yonge Street South Secondary Plan), urban design shall emphasize the sensitive visual and functional integration of buildings and structures into the natural setting of the Oak Ridges Moraine in a manner that blends with, protects, and enhances the important features and functions of this significant feature. The location, height, size and massing of all proposed infrastructure and development will be designed to be visually unobtrusive and compatible with the landform character, and with the existing low intensity character of development within the area. The proposed development will be subject to an urban design and architectural review at the time of Site Plan submission.

Reports and Studies

The subject lands were previously approved for an Institutional Block to permit an elementary school through previous Draft Plan of Subdivision file: SUB-2012-03. The Owner submitted required technical studies supporting the above mentioned application. The following is a list of studies which were submitted in 2012 as part of the original application:

- Planning Justification Report;
- Environmental Impact Study;
- Landform Assessment and Conservation Study;
- Vegetation Inventory and Assessment Report;
- Stage 1-2 Archaeological Assessment;
- Heritage Assessment;
- Hydrogeological Study;
- Functional Servicing Report;
- Stormwater Management Report;
- Traffic Impact Study;
- Urban Design Strategy – Community Design Guidelines;
- Open space Master Plan and Landscape Design Guidelines; and,
- Environmental Noise Feasibility Study.

As part of the current Zoning By-law Amendment application, the Owner submitted the following updated documents as part of a complete application to the proposed Zoning By-law Amendment application:

- Revised Planning Justification Report;
- R-Plan;
- Conceptual Site Plan; and,
- Draft Zoning By-law Amendment.

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Report No. PL15-081

COMMENTS

A preliminary review of the proposed Zoning by-law amendment application has been undertaken by internal departments and external agencies. Staff has identified the following matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration:

- The application will be reviewed in the context of the applicable Provincial, Regional and Town policies;
- The consideration of the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law Amendment; and,
- The urban design and site layout of the proposed retirement home development will be reviewed in greater detail at the site plan approval stage.

Public Comments

At the time of finalizing this report, Planning Staff have received no enquiries from area residents regarding the proposal. Any written comments or comments provided at the Public Planning Meeting will be addressed in the technical review and included in a comprehensive report at a future General Committee Meeting.

LINK TO STRATEGIC PLAN

The proposed Zoning By-law Amendment Application supports the Strategic Plan goal of ***Supporting an exceptional quality of life for all*** through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the proposed zoning by-law amendment on the subject lands, the application will assist in **working with the development community to ensure future growth includes housing opportunities for everyone.**

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.
2. Refusal of the application with an explanation for the refusal.

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Report No. PL15-081

SERVICING ALLOCATION

Not Applicable.

FINANCIAL IMPLICATIONS

This will be addressed when a technical review of the proposal is completed.

PREVIOUS REPORTS

Public Planning Meeting Report No. PL13-027, dated June 26, 2013;

Public Planning Meeting Report No. PL13-004, dated January 23, 2013;

Public Planning Meeting Report No. PL12-037, dated September 24, 2012; and,

Public Planning Meeting Report No. PL11-054, dated October 26, 2011.

CONCLUSIONS

Staff will undertake a technical review of the subject application including, but not limited to, the above outlined matters, as well as the comments received from the public and Council at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

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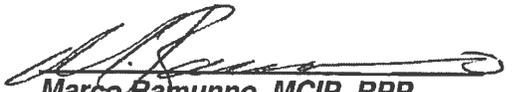
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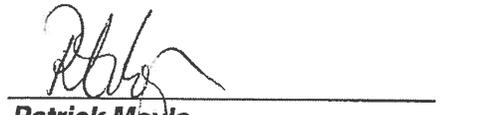
- Figure 1 – Coutts Draft Approved Plan of Subdivision
- Figure 2 – Location Map
- Figure 3 – Existing Official Plan Amendment No. 34 Designation
- Figure 4 – Proposed Zoning By-law
- Figure 5 – Conceptual Site Plan
- Figure 6 – Proposed Rendering (North-West Elevation)

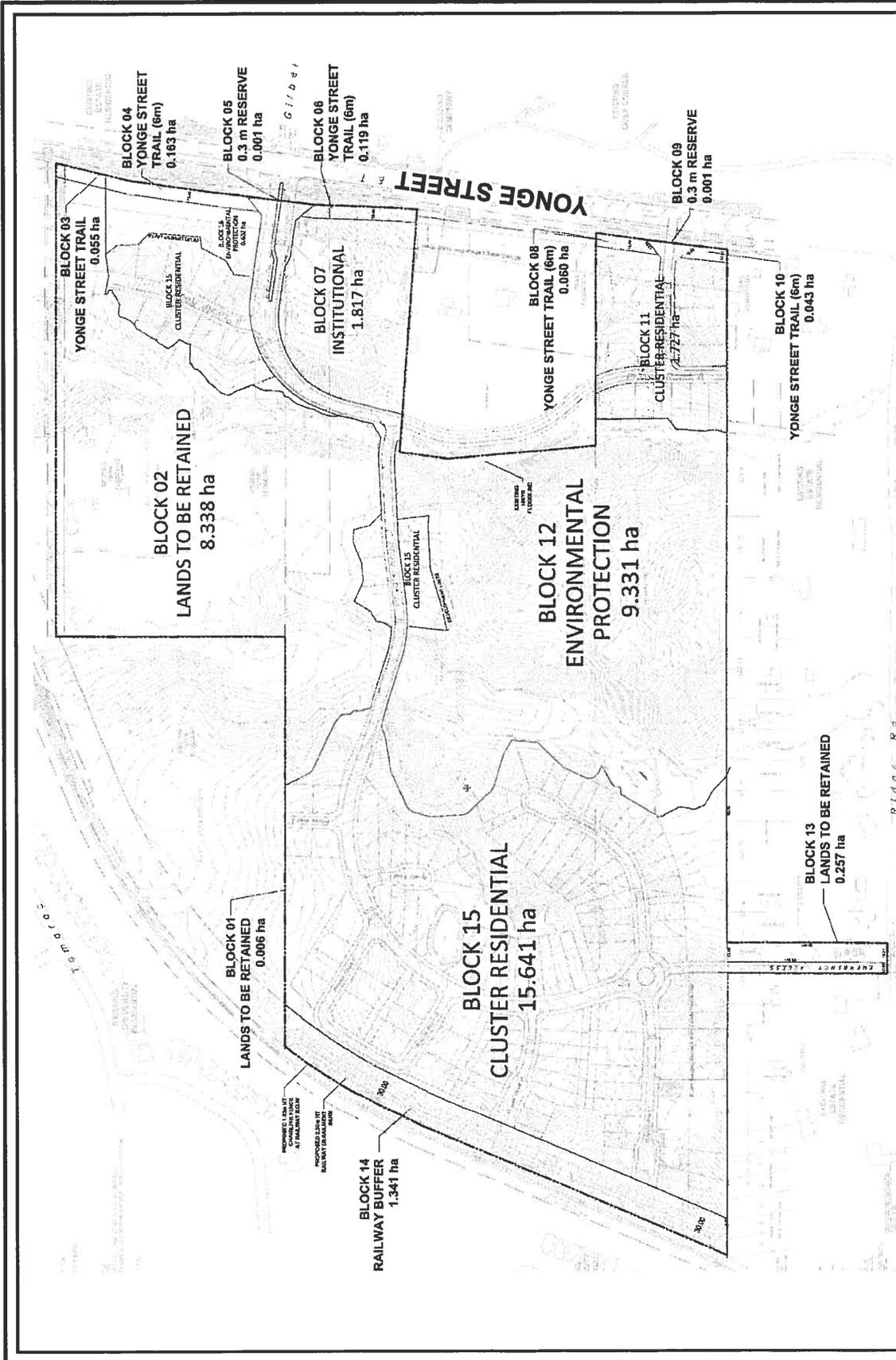
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- November 12, 2015.

