



COUNCIL MEETING AGENDA

TUESDAY, APRIL 26, 2016

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



**TOWN OF AURORA
COUNCIL MEETING
AGENDA**

Tuesday, April 26, 2016
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. ADOPTION OF THE MINUTES

Council Meeting Minutes of April 12, 2016 pg. 1
Special Council – Public Planning Meeting Minutes of April 20, 2016 pg. 13

RECOMMENDED:

THAT the Council meeting minutes of April 12, 2016, and the Special Council – Public Planning meeting minutes of April 20, 2016, be adopted as printed and circulated.

4. PRESENTATIONS

(a) Brent Kopperson, Windfall Ecology Centre pg. 19
Re: Windfall Ecology Centre: Who We Are & Current Projects

(b) Stephen Fung and Mark Ortiz, York Region pg. 20
Re: York Region's Water and Wastewater Master Plan Update

5. PUBLIC SERVICE ANNOUNCEMENTS

6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

8. DELEGATIONS

9. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

10. NOTICES OF MOTION/MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

(i) Notices of Motion

(ii) Motions for Which Notice Has Been Given

(a) Councillor Thompson

**Re: Development of an Attraction Strategy for the Hotel
Industry**

pg. 44

11. REGIONAL REPORT

York Regional Council Highlights – April 21, 2016

pg. 45

RECOMMENDED:

THAT the Regional Report of April 21, 2016, be received for information.

12. NEW BUSINESS/GENERAL INFORMATION

13. READING OF BY-LAWS

RECOMMENDED:

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

- 5838-16** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (2351528 Ontario Limited and Aurora-Leslie Developments Limited (Emery Business Park), File: ZBA-2014-01). pg. 56
(Memo – Council Item 3 – Apr. 26/16)
- 5839-16** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (BG Properties (Aurora) Inc.). pg. 60
(Report No. PDS16-023 – GC Item 8 – Apr. 19/16)
- 5842-16** BEING A BY-LAW to exempt Blocks 15, 16 and 19 on Plan 65M-4467 from Part-Lot Control (Brookfield Homes (Ontario) Aurora Limited). pg. 65
(Report No. PDS16-024 – GC Item 9 – Apr. 19/16)
- 5843-16** BEING A BY-LAW to amend Municipal Waterworks Distribution By-law Number 3305-91, as amended. pg. 66
(Report No. IES16-037 – GC Item 3 – Apr. 19/16)
- 5844-16** BEING A BY-LAW to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, to designate and erect stop signs at various intersections in the Town of Aurora. pg. 68
(Report No. IES16-027 – GC Item 5 – Mar. 22/16)
- 5847-16** BEING A BY-LAW to set and levy the rates of taxation for the taxation year 2016. pg. 69
(Report No. CFS15-055 – Council Item 4 – Dec. 8/15)

RECOMMENDED:

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

- 5852-16** BEING A BY-LAW to Confirm Actions by Council Resulting from Council Meeting on April 26, 2016. pg. 73

14. CLOSED SESSION

RECOMMENDED:

THAT Council resolve into Closed Session to consider the following matter:

1. Labour relations or employee negotiations (section 239 (2)(d) of the *Municipal Act, 2001*); Re: Closed Session Report No. CAO16-005 – CUPE Negotiations – Strategy and Direction

15. ADJOURNMENT

AGENDA ITEMS

1. **General Committee Meeting Report of April 19, 2016** pg. 21

RECOMMENDED:

THAT the General Committee meeting report of April 19, 2016, be received and the recommendations carried by the Committee be approved.

2. **LLS16-014 – General Committee Closed Session Report of April 19, 2016** pg. 32

RECOMMENDED:

THAT Report No. LLS16-014 be received; and

THAT the following recommendations from the General Committee Closed Session meeting of April 19, 2016, be adopted:

1. **Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board (section 239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. IES16-041 – Aurora Family Leisure Complex**

THAT Closed Session Report No. IES16-041 be received for information.

2. **A proposed or pending acquisition or disposition of land by the Town or Local Board (section 239(2)(c) of the *Municipal Act, 2001*); Re: Potential Purchase of Lands – Yonge Street**

THAT the confidential recommendations of the General Committee Closed Session meeting of April 19, 2016, regarding the Potential Purchase of Lands – Yonge Street, be adopted.

3. **Memorandum from Director of Planning & Development Services** pg. 34
Re: By-law No. 5838-16, Administrative Zoning By-law Amendment to the Emery Business Park Zoning By-law 5673-14
2351528 Ontario Ltd., File Numbers: SUB-2014-01 & ZBA(A)-2014-01

RECOMMENDED:

THAT the memorandum regarding By-law No. 5838-16, Administrative Zoning By-law Amendment to the Emery Business Park Zoning By-law 5673-14, 2351528 Ontario Ltd., File Numbers: SUB-2014-01 & ZBA(A)-2014-01, be received for information.

4. **Memorandum from Mayor Dawe** pg. 39
Re: Lake Simcoe Region Conservation Authority Highlights –
April 1, 2016 – Meeting of the Board

RECOMMENDED:

THAT the memorandum regarding Lake Simcoe Region Conservation Authority Highlights – April 1, 2016 – Meeting of the Board, be received for information.

5. **Memorandum from Director of Infrastructure & Environmental Services** pg. 42
Re: Additional Information regarding Item 1(6) – IES16-040 – Facility
Projects Status Report

RECOMMENDED:

THAT the memorandum regarding Additional Information regarding Item 1(6) – IES16-040 – Facility Projects Status Report be received for information.



**TOWN OF AURORA
COUNCIL MEETING MINUTES**

Council Chambers
Aurora Town Hall
Tuesday, April 12, 2016

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfryes (arrived 7:02 p.m.), Kim, Mrakas, Pirri, Thom, and Thompson
MEMBERS ABSENT	None
OTHER ATTENDEES	Chief Administrative Officer, Director of Building and By-law Services, Director of Corporate and Financial Services/Treasurer, Director of Infrastructure and Environmental Services, Acting Director of Legal and Legislative Services/Town Clerk, Director of Parks and Recreation Services, Director of Planning and Development Services, Associate Solicitor, Council/Committee Secretary

Mayor Dawe called the meeting to order at 7 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

**Moved by Councillor Thom
Seconded by Councillor Mrakas**

THAT the agenda as circulated by Legal and Legislative Services, with the following additions, be approved:

- Presentation (a) Dan Elliott, Director of Corporate & Financial Services/Treasurer;
Re: Preview of two new public educational videos – Tax bills and Budget preparation
- Item 4 – PRS16-021 – Multicultural Festival

CARRIED

3. ADOPTION OF THE MINUTES

**Council Meeting Minutes of March 29, 2016
Special Council – Public Planning Meeting Minutes of March 30, 2016**

**Moved by Councillor Kim
Seconded by Councillor Abel**

THAT the Council meeting minutes of March 29, 2016, and the Special Council – Public Planning meeting minutes of March 30, 2016, be adopted as printed and circulated.

CARRIED

4. PRESENTATIONS

- (a) **Dan Elliott, Director of Corporate & Financial Services/Treasurer
Re: Preview of two new public educational videos – Tax bills and Budget preparation**

(Added Item)

Mr. Elliott presented a preview of two videos which will shortly be available on the Town's website: *Property Value and Property Taxes*; and *How Your Town Budget Works*, which will serve as valuable, informational and educational tools for Aurora's residents.

**Moved by Councillor Humfryes
Seconded by Councillor Pirri**

THAT the presentation by Dan Elliott be received for information.

CARRIED

5. PUBLIC SERVICE ANNOUNCEMENTS

Councillor Pirri noted that a Community Earth Week Fair, organized by the Town's Environmental Advisory Committee, will be held on Wednesday, April 20, 2016, starting at 5 p.m. at the Aurora Armoury in Town Park.

Councillor Kim extended a reminder that Aurora's Annual Clean-up Day will be held on Saturday, April 23, 2016, and the registration deadline is April 18, 2016.

Councillor Humfries extended appreciation to the Councillors who participated in the Big Brothers Big Sisters of York fundraising event, Bowl for Kids Sake, which was held on April 9, 2016.

Councillor Abel noted that Neighbourhood Network will be holding its annual tree planting at Vines Place on Saturday, April 30, 2016.

Councillor Abel announced that Our Lady of Grace Catholic Elementary School will be celebrating its 60th Anniversary on Sunday, May 1, 2016, with a Mass at 2 p.m. at the Church, and activities at the School starting at 3:30 p.m.

Councillor Abel extended a reminder that the 2016 Aurora Chamber Home Show will be held on at the Stronach Aurora Recreation Complex from Friday, April 15 to Sunday, April 17, 2016.

Councillor Abel noted a couple of the locations included in Aurora's Clean-up Day and encouraged Councillors and residents to participate.

Councillor Thompson noted that the annual Portraits of Giving event, which acknowledges individuals within York Region who have made significant contributions to the community, is being held on Wednesday, April 13, 2016, at the Upper Canada Mall in Newmarket.

Councillor Thompson encouraged everyone to help support our local hospital through the Run or Walk for Southlake, which will take place on Sunday, May 1, 2016.

Councillor Gaertner noted that she attended a ribbon cutting ceremony today for the new Panera Bread bakery, which was also a fundraiser for Big Brothers Big Sisters of York, and she extended welcome wishes to a good community partner.

Councillor Mrakas noted that participants who bring their own mug will receive free coffee at next week's Community Earth Week Fair, and a limited supply of tree saplings will be given away.

Mayor Dawe extended appreciation to By-law Services staff for putting together the successful initiative “Food for Fines”, which supported the Aurora Food Pantry.

Mayor Dawe encouraged everyone to attend Aurora’s 54th Annual Juried Art Show and Sale, being held on Saturday, April 30 and Sunday, May 1, 2016. He noted that the deadline for submission registration is April 18, 2016, and more details may be found at www.aurora.ca/artshow.

Mayor Dawe noted that Neighbourhood Network’s “Give Back Awards”, which recognizes high school students who have volunteered and contributed to the community, will be celebrated on Thursday, April 14, 2016.

Mayor Dawe noted that the Aurora Seniors Association will be holding its Volunteer Appreciation Dinner on Wednesday, April 20, 2016.

Mayor Dawe noted that a Public Open House will be held on Tuesday, April 19, 2016, from 5 p.m. to 7:30 p.m., regarding implementation of a parking plan on Yonge Street, from Wellington Street to Church Street.

Mayor Dawe announced that the Movies in the Park series will be starting early with a showing of *Minions* on April 23, 2016, at 6:15 p.m. in the Pfaff Arena of the Stronach Aurora Recreation Complex.

6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

Items 1 (sub-items 6, 9, and 10), 3, and 4 were identified as items for discussion.

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Items 1 (with the exception of sub-items 6, 9, and 10) and 2 were identified as items not requiring separate discussion.

Moved by Councillor Pirri
Seconded by Councillor Thom

THAT the following recommendations with respect to the matters listed as “Items Not Requiring Separate Discussion” be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

1. General Committee Meeting Report of April 5, 2016

THAT the General Committee meeting report of April 5, 2016, be received and the following recommendations carried by the Committee be approved:

(1) BBS16-004 – Mandatory Sewage System Maintenance Inspection Program for Private Properties

THAT Report No. BBS16-004 be received; and

THAT a public meeting be held to inform property owners of the Sewage System Maintenance Inspection Program; and

THAT the public meeting be used to introduce a new fee related to the Sewage System Maintenance Inspection Program in accordance with the *Building Code Act* and regulations; and

THAT staff bring forward the necessary amendments to Building By-law No. 5402-12, as amended, to implement the Sewage System Maintenance Inspection Program to a future Council meeting.