Prepared by: Drew MacMartin, Planner – Extension 4347


Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services


Patrick Moyle
Interim Chief Administrative Officer

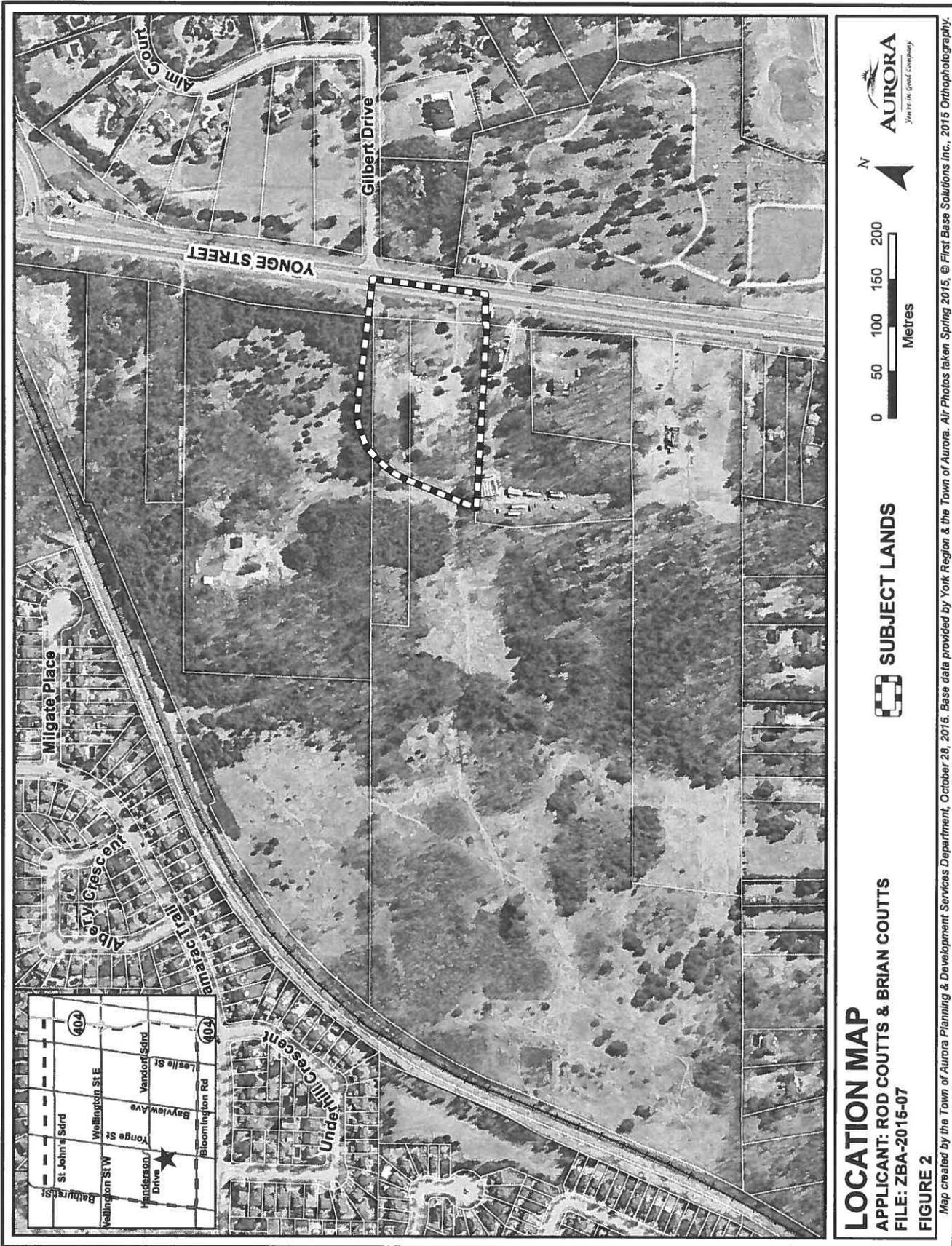


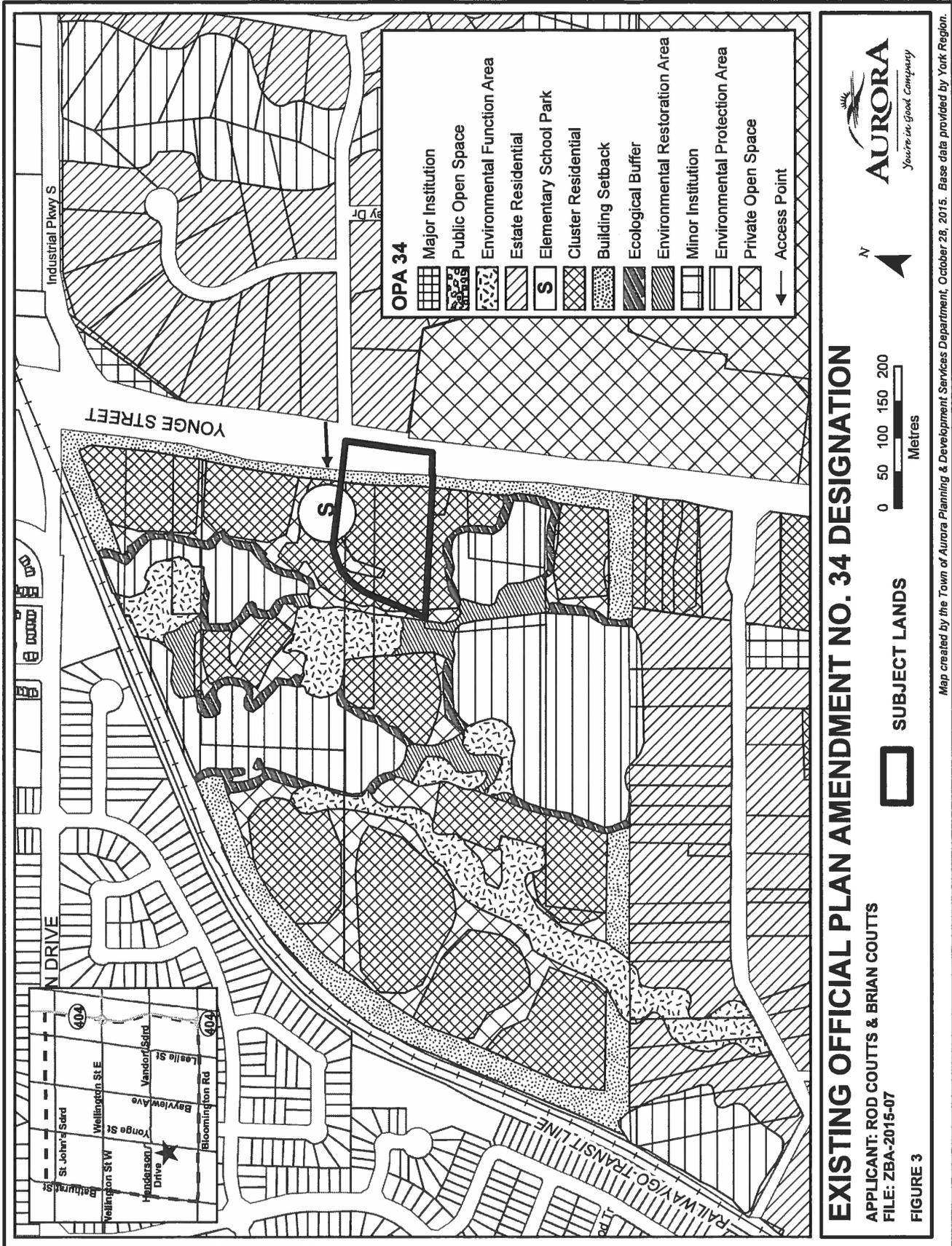
AURORA
You're in Good Company

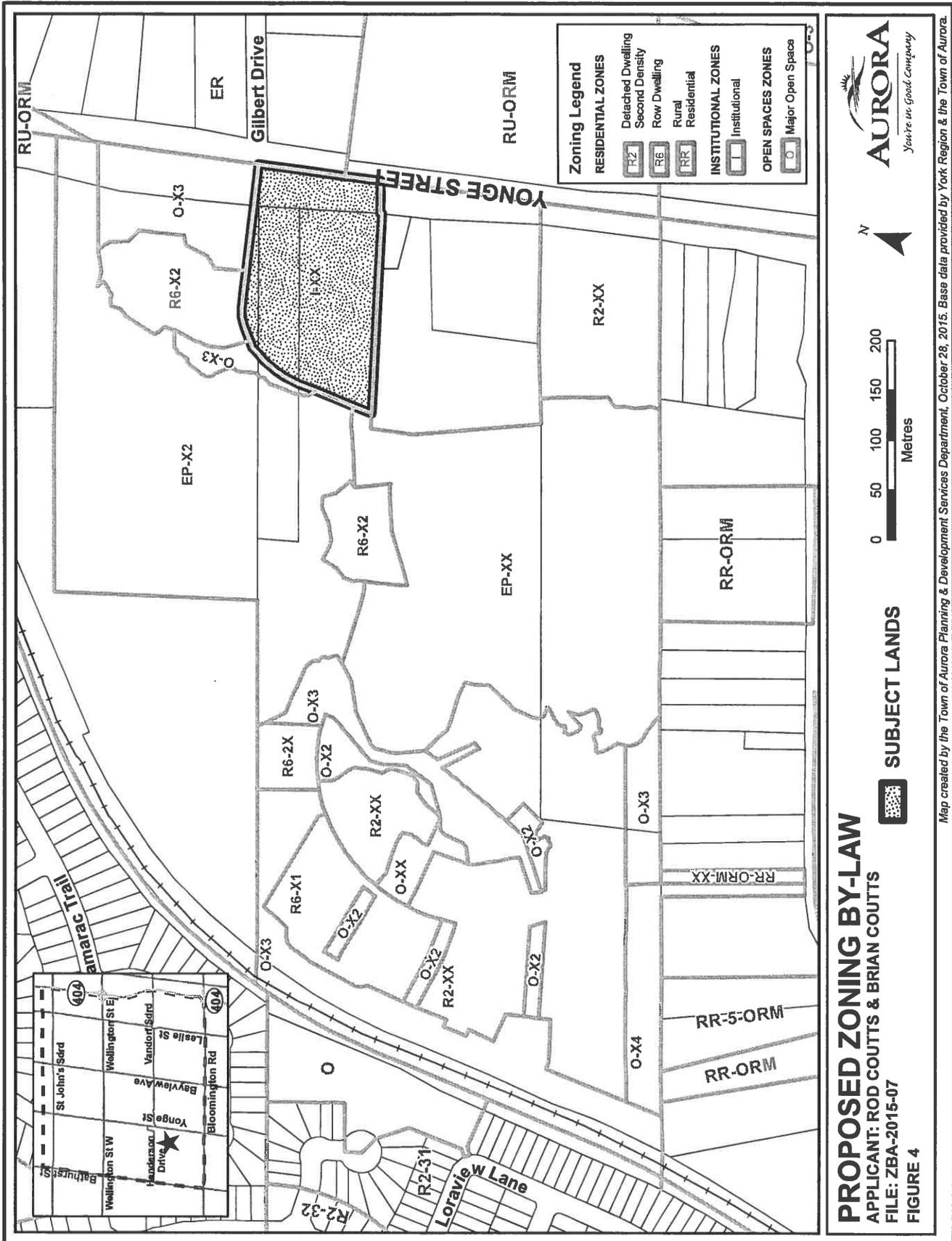
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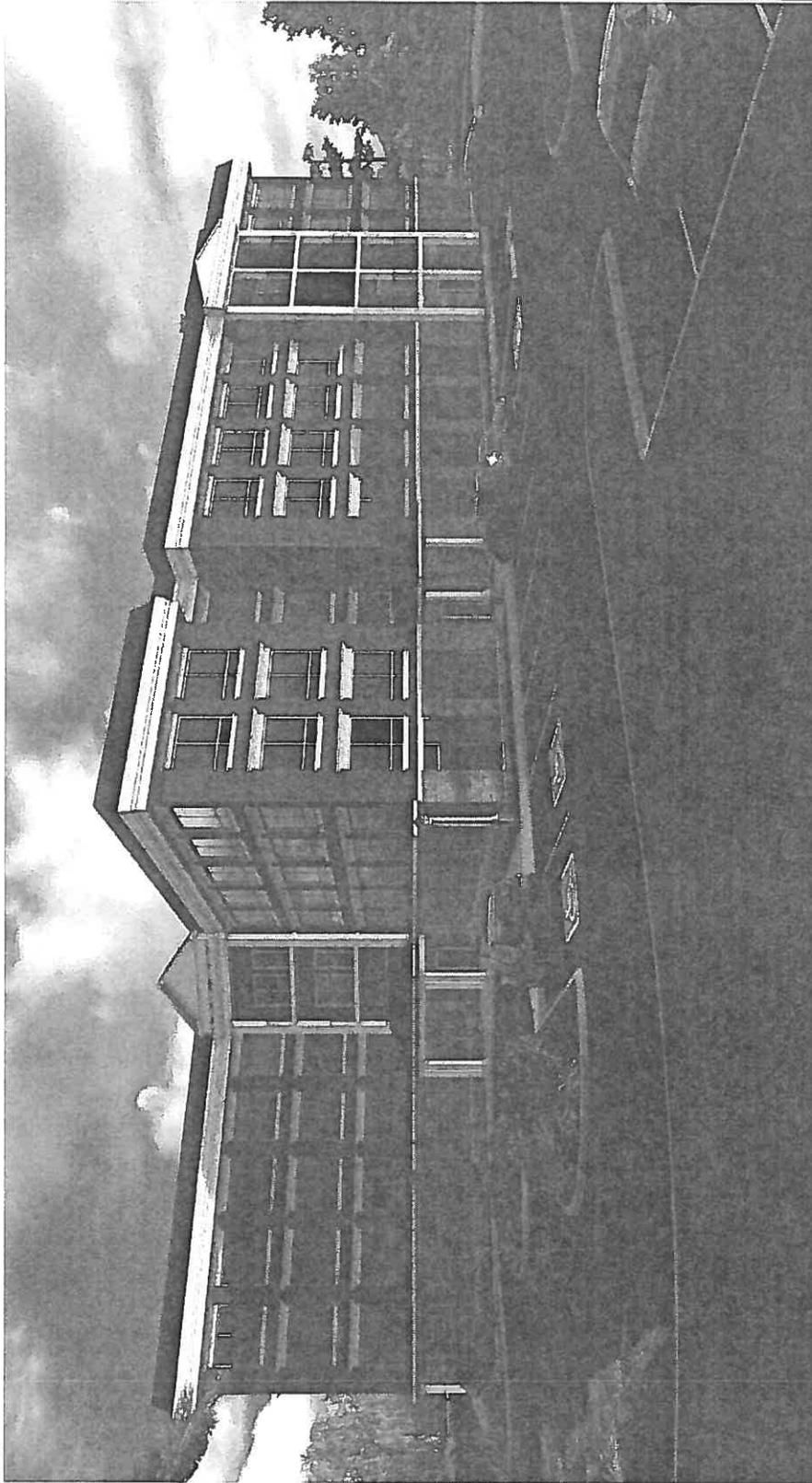
COUTTS DRAFT APPROVED PLAN OF SUBDIVISION
 APPLICANT: ROD COUTTS & BRIAN COUTTS
 FILE: ZBA-2015-07
 FIGURE 1