(2) IES16-032 – Backyard Composting Program Update

THAT Report No. IES16-032 be received for information.

(3) IES16-033 – Solar Panel Option for the New Operations Centre

THAT Report No. IES16-033 be received; and

THAT the 2016 Capital Budget be increased by \$130,000 for the installation of a 40 kW solar panel system at the new Operations Centre, to be funded from the Green Initiatives Reserve fund; and

THAT staff be authorized to negotiate an agreement for the installation of a 40 kW solar panel system at the new Operations Centre with our current vendor Solera; and

THAT the Mayor and Town Clerk be authorized to execute the Agreement with Solera, including any and all documents and ancillary agreements required to give effect to same; and

THAT all net energy savings generated from the solar panel system be returned to the Green Initiatives Reserve fund for a minimum period of 25 years.

(4) IES16-034 – Award of Tender IES 2016-18 for the Supply and Installation of Two New Ice Plant Condensers for the Aurora Community Centre

THAT Report No. IES16-034 be received; and

THAT Tender IES 2016-018 for capital project #72175 for the supply and installation of two new Ice Plant Condensers for the Aurora Community Centre be awarded to CIMCO Refrigeration in the amount of \$133,660.00 excluding taxes; and

THAT the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

(5) PRS16-016 – Culture and Recreation Grant Semi-Annual Allocation for March 2016

THAT Report No. PRS16-016 be received for information.

(7) Accessibility Advisory Committee Meeting Minutes of March 2, 2016

THAT the Accessibility Advisory Committee meeting minutes of March 2, 2016, be received for information.

(8) Heritage Advisory Committee Meeting Minutes of March 7, 2016

THAT the Heritage Advisory Committee meeting minutes of March 7, 2016, be received for information.

2. Audit Committee Meeting Report of March 29, 2016

THAT the Audit Committee meeting report of March 29, 2016, be received and the recommendations carried by the Committee be approved.

CARRIED

8. DELEGATIONS

None

9. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

- 1. General Committee Meeting Report of April 5, 2016
(6) PRS16-018 – Music Strategy**

**Moved by Councillor Thom
Seconded by Councillor Mrakas**

THAT Report No. PRS16-018 be received; and

THAT the Music Strategy attached to Report No. PRS16-018 be endorsed;
and

THAT staff be directed to apply for funding from the Ontario Music Fund
Grant to support the initiatives identified in the Music Strategy.

CARRIED

- 1. General Committee Meeting Report of April 5, 2016
(9) Economic Development Advisory Committee Meeting Minutes of March
10, 2016**

**Moved by Councillor Thompson
Seconded by Councillor Thom**

THAT the Economic Development Advisory Committee meeting minutes of
March 10, 2016, be received for information.

CARRIED

- 1. General Committee Meeting Report of April 5, 2016
(10) Memorandum from Acting Director of Legal & Legislative Services/Town
Clerk
Re: Brookfield Homes (Ontario) Ltd. – Vegetation Management Agreement**

**Moved by Councillor Gaertner
Seconded by Councillor Thom**

THAT the memorandum regarding Brookfield Homes (Ontario) Ltd. – Vegetation Management Agreement be received for information.

CARRIED

**3. Memorandum from Councillor Thompson
Re: Hotel Development Charges in York Region**

**Moved by Councillor Thompson
Seconded by Councillor Pirri**

THAT the memorandum regarding Hotel Development Charges in York Region be received for information.

CARRIED

**4. PRS16-021 – Multicultural Festival
(Added Item)**

**Main motion
Moved by Councillor Pirri
Seconded by Councillor Mrakas**

THAT Report No. PRS16-021 be received; and

THAT Special Events staff proceed with a Multicultural Festival format, known as “Dance in The Park Celebrates Cultural Diversity”.

**Motion to refer
Moved by Councillor Thom
Seconded by Councillor Humfries**

THAT Item 4, Report No. PRS16-021 – Multicultural Festival, be referred to staff for a report back to Council at the Council meeting of April 26, 2016.

DEFEATED

**Amendment
Moved by Councillor Pirri
Seconded by Councillor Kim**

THAT the main motion be amended by adding the following clause:

THAT staff be directed to begin the Multicultural event prior to the “Dance in the Park” event, and report back to Council if the earlier time is not feasible.

CARRIED

**Main motion as amended
Moved by Councillor Pirri
Seconded by Councillor Mrakas**

THAT Report No. PRS16-021 be received; and

THAT Special Events staff proceed with a Multicultural Festival format, known as “Dance in The Park Celebrates Cultural Diversity”; and

THAT staff be directed to begin the Multicultural event prior to the “Dance in the Park” event, and report back to Council if the earlier time is not feasible.

**On a recorded vote the main motion as amended
CARRIED**

YEAS: 6	NAYS: 3
VOTING YEAS:	Councillors Gaertner, Mrakas, Pirri, Thom, and Thompson, Mayor Dawe
VOTING NAYS:	Councillors Abel, Humfryes, and Kim

10. NOTICES OF MOTION/MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

(i) Notices of Motion

None

(ii) Motions for Which Notice Has Been Given

(a) Councillor Abel

**Re: Disclosure of Information Regarding Property Acquisition in the
Aurora Promenade Area**

**Moved by Councillor Abel
Seconded by Councillor Gaertner**

WHEREAS the Town of Aurora believes in accountability and transparency, while respecting the need to protect taxpayers by discussing confidential property acquisitions and dispositions in Closed Session; and

WHEREAS Council has made a final decision on a potential acquisition or disposition of property in the Aurora Promenade Area and does not need to keep all information confidential;

NOW THEREFORE BE IT HEREBY RESOLVED THAT staff be directed to make public those portions of the confidential Closed Session staff reports pertaining to the acquisition and disposition of land regarding the Aurora Promenade Area (15157, 15165 and 15171 Yonge Street) where disclosure would not be harmful to the Town as determined by the Town's legal counsel, and where the Town is not required to maintain confidentiality under the *Municipal Freedom of Information & Protection of Privacy Act*; and

BE IT FURTHER RESOLVED THAT the disclosure of the confidential Closed Session staff reports occur on or prior to Council consideration of the Cultural Precinct Plan.

**On a recorded vote the motion was
DEFEATED**

YEAS: 3	NAYS: 6
VOTING YEAS:	Councillors Abel, Gaertner, and Thom
VOTING NAYS:	Councillors Humfryes, Kim, Mrakas, Pirri, and Thompson, Mayor Dawe

11. REGIONAL REPORT

York Regional Council Highlights – March 24, 2016

**Moved by Councillor Pirri
Seconded by Councillor Kim**

THAT the Regional Report of March 24, 2016, be received for information.

CARRIED

12. NEW BUSINESS/GENERAL INFORMATION

Councillor Abel inquired about the protocol for staff response to email from residents and Councillors. The Mayor requested that staff provide a reply to Members of Council. Councillor Thompson inquired about the continued overpass construction at Highway 404 and Wellington Street East, and noted that there were still concerns regarding traffic flow and safety. Staff advised regarding the structural work being done and noted that construction was expected to be completed by the fall. The Mayor requested that staff contact the Region to discuss the safety concerns and options.

Councillor Thom inquired about the planned fencing of a Regional reservoir near Orchard Heights. The Mayor advised that an update was due from the Region and that he would follow up and report back to Council.

Councillor Thom inquired about tree clearing along the trail system in the northwest part of Town. Staff agreed to investigate and report back to Council.

13. READING OF BY-LAWS

**Moved by Councillor Pirri
Seconded by Councillor Thompson**

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

5837-16 BEING A BY-LAW to amend By-law Number 5630-14, to regulate licensing of business establishments.

CARRIED

**Moved by Councillor Thom
Seconded by Councillor Abel**

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

5841-16 BEING A BY-LAW to Confirm Actions by Council Resulting from Council Meeting on April 12, 2016.

CARRIED

Council Meeting Minutes
Tuesday, April 12, 2016

Page 12 of 12

14. CLOSED SESSION

None

15. ADJOURNMENT

**Moved by Councillor Mrakas
Seconded by Councillor Thompson**

THAT the meeting be adjourned at 9:54 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

STEPHEN M. A. HUYCKE, TOWN CLERK

THE MINUTES OF THE COUNCIL MEETING OF APRIL 12, 2016, ARE SUBJECT TO FINAL APPROVAL BY COUNCIL ON APRIL 26, 2016.



**TOWN OF AURORA
SPECIAL COUNCIL – PUBLIC PLANNING
MEETING MINUTES**

Council Chambers
Aurora Town Hall
Wednesday, April 20, 2016

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Gaertner, Kim, Humfryes (arrived 7:13 p.m.), Mrakas, Pirri, Thom (departed 8:44 p.m.), and Thompson
MEMBERS ABSENT	Councillor Mrakas
OTHER ATTENDEES	Director of Planning and Development Services, Planner, Deputy Clerk, and Council/Committee Secretary

Mayor Dawe called the meeting to order at 7 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

**Moved by Councillor Abel
Seconded by Councillor Thompson**

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

CARRIED

3. PLANNING APPLICATIONS

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

- 1. PDS16-027– Application for Zoning By-law Amendment, Millwell Properties Inc., 55 Wellington Street West, Part of Lot 27, Registered Plan 246, File Number: ZBA-2016-02**

Planning Staff

The Planner, Mr. Marty Rokos, presented a brief overview of the application and staff report respecting the proposed Zoning By-law Amendment to rezone a portion of the subject lands from Central Commercial (C2-1A) Exception Zone to Third Density Apartment Residential (RA3-1 Exception Zone) to increase the maximum number of apartment dwelling units from 108 to 118. He noted that no exterior changes to the subject lands are proposed.

Consultant

Ms. Helen Lepek, of Lepek Consulting Inc., on behalf of the applicant, noted that the proposal would provide a good opportunity for additional rental units in a location that is transit accessible, with no parking issues, and buildings that are well-maintained. She indicated that extensive pre-consultation and preliminary comments have not identified any issues.

Public Comments

No members of the public came forward.

Moved by Councillor Thom
Seconded by Councillor Pirri

THAT Report No. PDS16-027 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.

CARRIED

2. PDS16-028 – 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 Numbers: OPA-2015-03, SUB-2015-04, ZBA-2015-08

Planning Staff

The Planner, Mr. Marty Rokos, presented a brief overview of the application and staff report respecting the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications, which initially proposed 42 single detached dwelling lots, three open space blocks for stormwater management, and trails. He noted that the applicant has submitted a revised plan proposing 34 single detached dwelling lots, increased lot frontage, and removal of the east-west trail.

Consultant

Mr. Claudio Brutto, of Brutto Consulting Ltd., on behalf of the applicant, briefly reviewed the revisions to the application and addressed the concerns regarding environmental features, compatibility, minimum distance separation, and the interface between adjacent properties to the north and the proposed development.