Map created by the Town of Aurora Planning & Development Services Department, October 28, 2015. Drawing provided by Brutto Consulting.









PROPOSED RENDERING (NORTH - WEST ELEVATION)

APPLICANT: ROD COUTTS & BRIAN COUTTS

FILE: ZBA-2015-07

FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, November 5, 2015. Drawing provided by Brutto Consulting.



TOWN OF AURORA
PUBLIC PLANNING MEETING REPORT No. PL15-088

SUBJECT: *Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision
Ashlen Holdings Inc.
13859, 13875, 13887 Yonge Street
Part of Lots 15 & 16, Registered Plan 166
File Nos.: OPA-2015-03, SUB-2015-04, ZBA-2015-08*

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *November 30, 2015*

RECOMMENDATIONS

THAT Report No. PL15-088 be received; and

THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with background information related to the proposed Official Plan amendment, Zoning By-law amendment, and Draft Plan of Subdivision applications proposing 42 single detached dwelling lots, three (3) open space blocks for stormwater management, and trails.

BACKGROUND

The owner has applied to amend the Official Plan and Zoning By-law to permit the proposed Draft Plan of Subdivision. A site specific Official Plan policy amendment to the existing "Cluster Residential" designation is proposed for increased maximum gross residential density, building coverage and a reduced buffer to Estate Residential. Site specific by-law exceptions related to lot frontage, exterior side yard, main building height, floor area, lot coverage, and garage width are proposed.

Public Notification

On November 5, 2015 a Notice of Public Planning Meeting was published in the Auroran and Aurora Banner newspapers and given by mail to all addressed property Owners within a minimum of 120 metres of the subject lands. Notice of the Public

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Planning meeting signs were also posted on the subject lands fronting Yonge Street. Public Meeting notification has been provided in accordance with the *Planning Act*.

Location and Land Use

The subject lands, municipally known as 13859, 13875, 13887 Yonge Street, are located between Bloomington Road East and Hunters Glen Road (Figure 1). The subject lands have a total lot area of 4.3 hectares and a frontage of 133 m on Yonge Street. The subject lands are currently occupied by two single detached dwellings which are proposed to be demolished.

The surrounding land uses are as follows:

North:	Residential
South:	Institutional
East:	Vacant
West:	Yonge Street and institutional

Policy Context

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Staff will review the proposed development for consistency with the above mentioned provincial policies.

Oak Ridges Moraine Conservation Plan (ORMCP)

The ORMCP is an ecologically based plan established by the province to provide land use and resource management within the Moraine. The subject lands are regulated by the ORMCP and designated as Settlement Area. According to the ORMCP, lands designated as Settlement Areas are designated for development of an urban type permitting a range of residential, commercial, industrial and institutional uses. The ORMCP requires development within the Settlement Area to minimize the encroachment and impact of development on the ecological functions and hydrological features of the Plan Area, maintain where possible, improving or restoring the health,

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diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions.

York Region Official Plan (2010)

The subject lands are designated as “Urban Area” by the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. Under the York Region’s Official Plan, one regional urbanization goal is to enhance the Region’s urban structure through city building, intensification and compact, complete communities.

Yonge Street South Secondary Plan (OPA 34)

The subject lands are designated as “Cluster Residential” by the Yonge Street South Secondary Plan (Figure 2). The lands are designated “Oak Ridges Moraine Settlement Area” by Schedule “J” of the Town of Aurora Official Plan. The southeast corner of the lands are designated “Woodlands Minimum Vegetation Protection Zone” (MVPZ) by Schedule “K” (Figure 3). Schedule “L” identifies the lands as “Category 1 (Complex Landform)” and Schedules “M” identifies the subject lands as a Low Vulnerability Aquifer Class.

The “Cluster Residential” Designation is intended to provide for a range of development patterns which are mutually compatible with the low density of existing development and the environmentally sensitive features and functions of the area. Permitted uses include single detached dwellings, semi-detached dwellings, linked housing townhouses, and private open space. Site specific Secondary Plan policies will be required to permit the proposed development. The proposed Official Plan policies are summarized in the following table.

	Existing Official Plan Policy	Proposed Official Plan Policy
Permitted Uses	As per Cluster Residential designation	As per Cluster Residential designation
Gross residential density (maximum)	5 units per hectare	10 units per hectare*
Building coverage (maximum)	12% of all lands within Cluster Residential designation	12% of all lands within constrained and unconstrained lands
Minimum distance separation to Estate Residential designations	35 m between an Estate Residential designation and the limit of a cluster residential unit amenity space	35 m between a house in an Estate Residential designation and a house within a Cluster Residential designation*
Setback from Yonge Street	60 m from centreline	60 m from centreline

*Site specific policy required

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Zoning By-law

The subject lands are currently zoned "Estate Residential (ER) Zone" by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 4). A portion of the subject lands are zoned "Woodlands MVPZ" by Schedule "B" of By-law 4469-03.D. The subject lands are zoned "Low Vulnerability Aquifer Area" by Schedule "C" and "Category 1 (Complex Landform)" by Schedule "E".

The ER Zone permits one detached dwelling unit per lot (including a separate dwelling unit for servant quarters) and a home occupation. The owner proposes to rezone the property to "Detached Dwelling Second Density (R2-X1) Exception Zone" and "Major Open Space (O-X1) Exception Zone. The proposed zoning provisions are summarized in the following table.

	Proposed R2-X1 Zone Requirements	Proposed O-X1 Zone Requirements
Permitted Uses	As per R2 Zone	Conservation, trails, stormwater management facilities, municipal servicing infrastructure
Lot Area (minimum)	460 m ²	As per O Zone
Lot Frontage (minimum)	12.0 m	
Front Yard (minimum)	6.0 m	
Rear Yard (minimum)	7.5 m	
Interior Side Yard (minimum)	1.5 m	
Exterior Side Yard (minimum)	4.5 m	
Main building height (maximum)	12.0 m	
Floor area (minimum)	1 storey: 140 m ² 2 storeys: 150 m ²	
Lot Coverage (maximum)	40.0%	
Garage Width (minimum)	6.0 m	

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Reports and Studies

The following reports and plans were submitted with the applications:

- Draft Plan of Subdivision
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Planning Rationale
- Urban Design Guidelines
- Schedule of Lots and Blocks
- Grading Plan
- Functional Servicing Report
- Geotechnical Investigation
- Hydrogeological Study
- Noise Report
- Traffic Entrance Analysis
- Landform Assessment and Conservation Study
- Lake Simcoe Protection Plan Conformity Review
- Environmental Impact Study, Natural Heritage Evaluation and ORM Conformity Study
- Phase One Environmental Site Assessment
- Stage 1 Archaeological Assessment
- Tree Inventory
- Topographic Survey

Proposed Site Development

The owner is proposing a Draft Plan of Subdivision, Official Plan Amendment and Zoning Bylaw Amendment which would allow the development comprising of 42 single detached lots, three (3) open space blocks for stormwater management, and a trail (Figure 5). The draft plan proposes a new municipal road (cul-de-sac) that would run east-west through the draft plan. 40 of the proposed 42 single detached dwellings have lot frontages of 12.2 m, with the other two lots having lot frontages of 18.19 m and 15.22 m.

A trail is proposed along the east side of Yonge Street within Blocks 44 and 45. A second trail is proposed along the southerly property line. A servicing easement/walkway will connect the proposed Street A to vacant lands to the east designated for residential development.

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A list of all lots/blocks, in addition to the site statistics for the draft plan of subdivision are as follows:

Lot/Block Number	Land Use	Units	Total Area
Lots 1-42	Single detached residential: 12.2 m frontage 15.22 to 18.19 m frontage	40 2	3.01 ha
Blocks 43, 46, 47	Open space (SWM)		0.35 ha
Blocks 44, 45, 49, 50	Trails		0.36 ha
Block 48	Walkway/Servicing easement		0.04 ha
	Road – 18.0 m ROW		0.56 ha
Total Area			4.32 ha

COMMENTS

The application has been circulated to all relevant agencies and departments for review and comment. A preliminary review of the Zoning By-law amendment application has been undertaken by internal departments and external agencies. Staff have identified the following matters to be addressed in greater detail before staff prepare a final report for Council's consideration:

- The application will be reviewed in the context of the applicable Provincial, Regional and Town policies;
- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law amendment;
- Compatibility with surrounding estate residential and Oak Ridges Moraine land uses;
- Parks & Recreation Services has confirmed that the proposed east-west trail is not required;
- Vegetation and naturalization;
- Stormwater ponds/bio-retention facilities;
- Stage 2 Archaeological Assessment; and
- Grading and drainage.

Summary of Resident Comments

No comments have been received from area residents as of the preparation of this report.

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SERVICING ALLOCATION

The two (2) single detached dwellings on the subject lands were privately serviced. The proposed development would require the allocation of an additional 42 units.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Direct staff to report back to Council addressing any issues that may be raised at the Public Planning Meeting; or
2. Refusal of the application with an explanation of the refusal.

FINANCIAL IMPLICATIONS

Financial implications will be addressed when a technical review of the proposal is completed.

PREVIOUS REPORTS

None.

CONCLUSIONS

The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications are currently under review by staff. Staff will continue to work with the applicant to finalize all outstanding technical matters, as well as comments received from the public and Council at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting. In particular, the Zoning By-law amendment application will be reviewed in accordance with the Provincial Policy Statement, Places to Grow Growth Plan, Oak Ridges Moraine Conservation Plan, and Official Plan and in context of existing surrounding land uses.