Public Comments

Aurora residents, Paul Dransfield and Nima Osqueizadeh, provided the following comments:

- Objection to proposed density;
- Concern regarding number of proposed exceptions to accommodate density including side yard size, main building height, floor area, and lot coverage;
- Concern regarding impact of proposal on privacy and property values;
- Concern regarding setting a precedent for the area;
- Concern regarding unanswered questions respecting wildlife;
- Concern regarding changes to topography of proposed building site situated on Oak Ridges Moraine glacial deposit and impact on private wells;
- Request that activities/submissions be completed prior to Council decision;
- Request that Council adhere to the Town's long-term plan, including infrastructure improvements designed to accommodate planned growth; and

Special Council – Public Planning Meeting Minutes
Wednesday, April 20, 2016

Page 4 of 6

- Request that Council's decision be delayed until Council has heard from all residents affected by the application, and consider whether the proposal fits within the Town's overall growth plan.

Consultant

Mr. Brutto addressed the concerns regarding submission of required technical documents, density, conformity, wildlife, Oak Ridges Moraine requirements, privacy, minimum distance separation between Estate Residential and Cluster Residential designations, buffer zone, and vegetation.

Moved by Councillor Pirri
Seconded by Councillor Thompson

THAT Report No. PDS16-028 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.

CARRIED

- 3. PDS16-029 – Application for Zoning By-law Amendment, Small Steps Programs Inc., 138 Centre Street, Part of Lot 2 (North of Centre Street, East of Railroad), Registered Plan 107, File Numbers: ZBA-2015-11 and SP-2015-09**

Planning Staff

The Director of Planning & Development Services, Mr. Marco Ramunno, briefly provided background to the recommendations of the staff report respecting the proposed Zoning By-law Amendment and Site Plan application to permit day nursery, business, and professional office uses for the subject lands, and construction of an addition.

Consultant

Mr. Matt Bagnall, of LARKIN+ Associates Planning Consultants Inc., on behalf of the applicant, addressed the concerns regarding traffic and parking. He noted that the rear parking area was redesigned to include two additional parking spaces, and advised that a parking and manoeuvring report had been completed. Mr. Bagnall further noted that the parents/guardians of children

utilizing the daycare would be provided with guidelines respecting onsite pick-up and drop-off procedures.

Public Comments

No members of the public came forward.

Moved by Councillor Abel
Seconded by Councillor Kim

THAT Report No. PDS16-029 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2015-11 (Small Steps Programs Inc.) to permit a day nursery and business and professional office in addition to the permitted employment uses of the M1-A Zone be approved; and

THAT the implementing Zoning By-law Amendment be presented at a future Council meeting; and

THAT Site Plan Application File SP-2015-09 (Small Steps Programs Inc.) to permit the development of a new 97.6 m² GFA addition be approved; and

THAT the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

CARRIED

4. READING OF BY-LAW

Moved by Councillor Pirri
Seconded by Councillor Abel

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

5845-16 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on April 20, 2016.

CARRIED

Special Council – Public Planning Meeting Minutes
Wednesday, April 20, 2016

Page 6 of 6

5. ADJOURNMENT

**Moved by Councillor Gaertner
Seconded by Councillor Thompson**

THAT the meeting be adjourned at 9:17 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF APRIL 20, 2016, ARE SUBJECT TO FINAL APPROVAL BY COUNCIL ON APRIL 26, 2016.



Legal and Legislative Services
905-727-3123
CSecretariat@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

PRESENTATION REQUEST

This Presentation form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: 26.4.2016

SUBJECT: Windfall Ecology Centre: Who We Are & Current Projects

NAME OF SPOKESPERSON: Brent Kopperson

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable): Windfall Ecology Centre

BRIEF SUMMARY OF ISSUE OR PURPOSE OF PRESENTATION:

To explain who Windfall Ecology Centre is and what projects are currently underway there, along with what future plans there are.

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest?

Yes No **IF YES, WITH WHOM? Mayor Geoff Dawe DATE January 2016**

I acknowledge that the Procedural By-law permits ten (10) minutes for Presentations.



Legal and Legislative Services
905-727-3123
CSecretariat@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

PRESENTATION REQUEST

This Presentation form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: April 26th 2016, 7:00pm

SUBJECT: Water and Wastewater Master Plan Presentation

NAME OF SPOKESPERSON: Stephen Fung and Mark Ortiz

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF PRESENTATION:
Update on York Region's Water and Wastewater Master Plan**

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest?

Yes

No

IF YES, WITH WHOM? Patty Thoma

DATE: March 30, 2016

Ilmar Simanovskis

I acknowledge that the Procedural By-law permits ten (10) minutes for Presentations.



**TOWN OF AURORA
GENERAL COMMITTEE MEETING REPORT**

Council Chambers
Aurora Town Hall
Tuesday, April 19, 2016

ATTENDANCE

COUNCIL MEMBERS	Councillor Gaertner in the Chair; Councillors Abel, Gaertner, Humfryes, Kim, Mrakas, Pirri, Thom, Thompson, and Mayor Dawe
MEMBERS ABSENT	None
OTHER ATTENDEES	Chief Administrative Officer, Director of Building and By-law Services, Director of Corporate and Financial Services/Treasurer, Director of Infrastructure and Environmental Services, Acting, Director of Parks and Recreation Services, Director of Planning and Development Services, Associate Solicitor/Acting Director of Legal & Legislative Services, Deputy Clerk/Council & Committee Coordinator, and Council/Committee Secretary

The Chair called the meeting to order at 7:02 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

General Committee approved the agenda as circulated by Legal and Legislative Service, **with the following additions:**

- Item 15 – Heritage Advisory Committee Meeting Minutes of April 11, 2016

- Item 16 – Memorandum from Mayor Dawe
Re: York Region Report – Land Use Planning and Appeal and
Development Charges Systems Review
- Item 17 – Memorandum from Mayor Dawe
Re: Correspondence from MPP Laurie Scott – Proposed Bill 158
Human Trafficking
- Item 18 – Memorandum from Mayor Dawe
Re: Sponsorship Breakdown for the Run or Walk for Southlake
Hospital - May 1, 2016
- Notice of Motion (a) Councillor Thompson
Re: Development of an Attraction Strategy for the Hotel Industry
- Closed Session Item 1 – Litigation or potential litigation including matters before
administrative tribunals, affecting the Town or a Local Board (section 239(2)(e) of
the *Municipal Act, 2001*); Re: Closed Session Report No. IES16-041 – Aurora
Family Leisure Complex
- Closed Session Item 2 – A proposed or pending acquisition or disposition of
land by the Town or Local Board (section 239(2)(c) of the *Municipal Act,*
2001); Re: Potential Purchase of Lands – Yonge Street

3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

Items 3, 6, 7, 8, 10, 16, and 17 were identified for discussion.

4. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Items 1, 2, 4, 5, 9, 11, 12, 13, 14, 15, and 18 were identified as items not requiring
separate discussion.

General Committee recommends:

THAT the following recommendations respecting the matters listed as “Items Not
Requiring Separate Discussion” be adopted as submitted to the General Committee
and staff be authorized to take all necessary action required to give effect to same:

**1. IES16-035 – Town of Aurora Comprehensive Stormwater Management
Master Plan**

THAT Report No. IES16-035 be received; and

THAT The Comprehensive Stormwater Management Master Plan be endorsed subject to future budget approval; and

THAT a copy of this report be forwarded to the Clerk of York Region.

2. IES16-036 – Award of Tender IES 2016-20 – The Reconstruction of Catherine Avenue

THAT Report No. IES16-036 be received; and

THAT Tender IES 2016-20 for Capital project No. 31111 for the Reconstruction of Catherine Avenue be awarded to IL Duca Contracting Inc. in the amount of \$732,706.20, excluding taxes; and

THAT the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

4. IES16-038 – Extension of Janitorial Services Contract

THAT Report No. IES16-038 be received; and

THAT cleaning for the new Aurora Operations Centre be awarded to Royal Building Cleaning Ltd. for the period of May 1 to July 31, 2016 in the amount of \$40,000 excluding taxes.

5. IES16-039 – Purchase Order Increases P.O. No. 713 and P.O. No. 714 – HVAC Maintenance Services

THAT Report No. IES16-039 be received; and

THAT Purchase Order No. 713 for Carmichael Engineering Ltd., be increased for year one of Contract IES 2015-35 for HVAC Services at various Town Facilities, in the Town of Aurora, in the amount of \$125,000, excluding taxes; and

THAT Purchase Order No. 714 for Dunlis Mechanical Services Ltd., be increased for year one of Contract IES 2015-35 for HVAC Services at various Town Facilities, in the Town of Aurora, in the amount of \$125,000, excluding taxes.

9. PDS16-024 – Application for Exemption from Part Lot Control, Brookfield Homes (Ontario) Aurora Ltd., Blocks 15, 16 & 19, Plan 65M-4467 being 65R-36163 and 65R-36213, File No.: PLC-2016-02

THAT Report No. PDS16-024 be received; and

THAT the Application for Exemption from Part Lot Control submitted by Brookfield Homes (Ontario) Aurora Ltd. to divide Blocks 15, 16 and 19, on Plan 65M-4467 into 17 separate lots for townhouse units be approved; and

THAT the Part Lot Control Exemption By-law be introduced and enacted at a future Council meeting.

11. Community Recognition Review Advisory Committee Meeting Minutes of March 22, 2016

THAT the Community Recognition Review Advisory Committee meeting minutes of March 22, 2016, be received for information.

12. Finance Advisory Committee Meeting Minutes of March 22, 2016

THAT the Finance Advisory Committee meeting minutes of March 22, 2016, be received for information.

13. Special Parks and Recreation Advisory Committee Meeting Minutes of March 31, 2016

THAT the Special Parks and Recreation Advisory Committee meeting minutes of March 31, 2016, be received; and

THAT the Parks and Recreation Advisory Committee recommend to Council:

1. PRS16-015 – Implementation of the Sport Plan

THAT tasks T1, T3, T15, T16, T17, T21, and T22 be referred to the Parks and Recreation Advisory Committee prior to a recommendation being presented to Council.

2. Parks and Recreation Master Plan Implementation Schedule

THAT tasks T1, T4, T4a, T4b, T5, T9, T16, T27, T30, T34, and T35 be referred to the Parks and Recreation Advisory Committee prior to a recommendation being presented to Council; and

THAT task T41 be referred to the Trails and Active Transportation Committee prior to a recommendation being presented to Council.

14. Canada 150 Ad Hoc Committee Meeting Minutes of March 16, 2016 and April 4, 2016

THAT the Canada 150 Ad Hoc Committee meeting minutes of March 16, 2016, and April 4, 2016, be received for information.

15. Heritage Advisory Committee Meeting Minutes of April 11, 2016
(Added Item)

THAT the Heritage Advisory Committee meeting minutes of April 11, 2016, be received; and

THAT the Heritage Advisory Committee recommend to Council:

**1. HAC16-003 – Heritage Permit Application, 20 Catherine Avenue,
File: NE-HCD-HPA-16-01**

THAT Heritage Permit Application NE-HCD-HPA-15-06 be approved to permit the construction of a 52m² accessory structure as per submitted plans; and

THAT the demolition of the existing detached garage be approved.

2. Memorandum from Planner
Re: Additional Information, Heritage Advisory Committee Report
No. HAC15-015, 101 Tyler Street

THAT the property located at 101 Tyler Street be considered for removal from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations be subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area; and

THAT items of significance be salvaged and incorporated into the new dwelling or donated to the Aurora Architectural Salvage Program; and

THAT the tree located in the front yard of the existing dwelling be retained, if feasible.

- 18. Memorandum from Mayor Dawe**
Re: Sponsorship Breakdown for the Run or Walk for Southlake Hospital – May 1, 2016
(Added Item)

THAT the memorandum regarding Sponsorship Breakdown for the Run or Walk for Southlake Hospital - May 1, 2016, be received.

CARRIED

5. DELEGATIONS

- (a) Chris Denich, P.Eng, Aquafor Beech Ltd.**
Re: Item 1 – IES16-035 – Town of Aurora Comprehensive Stormwater Management Master Plan

Mr. Denich presented an overview of the Town of Aurora Comprehensive Stormwater Management Master Plan, including the background, objectives, study process, conclusions, and recommendations.

General Committee received the comments of the delegation.

6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR

None

7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

3. IES16-037 – Water, Wastewater and Stormwater Budget

General Committee recommends:

THAT Report No. IES16-037 be received; and

THAT the 2016 combined Water, Wastewater budget of \$18,744,076 and the Stormwater budget of \$1,325,841 be approved; and

THAT the 2016 retail water rate of \$2.14 per cubic meter and the retail wastewater rate of \$1.89 per cubic meter of water be approved; and

THAT the 2016 flat rate stormwater charge of \$5.01 per unit per month for residential and condominium properties and \$63.63 per unit per month for metered non-residential commercial/industrial and multi-residential properties be approved; and

THAT the new approved retail water, retail wastewater and stormwater charge rates become effective for all billings issued by the Town on or after May 1, 2016, and be retroactive for all consumption newly billed on such billings; and

THAT the 2016 bulk water purchase rate of \$4.03 per cubic meter dispensed effective May 1, 2016 be approved; and

THAT the necessary by-law be enacted to implement the 2016 retail water rate, retail wastewater rate, stormwater charge and bulk water purchase rate; and

THAT the Town's full-time staff complement be increased by one to 212 (excluding Library Board and Central York Fire Services staff) by approving the new non-union position of Water Compliance Analyst for 2016, to be funded from the water wastewater and stormwater rates budget.

CARRIED

6. IES16-040 – Facility Projects Status Report

General Committee consented to consider Item 6 following consideration of Item 8.

General Committee recommends:

THAT Report No. IES16-040 be received for information.

CARRIED

7. PRS16-017 – Mavrinac Park Conceptual Design

General Committee consented to consider Item 7 prior to consideration of Item 3.

General Committee recommends:

THAT Report No. PRS16-017 be received; and

THAT staff be directed to conduct a Public Open House for the purposes of obtaining input and comments from the public on the proposed design and facilities to be included in the park; and

THAT the Mavrinac Park Conceptual Design be referred to the Accessibility Advisory Committee and the Parks and Recreation Advisory Committee for comment; and

THAT funding from the Cash-in-Lieu of Parkland Reserve, in an amount not to exceed \$1,300,000.00 for the design and construction of the park, be approved; and

THAT staff report back to Council with the information and comments received at the Public Open House including any revisions to the park concept plan, cost estimate and a proposed date of construction commencement.

CARRIED AS AMENDED

- 8. PDS16-023 – Zoning By-law Amendment, BG Properties Aurora Inc. (formerly Coutts), 14222, 14314, 14358 & 14378, Yonge Street, Related File: SUB-2012-03, File Number: ZBA-2012-16**

General Committee consented to consider Item 8 following consideration of Item 7.

General Committee recommends:

THAT Report No. PDS16-023 be received; and

THAT Application to Amend the Zoning By-law File No. ZBA-2012-16 (BG Properties Aurora Inc.) to add Single Detached Residential, Open Space and Environmental Protection uses on the subject lands be approved; and

THAT the implementing Zoning By-law be presented at a future Council Meeting.

CARRIED

- 10. PDS16-026 – Cultural Precinct/Library Square Repurposing Project Plan**

General Committee recommends:

THAT Report No. PDS16-026 be received; and

THAT Council endorse the planning approval process outlined in this report; and

THAT staff prepare reports and schedule public consultation meetings in accordance with the approval process.

CARRIED

- 16. Memorandum from Mayor Dawe**
Re: York Region Report – Land Use Planning and Appeal and Development Charges Systems Review
(Added Item)

General Committee recommends:

THAT the memorandum regarding York Region Report – Land Use Planning and Appeal and Development Charges Systems Review be received for information.

CARRIED

- 17. Memorandum from Mayor Dawe**
Re: Correspondence from MPP Laurie Scott – Proposed Bill 158 – Human Trafficking
(Added Item)

General Committee recommends:

THAT the correspondence from MPP Laurie Scott – Proposed Bill 158 – Human Trafficking be received; and

THAT the Town of Aurora supports Bill 158, Saving the Girl Next Door Act, 2016, and supports MPP Laurie Scott's motion for a multi-jurisdictional and coordinated task force of law enforcement agencies, Crown prosecutors, judges, victims' services and frontline agencies; and

THAT a copy of this resolution be forwarded to all Members of Provincial Parliament and municipalities.

CARRIED AS AMENDED

8. NOTICES OF MOTION

- (a) Councillor Thompson**
Re: Development of an Attraction Strategy for the Hotel Industry

General Committee Meeting Report
Tuesday, April 19, 2016

Page 10 of 11

WHEREAS Aurora's Strategic Plan identifies the establishment of a hotel and/or convention centre that meets the growing needs of our businesses and residents as a key objective; and

WHEREAS Aurora's Cultural Master Plan, Economic Development Action Plan, and Sport Plan all reference the need for a hotel; and

WHEREAS the Mayor and Members of Council have expressed the importance of attracting a hotel to Aurora and identified it as a key priority this Term;

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Economic Development Advisory Committee and staff be directed to develop a strategy and comprehensive action plan to enhance the Town's ability to attract and secure a hotel; and

BE IT FURTHER RESOLVED THAT staff report back to Council prior to the approval of the 2017 Budget.

9. NEW BUSINESS/GENERAL INFORMATION

Mayor Dawe advised that the Aurora Seniors' Centre Volunteer Appreciation dinner will be held on Wednesday, April 20, 2016, from 6 p.m. to 8:30 p.m. at the Aurora Seniors' Centre.

Councillor Abel inquired about the mobile signs being used to advertise the Community Earth Week Fair, and if they could be used to advertise the Annual Clean-up Day event. Staff advised that the signs are typically used to advertise the Annual Clean-up Day, and that they will follow up on this matter.

Councillor Thom advised that on Saturday, April 23, 2016, the Queen's York Rangers Army Cadets will be collecting empty wine, liquor and beer bottles for recycling as a fundraiser to send cadets to Vimy Ridge, France, in commemoration of the 100th anniversary of the Battle of Vimy Ridge.

Councillor Thom noted that the Queen's York Rangers Army Cadets' air rifle marksmanship team placed first in the provincial championships.

Councillor Pirri advised that the Community Earth Week Fair will be held on Wednesday, April 20, 2016, from 5 p.m. to 9 p.m. at the Aurora Armoury. He noted that coffee will be available for attendees who BYOM (bring your own mug).

Councillor Pirri inquired about the new pictures of past Council members around Town Hall.

Councillor Gaertner inquired regarding the renewal of the Theatre Aurora lease. Staff indicated that they are in the process of renegotiating the lease, and that a report outlining the changes is forthcoming.

Councillor Abel inquired about the agreement with the Aurora Farmers' Market and Artisan Fair, and whether the concerns regarding the parking of vehicles on Town Park property have been addressed. Staff advised that they have received the vendor applications, and that the parking concerns have been resolved.

10. CLOSED SESSION

General Committee resolved into Closed Session, following adjournment, to consider the following matters:

1. Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board (section 239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. IES16-041 – Aurora Family Leisure Complex

(Added Item)

2. A proposed or pending acquisition or disposition of land by the Town or Local Board (section 239(2)(c) of the *Municipal Act, 2001*); Re: Potential Purchase of Lands – Yonge Street

(Added Item)

11. ADJOURNMENT

The meeting was adjourned at 8:51 p.m.

WENDY GAERTNER, COUNCILLOR

PATTY THOMA, DEPUTY CLERK

THE REPORT OF THE GENERAL COMMITTEE MEETING OF APRIL 19, 2016, IS SUBJECT TO FINAL APPROVAL BY COUNCIL ON APRIL 26, 2016.



TOWN OF AURORA
COUNCIL REPORT

No. LLS16-014

SUBJECT: *General Committee Closed Session Report of April 19, 2016*

FROM: *Slav Szlapczynski, Acting Director of Legal & Legislative Services/Associate Solicitor*

DATE: *April 26, 2016*

RECOMMENDATIONS

THAT Report No. LLS16-014 be received; and

THAT the following recommendations from the General Committee Closed Session meeting of April 19, 2016, be adopted:

1. **Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board (section 239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. IES16-041 – Aurora Family Leisure Complex**

THAT Closed Session Report No. IES16-041 be received for information.

2. **A proposed or pending acquisition or disposition of land by the Town or Local Board (section 239(2)(c) of the *Municipal Act, 2001*); Re: Potential Purchase of Lands – Yonge Street**

THAT the confidential recommendations of the General Committee Closed Session meeting of April 19, 2016, regarding the Potential Purchase of Lands – Yonge Street, be adopted.

BACKGROUND

The General Committee Closed Session meeting convened at 8:56 p.m. on April 19, 2016, with the following Members present:

Committee Members: Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfryes, Kim, Mrakas, Pirri, Thom, and Thompson

Members Absent: None

The following items were dealt with:

April 26, 2016

- 2 -

Report No. LLS16-014

1. Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board (section 239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. IES16-041 – Aurora Family Leisure Complex
2. A proposed or pending acquisition or disposition of land by the Town or Local Board (section 239(2)(c) of the *Municipal Act, 2001*); Re: Potential Purchase of Lands –Yonge Street

The meeting adjourned at 9:30 p.m.

Prepared by: Patty Thoma, Deputy Clerk, ext. 4227



***Slav Szlapczynski, Acting Director of
Legal & Legislative Services/Associate
Solicitor***



***Doug Nadrozny
Chief Administrative Officer***



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-726-4755
Email: mramunno@aurora.ca
www.aurora.ca

Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: April 26, 2016
TO: Mayor and Members of Council
COPY: Doug Nadorozny, Chief Administrative Officer
FROM: Marco Ramunno, Director of Planning & Development Services
RE:
By-law No. 5838-16
Administrative Zoning By-law Amendment
to the Emery Business Park Zoning By-law 5673-14
2351528 Ontario Ltd.
File Numbers: SUB-2014-01 & ZBA(A)-2014-01

RECOMMENDATION

THAT the Memorandum regarding an Administrative Amendment to the Emery Business Park Zoning By-law Number 5838-16 be received for information.

BACKGROUND

The purpose of this Memorandum is to inform Council of the administrative amendment to Zoning By-law No. 5673-14, and of a minor revision to the Council approved Draft Plan of Subdivision.

On September 23, 2014, Council approved a Draft Plan of Subdivision for a business park over the subject lands. The subject lands, municipally known as 15775 and 15625 Leslie Street, are located on the east side of Leslie Street, north of Wellington Street East. Subsequently, the related Zoning by-law 5673-14 was enacted on November 25, 2014. No appeals were filed for the above noted By-law and it is now in force and effect.

Following the approvals, the applicant advised that they encountered difficulty with the implementation of the approved Draft Plan of Subdivision. The existing grading on the subject lands is much more constraining than initially anticipated. During the detail engineering design stages, the applicant realized that there would be the need for significant retaining walls within a majority of the building blocks, where it wasn't originally anticipated. The significant grading also limited the ability to provide 2 driveways per block.

As such, the applicant is proposing to introduce a minor change to the approved local road pattern to address this grading issue. The revised draft plan will preserve the existing landscape and natural grading while reducing fill export volumes. The applicant has indicated that the revised draft plan will eliminate about 106,000 truck trips from the site, a saving of about 1.6 million litres of diesel fuel and eliminate about 4,500 tonnes of CO2 emissions.

April 26, 2016

-2-

By-law 5838-16

Proposal

The new grading design will require a minor change to the draft approved road pattern. The approved draft plan of subdivision has a ring road pattern with two entrances off Leslie Street and one entrance off First Commerce Drive (Figure 1). The proposed revised road pattern will continue to provide two entrances off Leslie Street and one entrance off First Commerce Drive. However, the revised road pattern will introduce two internal north / south road linkages. (Figure 2) The proposed new centralization road pattern will create additional environmental protection lands which will become a lookout landscape feature within the business park. (Figure 3)

The applicant also increased Block 28 (wetland replication/trail/buffer) and reduced the size of Block 13 and 15 (employment blocks), removed Blocks 2 and 3 (employment blocks) and removed the need for the Storm Water Blocks 29 and 30 along Leslie Street. As a result of keeping the natural typography of the land, the total employment blocks will be reduced by 4 hectares. However, the wetland replication / trail and buffer block have increased by 3 hectares of land.

The draft plan conditions of approval remain essentially unchanged; all amendments to the conditions are predominately administrative to reference the revised draft plan and numbering of the conditions. Four additional conditions were provided by the Region to reference the new road pattern.

The related zoning by-law will be amended to update the mapping on Schedule "A" which removes the "Major Open Space (O-15) Exception zone" and any provisions associated with O-15. All other zoning provisions will remain unchanged.

Planning Considerations

Planning Staff circulated the revised plan for review and conducted a review of the revised Draft Plan of Subdivision. The revised plan will continue to conform to the policies of Official Plan Amendment 73.

The revised draft plan of subdivision will provide wetland compensation to the satisfaction of the Lake Simcoe Conservation Authority with some extra buffer edges added. The stormwater drainage boundaries remain unchanged and will continue to provide a combination of Low Impact Development on individual blocks and underground super pipe flow and storage for road storm drainage.

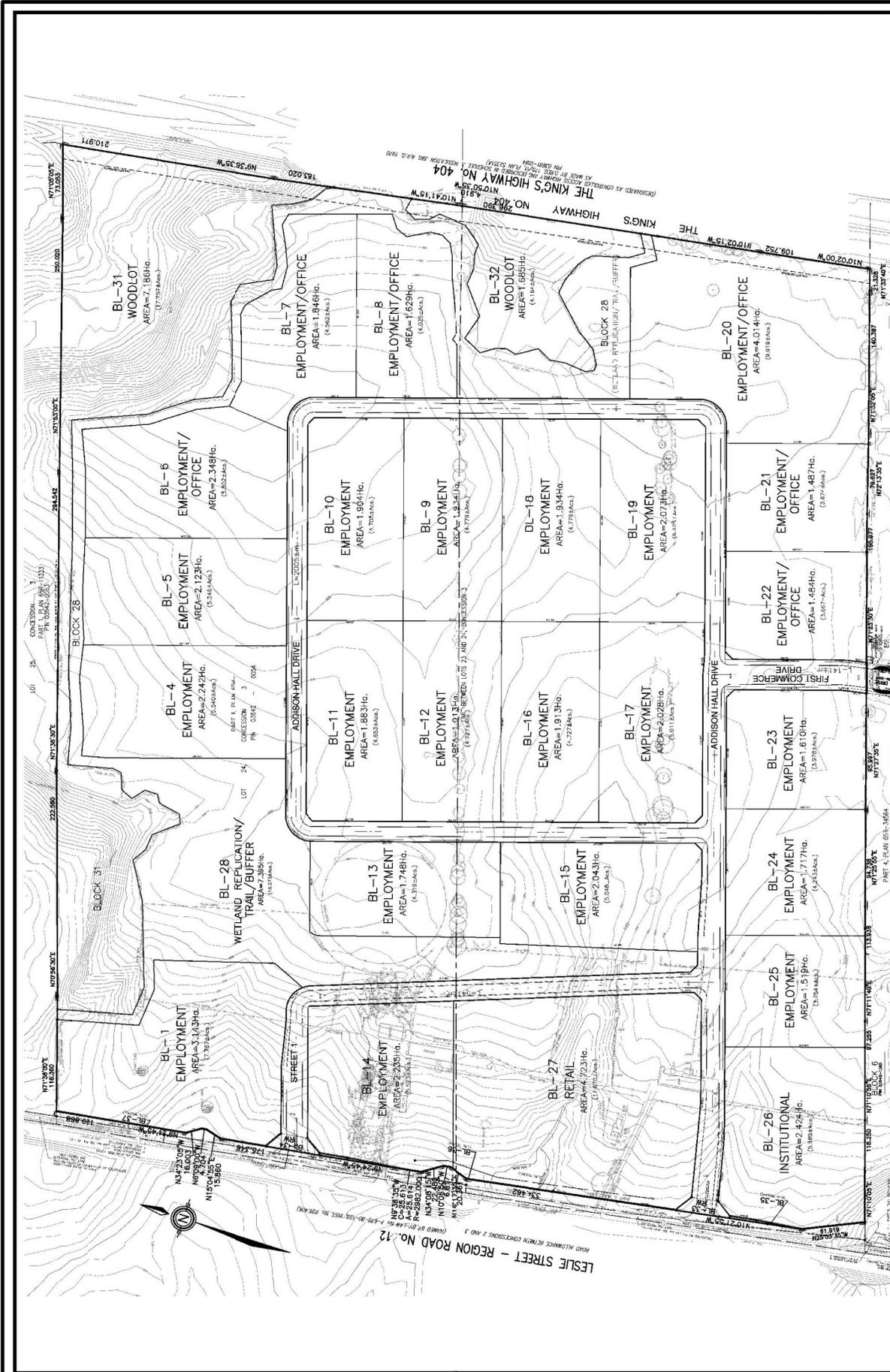
The proposed revisions were circulated to Development Engineer, Parks Services, Building & By-law Services, York Region and LSRCA for comments. All agencies have no further comments with the revisions to the draft plan of subdivision and the related zoning by-law.

Conclusion

The proposed administrative amendment to the Zoning By-law and Draft Plan of Subdivision are considered minor and are consistent with the intent of the Council approved Draft of Subdivision.

ATTACHMENTS

- Figure 1 – Approved Draft Plan of Subdivision – September 23, 2014
- Figure 2 – Revised Draft Plan of Subdivision
- Figure 3 – Future Lookout Area Within Business Park



REVISED DRAFT PLAN OF SUBDIVISION

APPLICANT: 2351528 ONTARIO LIMITED AND AURORA - LESLIE DEVELOP

FILE: ZBA-2014-01(A) & SUB-2014-01

FIGURE 2



Map created by the Town of Aurora Planning & Development Services Department, April 5, 2016. Drawing provided by KLM Planning Partners Inc.



FUTURE LOOKOUT AREA WITHIN BUSINESS PARK

APPLICANT: 2351528 ONTARIO LIMITED AND AURORA - LESLIE DEVELOP
FILE: ZBA-2014-01(A) & SUB-2014-01

FIGURE 3



Map created by the Town of Aurora Planning & Development Services Department, April 5, 2016. Drawing provided by KLM Planning Partners Inc.



MEMORANDUM

DATE: April 26, 2016
TO: Members of Council
FROM: Mayor Geoffrey Dawe
RE: **Lake Simcoe Region Conservation Authority
Highlights – April 1, 2016 – Meeting of the Board**

RECOMMENDATION

THAT Council:

- Receive the correspondence for information
- Endorse the recommendations
- Provide direction



Board Meeting Highlights

April 1, 2016

Announcements:

Ontario Municipal Cycling Infrastructure Program (OMCIP) Funding Approval – Township of Brock

General Manager, Conservation Lands, Brian Kemp, was pleased to announce that the Township of Brock was recently awarded the funds required for the completion of the Beaver River Trail. This is a project that LSRCA staff have been working on with the Township of Brock staff.

Sponge City Initiative – China – May 2016

Chief Administrative Officer, Mike Walters, advised that he has been invited to China to participate as a practitioner in China's Sponge City Pilot Project, which will see 16 cities participating in retrofitting and innovative urban design in dealing with rain water.

Conservation Ontario Queen's Park Day – March 10, 2016

Chief Administrative Officer, Mike Walters, advised that he recently attended Conservation Ontario's Queen's Park Day, which was well attended by the Ministry of Natural Resources and Forestry and the Ministry of the Environment and Climate Change and well represented by conservation authorities.

Deputations:

Barrie-Springwater-Oro-Medonte Member of Parliament Alex Nuttall made a deputation to the Board of Directors regarding the Lake Simcoe/South-eastern Georgian Bay Clean-up Fund. MP Nuttall expressed concern that this fund will not continue beyond 2017 and requested that Board members give consideration to signing a petition to the House of Commons requesting that Parliament renew funding to support the clean-up efforts in Lake Simcoe and South-eastern Georgian Bay.

Presentations:

LSRCA Ecological Offsetting Guidelines

Development Planner, Lisa-Beth Bulford, provided a presentation on LSRCA's Ecological Offsetting Strategy, noting that staff have been working on a strategy for the replacement of any loss of natural heritage and hydrologic features resulting through Ontario's land use planning process under the *Planning Act* and the *Environmental Assessment Act*. She explained that currently there is no formal procedure to facilitate this process. Through the creation and implementation of LSRCA's Ecological Offsetting Guideline, it is the goal of LSRCA that clear direction will be provided to watershed stakeholders and municipal partners on how to achieve a net gain of natural heritage features within the watershed.

Ms. Bulford went on to note that the guideline will be aimed at creating consistency in areas within municipalities where pockets of forest or wetland surround proposed subdivisions. Two concepts will be proposed: i) replacement and ii) a financial model where an opportune location does not exist, funds will in place when an opportunity does arise.

Correspondence and Staff Reports:

Correspondence

The Board received two pieces of correspondence:

- a) Ministry of Natural Resources and Forestry letter of February 25, 2016 to Conservation Ontario regarding Phragmites; and
- b) Conservation Ontario's comments regarding the Waukesha Water Diversion Application.

LSRCA's Development of an Ecological Offsetting Guideline

The Board approved Staff Report No. 08-16-BOD, prepared by Rob Baldwin, General Manager, Planning & Development, which informed the Board regarding the development of LSRCA's Draft Ecological Offsetting Guideline and sought the Board's approval to continue to consult with internal and external stakeholders and municipalities for feedback on the Guideline, which will be brought back to the Board later in the year for approval.

2015 Reserves and Preliminary Unaudited Financial Statements

The Board approved Staff Report No. 09-16-BOD, prepared by Jocelyn Lee, General Manager, Corporate & Financial Services, which updated the Board of Directors regarding the review of the 2015 Preliminary Unaudited Financial Statements and provided recommendations regarding the appropriation of the resulting operational surplus to reserves.

LSRCA Conservation Awards 2016

The Board approved Staff Report No. 10-16-BOD, prepared by General Manager, Communications and Education, René Jarrett, which provided an overview of LSRCA's Annual Conservation Awards and recommended a date of Thursday, November 3rd for this year's event.

Current LSPP Grant Funding

The Board approved Staff Report No. 11-16-BOD, prepared by General Manager, Integrated Watershed Management, Ben Longstaff, which outlined provincial funding towards Lake Simcoe Protection Plan projects within LSRCA's Integrated Watershed Management Division.

For more information or to see the full agenda package, please click the link below for LSRCA's Board of Directors' webpage: [LSRCA Board Meetings](#)



100 John West Way,
Box 1000,
Aurora, ON L4G 6J1
Phone: 905-727-3123 ext. 4371
www.aurora.ca

**Infrastructure & Environmental
Services**

MEMORANDUM

DATE: April 26, 2016

TO: Mayor Dawe and Members of Council

FROM: Ilmar Simanovskis, Director of Infrastructure & Environmental Services

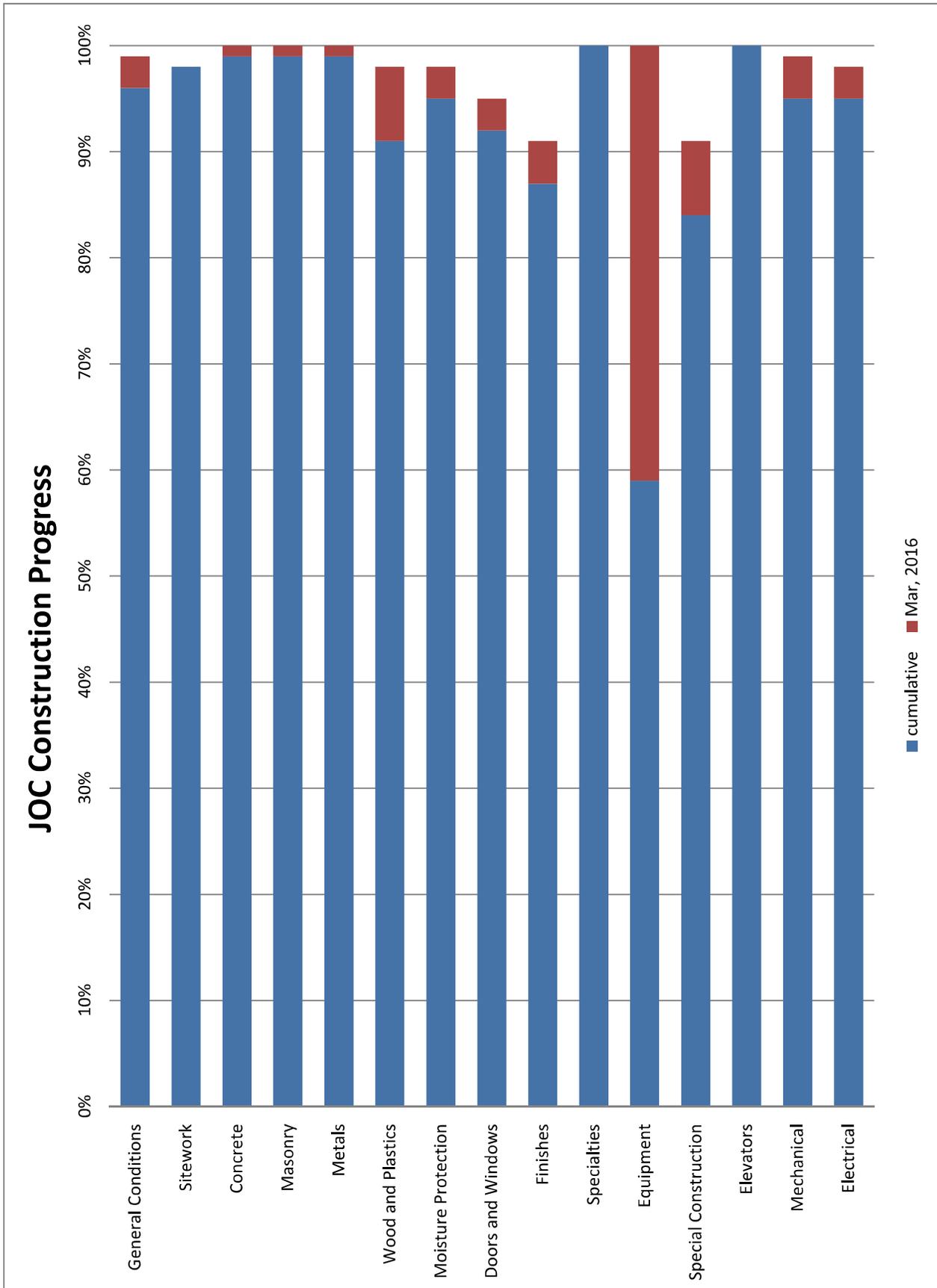
RE: **Additional Information regarding Item 1(6) – IES16-040- Facility Projects Status Report**

RECOMMENDATIONS

THAT the memorandum regarding Additional Information regarding Item 1(6) – IES16-040- Facility Projects Status Report be received for information.

COMMENTS

Attached is the JOC Construction Progress Chart found on page 2 of Staff Report No. IES16-040, dated April 19, 2016, which includes the progress of all construction components.





**MOTION FOR WHICH NOTICE
HAS BEEN GIVEN (April 19, 2016)**

Councillor Michael Thompson

DATE: April 26, 2016
TO: Mayor and Members of Council
FROM: Councillor Thompson
RE: Development of an Attraction Strategy for the Hotel Industry

WHEREAS Aurora's Strategic Plan identifies the establishment of a hotel and/or convention centre that meets the growing needs of our businesses and residents as a key objective; and

WHEREAS Aurora's Cultural Master Plan, Economic Development Action Plan, and Sport Plan all reference the need for a hotel; and

WHEREAS the Mayor and Members of Council have expressed the importance of attracting a hotel to Aurora and identified it as a key priority this Term;

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Economic Development Advisory Committee and staff be directed to develop a strategy and comprehensive action plan to enhance the Town's ability to attract and secure a hotel; and

BE IT FURTHER RESOLVED THAT staff report back to Council prior to the approval of the 2017 Budget.



Town of Aurora
Office of the Mayor

MEMORANDUM

DATE: April 26, 2016
TO: Members of Council
FROM: Mayor Geoffrey Dawe
RE: York Regional Council Highlights ~ April 21, 2016 ~

RECOMMENDATION

THAT Council:

- Receive the correspondence for information
- Endorse the recommendations
- Provide direction

Council highlights from The Regional Municipality of York

[View this email in your browser](#)

Council Highlights
For Immediate Release

The Regional Municipality of York | york.ca



Thursday, April 21, 2016

York Regional Council – Thursday, April 21, 2016

Chairman Emmerson appointed to the Federation of Canadian Municipalities

York Regional Council has appointed Chairman and CEO Wayne Emmerson to represent The Regional Municipality of York at the Federation of Canadian Municipalities (FCM) for the 2016 – 2017 term.

The Federation of Canadian Municipalities has members from 90 per cent of Canada's municipal governments. Created in 1901, the FCM allows municipalities from cities to rural communities to discuss policy and advocate on issues of national importance.

Council thanked Markham Regional Councillor Jack Heath for his work and dedication as the Council-appointed FCM representative for the past two years.

York Regional Council recognizes the dedication of Stephen Lam and his work with newcomers to Canada

Stephen Lam, past co-chair of Community Partnership Council (CPC), was recognized today by York Regional Council for his outstanding leadership and dedication in supporting new Canadians and creating diverse and integrated

communities. As a gesture of gratitude York Region dedicated a park bench in Mr. Lams honour.

York Region is one of the most diverse communities in Canada with 10,000 to 12,000 newcomers arriving every year. In 2012, with CPC's guidance, the Region engaged 12,000 stakeholders in developing the first *York Region Integration Settlement Strategy* along with the CPC Collective Action Plan 2012 – 2015 called *Leading Change for a Stronger Community*.

York Region supports a review of the Ontario Municipal Board

York Regional Council has moved a motion to support the positions of the Town of Aurora, the City of Markham and the Town of Richmond Hill and reaffirmed its decision of [January 23, 2014](#) that the Province of Ontario be requested to undertake a comprehensive review of the role, operations and procedures of the Ontario Municipal Board within the Land Use Planning and Appeal System.

Regional Council believes improvements to streamline and provide greater certainty in the Land Use Planning and Appeal System process will positively impact all nine local municipalities.

National Public Works Week: May 15 to 21, 2016

York Region Public Works employees promote health, safety and quality of life for our residents. To recognize their contributions and increase awareness of public works, York Regional Council recognizes May 15 to May 21, 2016 as National Public Works Week. This year's theme is "Public Works: Always There."

To kick off Public Works Week, York Region will host its 12th [Family Fun Day and charity barbecue](#) on May 14 from 10 a.m. to 3 p.m. at the Region's Operations Centre at 90 Bales Drive East in the Town of East Gwillimbury.

Further details will be available on our social media channels, in newspaper advertisements and on york.ca

National Paramedic Services Week: May 22 to May 28, 2016

York Regional Council recognizes May 22 to May 28, 2016 as [National Paramedic Services Week](#).

Throughout all nine municipalities, York Region paramedics provide 24 hour, seven day a week emergency care and critical life-saving services to our almost 1.2 million residents. With the 2016 theme "[Enhancing Care – Changing Lives](#)", National Paramedic Services Week is an opportunity to recognize the important role paramedics play in the health and well-being of our residents and communities.

To celebrate, York Region Paramedic Services has organized a number of public events, including **Fleet Day** at Upper Canada Mall on Saturday, May 28 from 9:30 a.m. to 4 p.m. and a live **Ask a Medic** broadcast on Wednesday, May 25 at 4 p.m. on the [@YorkParamedics](#) Periscope channel.

Benefits of the 2016 Federal and Provincial Budgets

Commissioner of Finance and Regional Treasurer Bill Hughes provided an update to York Regional Council highlighting elements of the 2016 Federal and Provincial budget important to York Region.

Highlights in the [Federal budget](#) include:

- More than \$120 billion in infrastructure spending over the next 10 years
- Investment of \$5 billion over the next five years for water, wastewater and green infrastructure
- An additional investment of \$2.3 billion for affordable housing
- An additional \$500 million over five years to extend and enhance broadband service

Highlights in the [Provincial budget](#) include:

- Confirmed plans for a York University campus in Markham
- Committing \$137 billion in infrastructure spending over the next 10 years
- The Moving Ontario Forward budget for 2016 includes \$16 billion for transit

in the Greater Toronto and Hamilton Area. \$13.5 billion will be invested in Regional Express Rail to provide faster, more frequent service along all three of York Region's GO rail lines

- Widening Highway 400 between Major Mackenzie Drive and King Road by adding two additional lanes
- Extending Highway 427 from Highway 7 to Major Mackenzie Drive
- Investing \$178 million over three years in the Long-Term Affordable Housing Strategy
- Funding for behavioural and mental support, special needs and smoking cessation services

Annual Speed Limit Revisions

York Regional Council approved the [2016 Annual Speed Limit Revisions](#). Regular speed limit reviews are necessary to maintain the safety of all users on the road network. Speed limit reviews reflect new school zones, a change in development or infrastructure in the area or changing traffic patterns resulting in changes in speed on different sections of the same road.

10-Year Roads Capital Construction Program

Providing convenient and accessible travel options and minimizing traffic congestion are top priorities for York Regional Council. To continue enhancing the way people move across the Region, York Regional Council approved the \$1.5 billion [10-Year Roads Capital Construction Program](#) including more than \$143 million for 2016 projects.

York Regional Council continues to invest significant resources in the expansion and maintenance of Regional road infrastructure. The 2016 capital budget is \$35 million higher than in 2015 and almost 100 projects are moving forward this year.

For information on specific projects, please visit york.ca/roadconstruction

York Region opposes more freight rail traffic, for now

York Regional Council approved a [resolution](#) to advise Metrolinx that rerouting of freight rail traffic through York Region is not supported by Council. The resolution

also requests Metrolinx to undertake consultation with York Region, The Cities of Markham and Vaughan and the Town of Richmond Hill before proceeding with additional studies relating to the rerouting of freight rail traffic in York Region.

The relocation of this heavy freight traffic into York Region will impact many communities. The types of impacts that need to be considered and addressed, should this project move forward, include noise, vibration, air quality, safety, constructability and the increase in volume of dangerous and hazardous goods travelling through York Region.

Expanding Paramedicine in York Region

York Regional Council today received an update on the [Expanding Paramedicine in the Community](#) (EPIC) program and steps taken to improve the health of patients with chronic conditions. Expanding on the skills and training of York Region's first responders, EPIC allows paramedics to treat patients in their homes and out of hospitals.

First approved by Council in 2013, the program currently provides in-home visits to patients with chronic diseases, including diabetes, chronic obstructive pulmonary disease and congestive heart failure in an effort to reduce 911 responses, emergency department visits and hospitalizations. Between July 2, 2013 and November 31, 2015, [York Region Paramedics](#) provided over 1,300 routine and urgent home visits to 132 patients enrolled in the EPIC research study.

A detailed analysis of the program, including the overall health of participants, patient use of the health care system and financial implications, is now underway and staff will report back to Council with an update later this year.

York Region's EPIC program includes five Advance Care Paramedics, 42 Primary Care Physicians, multiple health system partners and [RESCU](#), an emergency services research division at St. Michael's Hospital.

Helping residents fight the bite!

York Region will begin the [2016 vector-borne disease program](#) this May to limit the impact of West Nile virus and Lyme disease in the community.

Vector-borne diseases are infections transmitted to humans through the bite of an infected mosquito or tick. Active surveillance suggests blacklegged ticks have been located in several areas of York Region. If residents find a tick, they are reminded to [remove it quickly](#) and to contact York Region Public Health.

While the risk of contracting a vector-borne disease in York Region is low, [self-protection](#) remains the best way to stay safe while outdoors.

In addition to increasing public awareness, York Region will provide mosquito control through larviciding and the reduction of mosquito breeding sites and standing water.

For more information on vector-borne diseases, contact York Region Health Connection at 1-800-361-5653 or TTY 1-866-252-9933. More information is also available at york.ca/westnile and york.ca/lymedisease

Regional Council gets update on Home Repair Program

Since 2013, the [York Region Home Repair Program](#) has been providing home repair grants for accessible modifications or critical home repairs that help seniors age in place and people with disabilities remain in their homes.

York Region's home repair program offers grants of up to \$7,500 per year, with a life-time maximum of \$15,000. Applications for the home repair program are accepted year-round. To be eligible for a home repair grant, applicants must have a combined household income of \$77,269 or less, own a home valued at or below \$424,175 and require accessibility modifications or critical repairs in order to remain in their homes.

In 2015, York Region awarded \$282,897 in home repair grants. Of 54 grants awarded, 28 were accessibility-related projects, 23 were critical repair projects and three projects fit both categories. Furthermore, 77 per cent of clients who received funding through the Home Repair Program were seniors – while 88 per cent of all grant recipients remain living in their homes one year after receiving the grant.

More information on eligibility and at the Home Repair Program application process can be found at york.ca/communitysupport or by contacting Access York at 1-877-464-9697 (TTY 905-895-4293).

Enhancing community investment to support the Region's newcomers

York Region recognizes the Federal Government's commitment to [resettle 25,000 Syrian refugees](#) requires swift planning and ongoing support from the communities who have welcomed these newcomers.

Making use of strong collaborations with community partners has allowed for a number of programs and initiatives to be put in place, including:

- Hosting a Refugee Sponsorship Information Fair to help those wanting to sponsor refugees
- Establishing the [YorkWelcome.ca/refugee](#) resource to provide information on supports and services for refugees and their sponsors
- Creating a York Region planning group to help coordinate services and exchange information on refugee issues

York Regional Council also approved an additional one-time investment of \$200,000 to support coordinated community efforts to address the service needs of refugees settling in York Region.

York Region Chairman and CEO Wayne Emmerson has also reached out to the Minister of Immigration, Refugees and Citizenship Canada requesting additional funding for the [Welcome Centres](#) in York Region to better support our increasing newcomer population.

York Region: Greener than ever

Our communities are greener and healthier as a result of initiatives undertaken in York Region's [Greening Strategy](#), a blueprint for actions supporting a healthier environment.

In 2015, York Region's *Greening Strategy* surpassed all targets, including:

- Protecting 73.9 hectares of Greenlands System
- Planting almost 95,000 trees, contributing to 39 hectares of new forest
- Leveraging \$2.9 million through strategic environmental partnerships for land protection and preservation

Results from Urban Forest Studies conducted for the communities of Markham, Vaughan, Aurora, Newmarket and Richmond Hill estimate 963 tonnes of pollutants are removed from the air each year. These trees save residents \$5.8 million in energy costs from heating in the winter and cooling in the summer, increase property values and offer recreational opportunities.

Police Services Act review

York Regional Council received communication about the review of the [Police Services Act](#). The review is intended to modernize the legislative framework and explore ways to reduce the costs of policing. Municipalities are encouraged to provide feedback on the Act to ensure all needs are met.

Regional Council approves proposed wastewater development charge

York Regional Council approved a proposed wastewater development charge bylaw and background study specific to the Nobleton community in the Township of King.

A public meeting will be held during the Regional Council meeting on Thursday, May 19, 2016 to give residents an opportunity to review the proposed bylaw and provide comments.

Development charges are collected from developers and are a primary source to help pay for the cost of growth-related infrastructure including water, wastewater, roads, transit, police, paramedics and public health services. The proposed development charge will fund the growth-related resources for wastewater services in the Nobleton community.

More information on the [study, proposed bylaw and staff reports](#) are available on york.ca

York Region staff lead the way when it comes to commuting to work

The Regional Municipality of York achieved the [Smart Commute Gold Workplace Designation](#) for 2016 for supporting sustainable commuting options for employees, including using transit or carpooling to get to and from work and meetings.

[The Smart Commute Program](#) helps residents and employees explore and compare sustainable travel options such as walking, cycling, transit and carpooling. The program encourages people to use alternative and sustainable transportation options that ease gridlock and help people save time and money.

Programs and incentives offered by York Region include:

- [Free ride-matching tools](#) and preferential carpooling parking spots
- Outdoor bike racks, indoor bike storage facilities, showers and lockers
- Support for staff wishing to try sustainable transportation modes to travel to work

How to commute sustainably:

- YRT/Viva operates more than 125 routes in all nine municipalities – visit [online](#) or download the mobile app for real-time transit information and trip planning
- YRT/Viva offers express routes and shuttles to GO stations
- Bikes ride free on YRT/Viva – bike racks are installed on all YRT/Viva buses
- Dedicated bike lanes and paths to travel – check out our [cycling map](#) for routes and destinations

York Region Agricultural Advisory Liaison Group

York Regional Council received an update on the York Region Agricultural Advisory Liaison Group.

This volunteer advisory committee advises on the protection and promotion of agriculture and farming across York Region to promote and support healthy rural communities.

Priorities for the advisory group this year include updating the Farm Fresh map, collaborating with the York Region Food Network on events, completing a York Region Farm Fresh Association study and developing an Agri-Food Business Development event with the York Small Business Enterprise Centre.

Information on the York Region Agricultural Advisory Liaison Group achievements from 2015 are highlighted in the [report](#).

Input from the Liaison Group helps the rural economy by gathering and sharing ideas which can be put into action.

Next regular meeting of York Regional Council

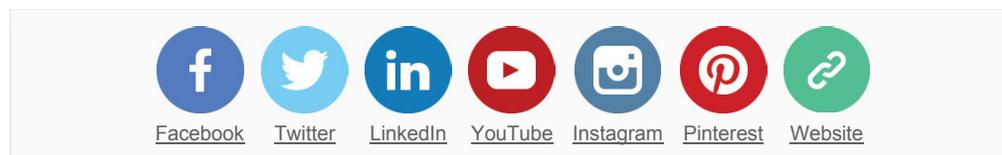
York Regional Council will meet on Thursday, May 19, 2016 at 9 a.m. in the York Region Administrative Centre Council Chambers, located at 17250 Yonge Street in the Town of Newmarket.

The Regional Municipality of York consists of nine local municipalities and provides a variety of programs and services to almost 1.2 million residents, 50,000 businesses and 580,000 employees. More information about the Region's key service areas is available at York.ca/regionalservices

- 30 -

Compiled by:

Tamara Ostrowski, Communications Specialist, The Regional Municipality of York
Phone: 1-877-464-9675, ext. 71226, Cell: 905-251-6415
Email: tamara.ostrowski@york.ca



Copyright © 2016 The Regional Municipality of York, All rights reserved.

[unsubscribe from this list](#) [update subscription preferences](#)

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5838-16

**BEING A BY-LAW to amend Zoning
By-law Number 2213-78, as
amended (2351528 Ontario Limited
and Aurora-Leslie Developments
Limited (Emery Business Park),
File: ZBA-2014-01).**

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

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

AND WHEREAS the Council of the Town enacted By-law Number 5673-14 being a by-law to amend the Zoning By-law with respect to the lands shown on Schedule "A" to By-law Number 5673-14;

AND WHEREAS the Council of the Town deems it necessary and expedient to further amend the Zoning By-law to add further provisions to the zoning categories contained in By-law Number 5673-14;

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

1. THAT the Zoning By-law be and is hereby amended to replace the "Business Park (BP-9) Exception Zone"; "Business Park (BP-10) Exception Zone"; "Business Park (BP-11) Exception Zone"; "Business Park (BP-12) Exception Zone"; "Business Park (BP-13) Exception Zone"; "Open Space (O-15) Exception Zone"; and "Environmental Protection (EP-15) Exception Zone" zoning category applying to the lands with "Business Park (BP-9) Exception Zone"; "Business Park (BP-10) Exception Zone"; "Business Park (BP-11) Exception Zone"; "Business Park (BP-12) Exception Zone"; "Business Park (BP-13) Exception Zone"; and "Environmental Protection (EP-15) Exception Zone" as shown in hatching on Schedule "A" attached hereto and forming part of this By-law.
2. THAT Section 27.D.13. – Business Park (BP-9) Exception Zone of the Zoning By-law be and is hereby amended to:
 - (a) add the following to the end of subsection 27.D.13.2.2:

"The provisions of Section 6.47 Yard Exception Terrain Unsuitability shall not apply."
3. THAT Section 27.D.14 – Business Park (BP-10) Exception Zone of the Zoning By-law be and is hereby amended to:
 - (a) add the following to the end of subsection 27.D.14.2.2:

"The provisions of Section 6.47 Yard Exception Terrain Unsuitability shall not apply."
4. THAT Section 27.D.15 – Business Park (BP-11) Exception Zone of the Zoning By-law be and is hereby amended to:
 - (a) add the following to the end of subsection 27.D.15.2.2:

"The provisions of Section 6.47 Yard Exception Terrain Unsuitability shall not apply."

By-law Number 5838-16

Page 2 of 3

5. THAT Section 27.D.16 – Business Park (BP-12) Exception Zone of the Zoning By-law be and is hereby amended to:

- (a) delete the wording contained in subsection 27.D.16.2.2 and replace same with the following:

“Siting Specifications:

Yard, Front (minimum)	6 metres
Yard, Exterior Side (minimum)	9 metres
Other yards (minimum)	3 metres

The provisions of Section 6.47 Yard Exception Terrain Unsuitability shall not apply.”

6. THAT Section 27.D.17 – Business Park (BP-13) Exception Zone of the Zoning By-law be and is hereby amended to:

- (a) delete the wording contained in subsection 27.D.17.2.2 and replace same with the following:

“Siting Specifications:

Yard, Front (minimum)	6 metres
Other yards (minimum)	3 metres

The provisions of Section 6.47 Yard Exception Terrain Unsuitability shall not apply.”

7. THAT Section 27.D.17 – Business Park (BP-13) Exception Zone of the Zoning By-law be and is hereby amended to:

- (a) delete the wording contained in subsection 27.D.17.2.3 and replace same with the following:

“Landscaping Requirements:

a) Adjacent to a lot line abutting Leslie Street (minimum, except at driveway locations)	6 metres
Adjacent to a lot line abutting a street other than Leslie Street (minimum, except at driveway locations)	3 metres
Adjacent to other lot lines (minimum)	0 metres

- b) A minimum of ten percent (10%) of every lot on which a building or structure is erected, shall be used for no other purpose than landscaping.”

8. THAT this By-law shall come into full force subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

READ A FIRST AND SECOND TIME THIS 26th DAY OF APRIL, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 26th DAY OF APRIL, 2016.

*Approved as to Form
By Legal Services*

Signature: 
Date: April 22, 2016

GEOFFREY DAWE, MAYOR

STEPHEN M.A. HUYCKE, TOWN CLERK

By-law Number 5838-16

Page 3 of 3

Explanatory Note

Re: Zoning By-law Number 5838-16

By-law Number 5838-16 has the following purpose and effect:

To amend By-law Number 2213-78, as amended, being the Zoning By-law in effect in the Town of Aurora, to provide an administrative update to the zoning categories approved in By-law Number 5673-14.

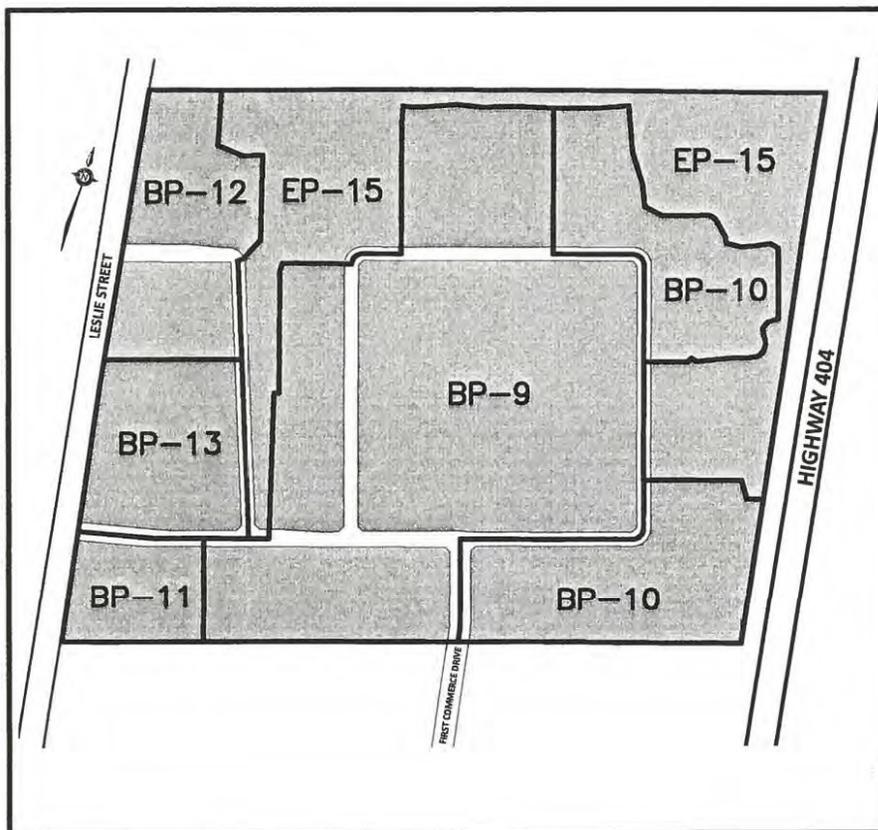
Schedule "A" To By-Law Number 5838-16

TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

LOCATION: Part Lot 24 Concession 3 Whitchurch, Parts 1, 2 & 3,
Plan 65R35790, Town of Aurora; and Part Lot 23 Concession 3
Whitchurch, Parts 1, 2 & 3, Plan 65R35791; Town of Aurora.

LANDS REZONED FROM "BUSINESS PARK (BP-9) EXCEPTION ZONE"; "BUSINESS PARK (BP-10) EXCEPTION ZONE"; "BUSINESS PARK (BP-11) EXCEPTION ZONE"; "BUSINESS PARK (BP-12) EXCEPTION ZONE"; "BUSINESS PARK (BP-13) EXCEPTION ZONE"; "OPEN SPACE (O-15) EXCEPTION ZONE"; AND "ENVIRONMENTAL PROTECTION (EP-15) EXCEPTION ZONE" TO "BUSINESS PARK (BP-9) EXCEPTION ZONE"; "BUSINESS PARK (BP-10) EXCEPTION ZONE"; "BUSINESS PARK (BP-11) EXCEPTION ZONE"; "BUSINESS PARK (BP-12) EXCEPTION ZONE"; "BUSINESS PARK (BP-13) EXCEPTION ZONE"; AND "ENVIRONMENTAL PROTECTION (EP-15) EXCEPTION ZONE"



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5839-16

**BEING A BY-LAW to
amend Zoning By-law
Number 2213-78, as
amended (BG Properties
(Aurora) Inc.).**

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

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

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

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

1. THAT the Zoning By-law be and is hereby amended to replace the "Oak Ridges Moraine Rural (RU-ORM) Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "Detached Dwelling Second Density Residential (R2-105) Exception Zone", "Major Open Space (O) Zone", "Major Open Space (O-22) Exception Zone", "Oak Ridges Moraine Environmental Protection (EP-19-ORM) Exception Zone" and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone".

2. THAT the Zoning By-law be and is hereby amended to add the following:

11.107 DETACHED DWELLING SECOND DENSITY RESIDENTIAL (R2-105) EXCEPTION ZONE

11.107.1 Uses Permitted

- one detached dwelling per lot
- a home occupation

11.107.2 Zone Specifications

11.107.2.1 Lot Specifications

Lot Area (minimum)	300.0 square metres
Lot Frontage (minimum)	9.0 metres

11.107.2.1.1 Notwithstanding Section 3.69, a lot shall mean the whole of one parcel of tied land fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the *Condominium Act, 1998*.

11.107.2.1.2 Notwithstanding Section 3.123, a street or road public shall also include a private right-of-way on a registered plan of condominium pursuant to the *Condominium Act, 1998*.

11.107.2.2 Siting Specifications

Front Yard (minimum)	
- Main Building	4.5 metres
- Garage	6.0 metres
Rear Yard (minimum)	7.5 metres

Interior Side Yard (minimum)	
-one side	1.2 metres
-other side	0.6 metres
Exterior Side Yard (minimum)	
-Main Building	3.0 metres
-Garage	6.0 metres
Lot Coverage (maximum)	40.0 percent

Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with, or project in front of the garage.

11.107.2.3 Yard Exemption and Setback Encroachment Permitted

11.107.2.3.1 Notwithstanding the provisions of Section 6.48.1, open-sided roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation may project a maximum of 2.0 metres into the required front and exterior side yards provided that no part of the porch is located closer than 2.0 metres to the front lot line. Steps may encroach into the required front yard provided they are not located any closer than 1.0 metre to the front and exterior lot lines.

11.107.2.3.2 Notwithstanding the provisions of Section 6.48.1, a bay, bow or box window not exceeding 4.5 metres in width may project 0.6 metres in the required front exterior and rear yards.

11.107.2.3.3 Notwithstanding the provisions of Section 6.48.1, sills, belt courses, cornices, gutters, chimneys pilasters, eaves, parapets or canopies may project 0.3 metres into all required yards and in no case shall be closer than 0.3 metres to any property line.

11.107.2.4 Building Specifications

Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

11.107.2.4.1 Interior garage steps shall not encroach into the minimum required parking space of 2.7 metres by 5.3 metres.

11.107.2.5 Parking

Notwithstanding the definition contained within Section 3.98 and the provisions of Section 6.26.1.1, the following minimum parking standards shall apply:

A minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage.

11.107.2.6 Landscape Specifications

Notwithstanding any other provisions to the contrary, a minimum of 40 percent of the lot area shall be preserved in an open, landscaped or natural condition. This 40 percent shall not include accessory buildings or structures, paved driveways, pools, patio or any area covered with impervious material."

3. THAT the Zoning By-law be and is hereby amended to add the following:

"30.3.18 OAK RIDGES MORaine ENVIRONMENTAL PROTECTION (EP-19-ORM) EXCEPTION ZONE

30.3.18.1 Uses Permitted

Notwithstanding the provisions of Section 30.1, the lands zoned EP-19-ORM shall only be used for:

- Conservation
- Forestry
- Public Parks
- Wildlife Areas
- Floodplain
- Private Road
- One Detached Dwelling Unit"

4. THAT the Zoning By-law be and is hereby amended to add the following:

"31.17 MAJOR OPEN SPACE (O-22) EXCEPTION ZONE

31.17.1 Uses Permitted

All the uses set out in Section 31.1 as well as the following:

- Stormwater Management Facilities
- Infrastructure & Utility Buildings/ Structures"

5. THAT this By-law shall come into full force subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

READ A FIRST AND SECOND TIME THIS 26th DAY OF APRIL, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 26th DAY OF APRIL, 2016.

*Approved as to Form
By Legal Services*
Signature: 
Date: Apr 22, 2016

GEOFFREY DAWE, MAYOR

STEPHEN M.A. HUYCKE, TOWN CLERK

By-law Number 5839-16

Page 4 of 4

Explanatory Note

Re: Zoning By-law Number 5839 -16

By-law Number 5839-16 has the following purpose and effect:

To amend By-law Number 2213-78, as amended, being the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from "Oak Ridges Moraine Rural (RU-ORM) Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "Detached Dwelling Second Density Residential (R2-105) Exception Zone", "Major Open Space (O) Zone", "Major Open Space (O-22) Exception Zone", "Oak Ridges Moraine Environmental Protection (EP-19-ORM) Exception Zone" and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone"

The rezoning will permit 42 single detached residential units on approximately 3.29 ha of land.