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Report No. PL15-088

ATTACHMENTS

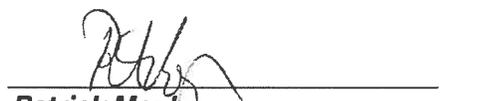
- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – ORM Key Natural Heritage Features
- Figure 4 – Zoning Map
- Figure 5 – Draft Plan of Subdivision

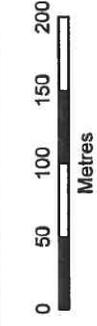
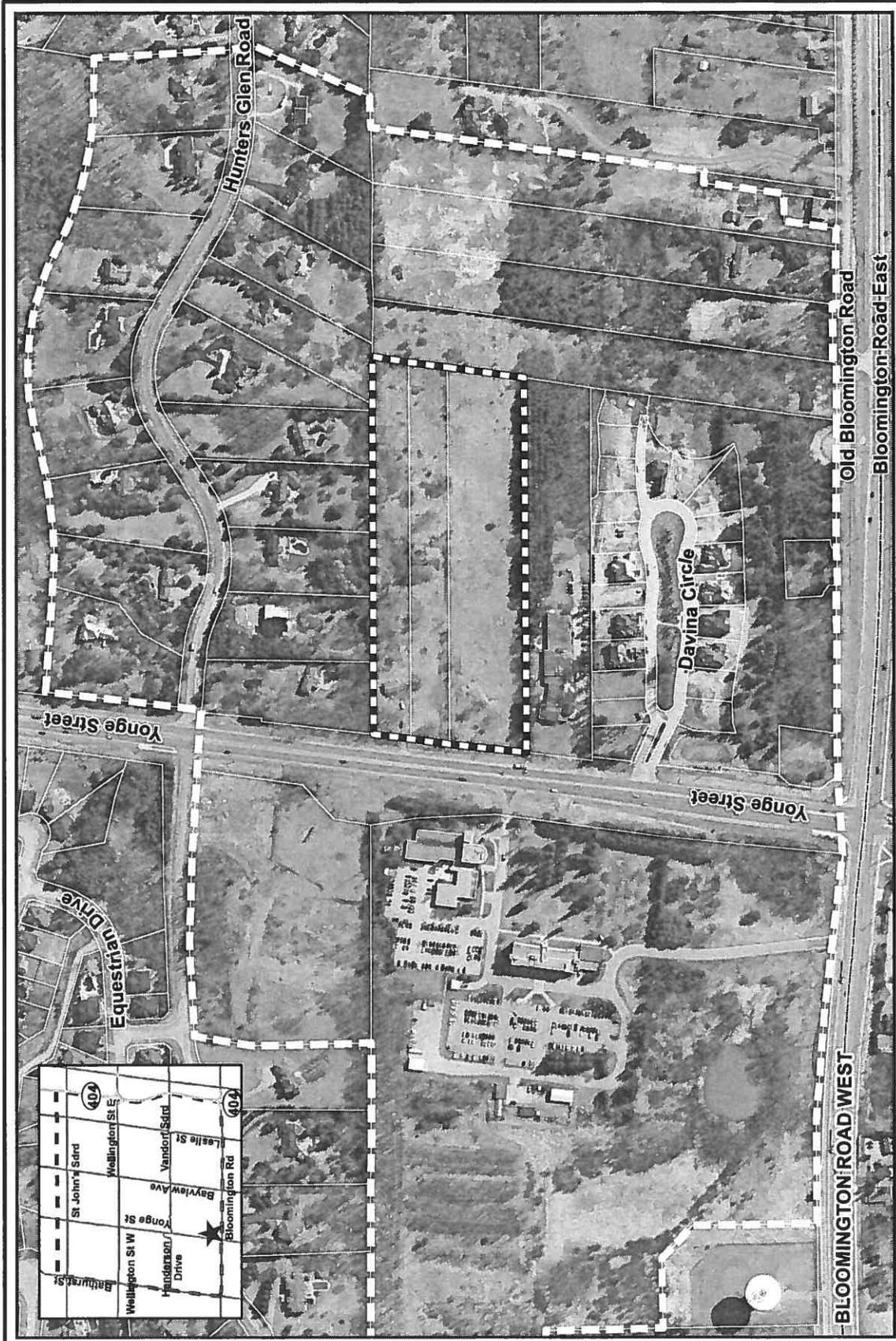
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – November 12, 2015.

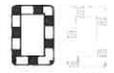
Prepared by: Marty Rokos, Planner Ext. 4350


Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services


Patrick Moyle
Interim Chief Administrative Officer

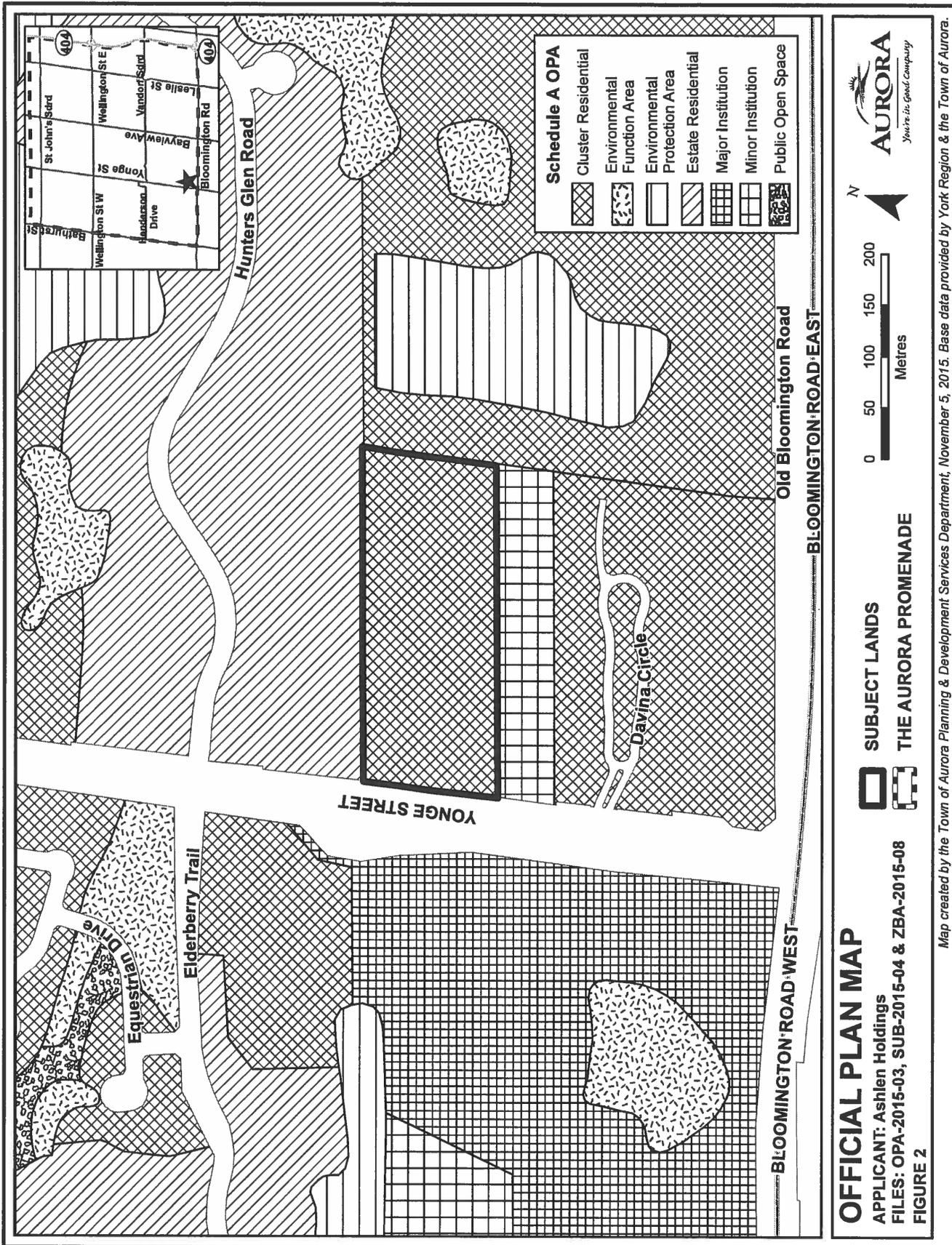


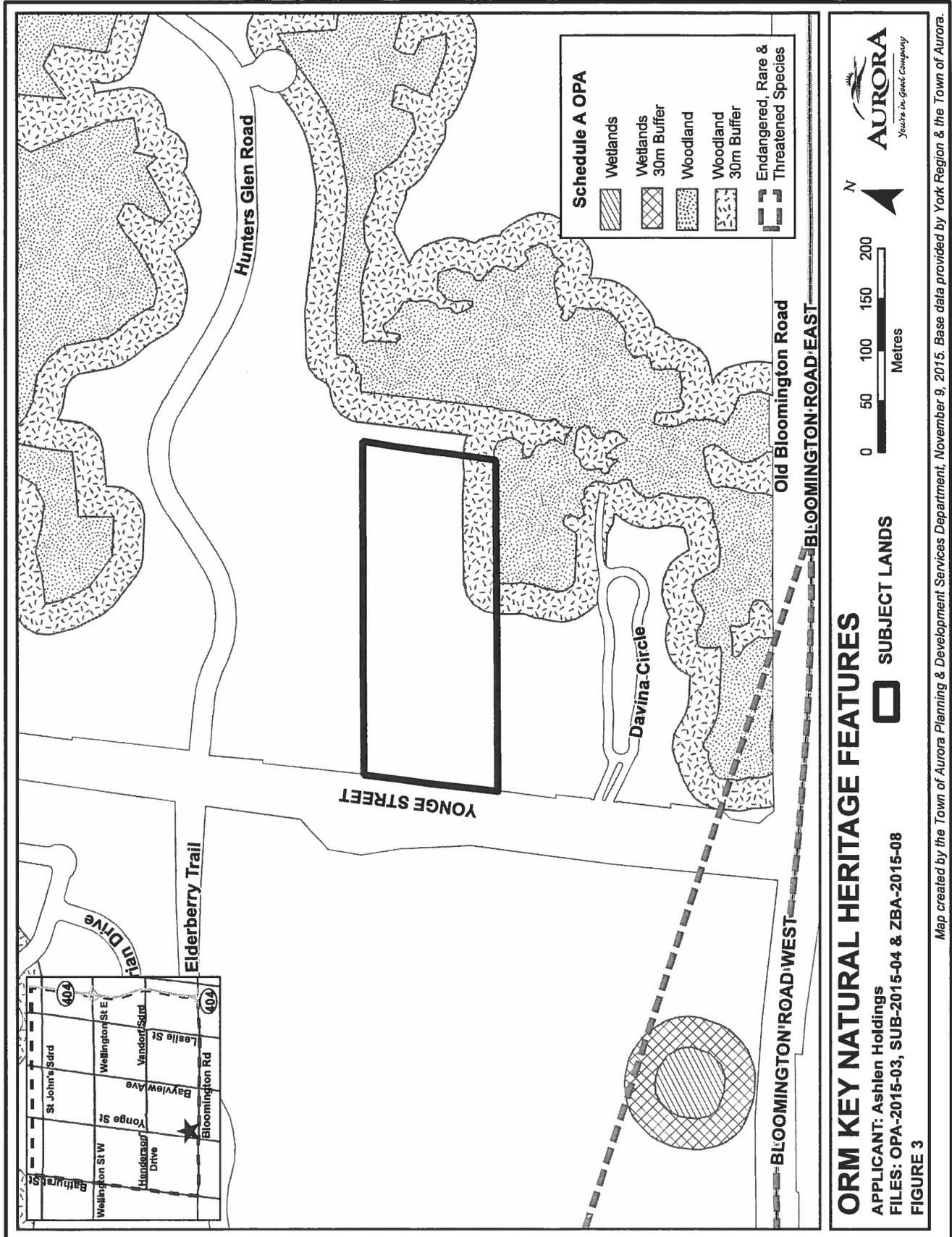
SUBJECT LANDS
Circulation Area

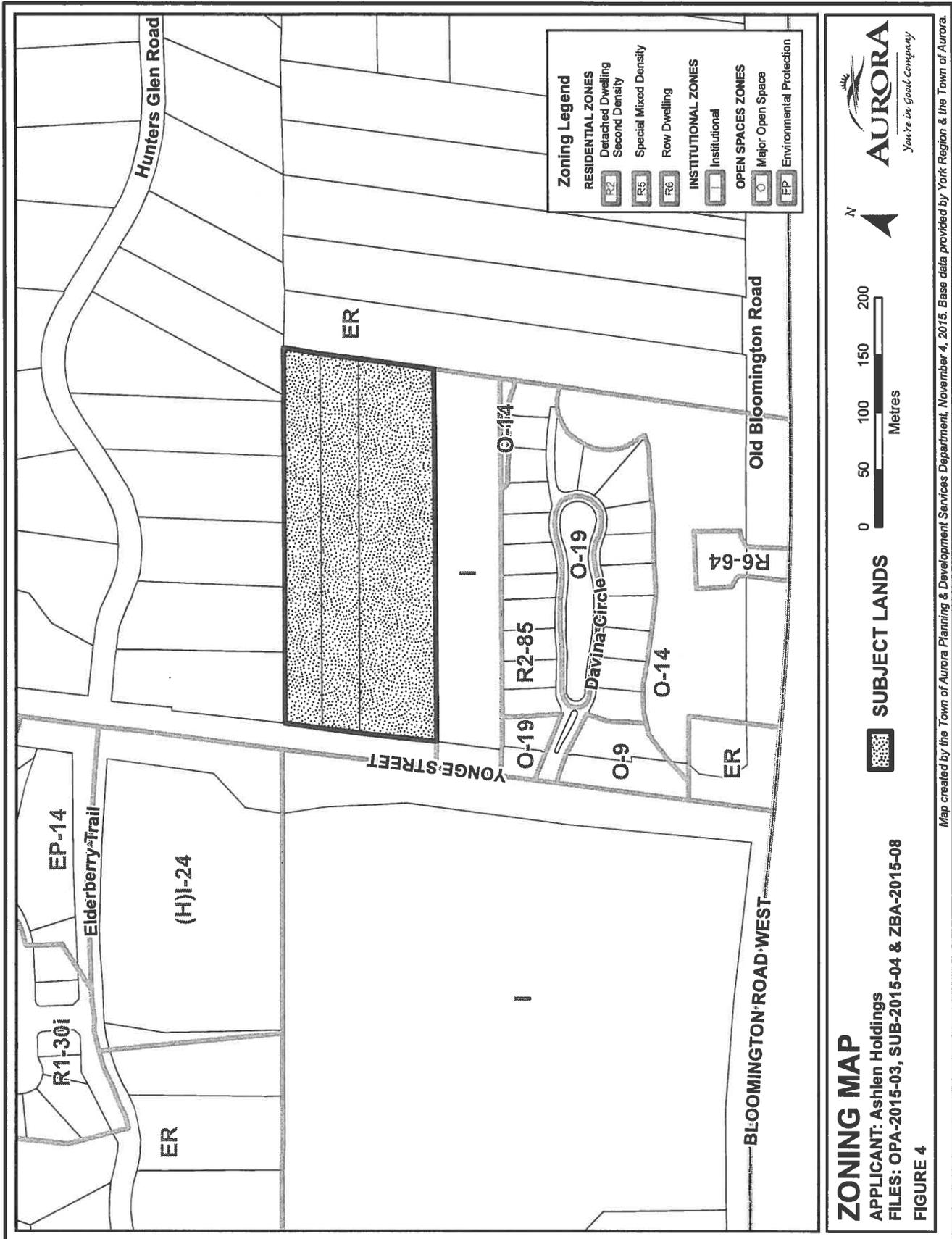


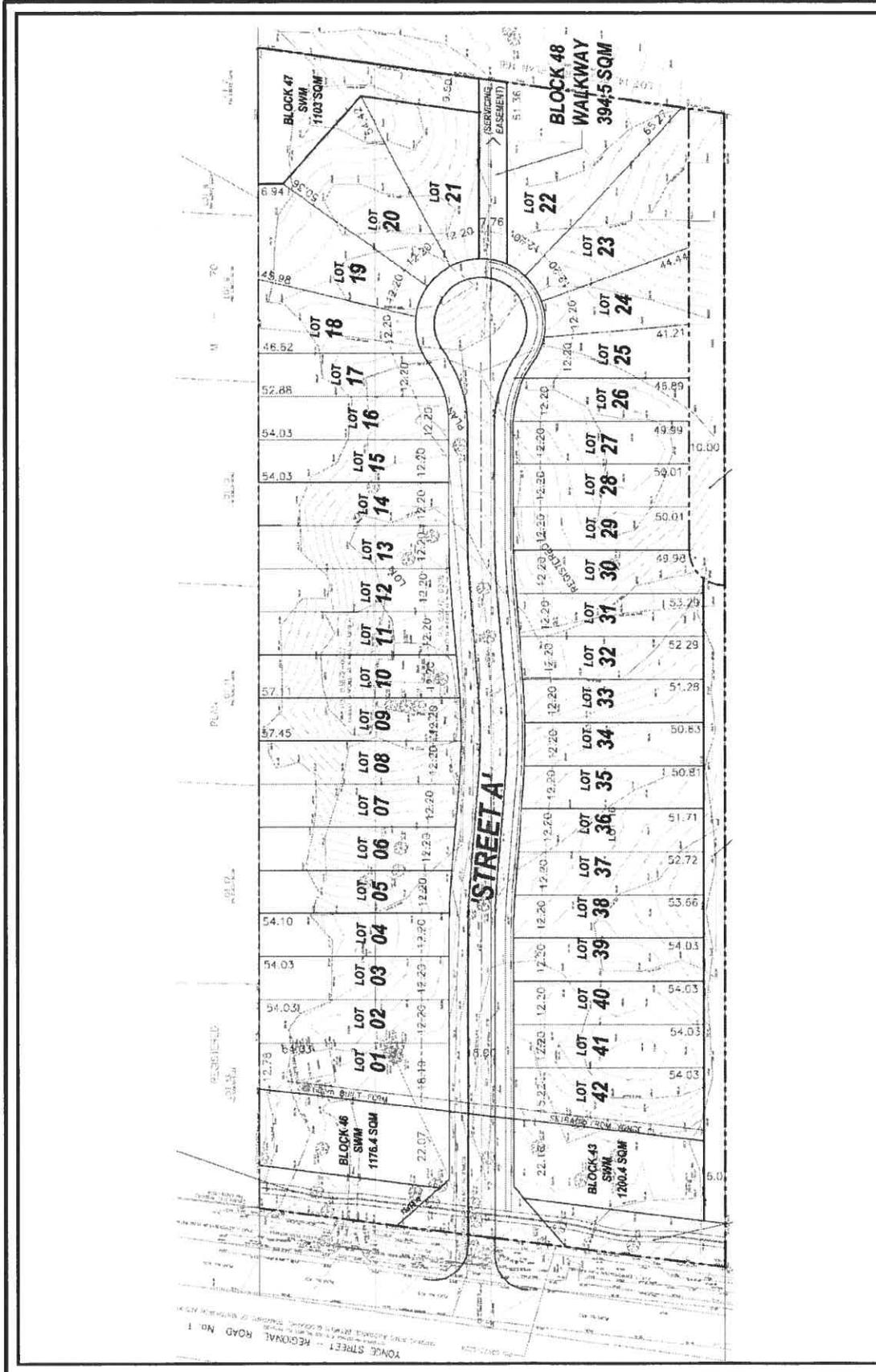
LOCATION MAP
 APPLICANT: Ashlen Holdings
 FILES: OPA-2015-03, SUB-2015-04 & ZBA-2015-08
 FIGURE 1

Map created by the Town of Aurora Planning & Development Services Department, November 5, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.









DRAFT PLAN OF SUBDIVISION

APPLICANT: Ashlen Holdings
 FILES: OPA-2015-03, SUB-2015-04 & ZBA-2015-08

FIGURE 5

Map created by the Town of Aurora Planning & Development Services Department, November 5, 2015. Drawing provided by Brutto Consulting

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5793-15

**BEING A BY-LAW to Confirm Actions by Council
Resulting From Special Council – Public Planning
Meeting on November 30, 2015.**

**THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA
HEREBY ENACTS AS FOLLOWS:**

1. THAT the actions by Council at its Special Council – Public Planning meeting held on November 30, 2015, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. THAT the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

READ A FIRST AND SECOND TIME THIS 30TH DAY OF NOVEMBER, 2015.

**READ A THIRD TIME AND FINALLY PASSED THIS 30TH DAY OF NOVEMBER,
2015.**

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK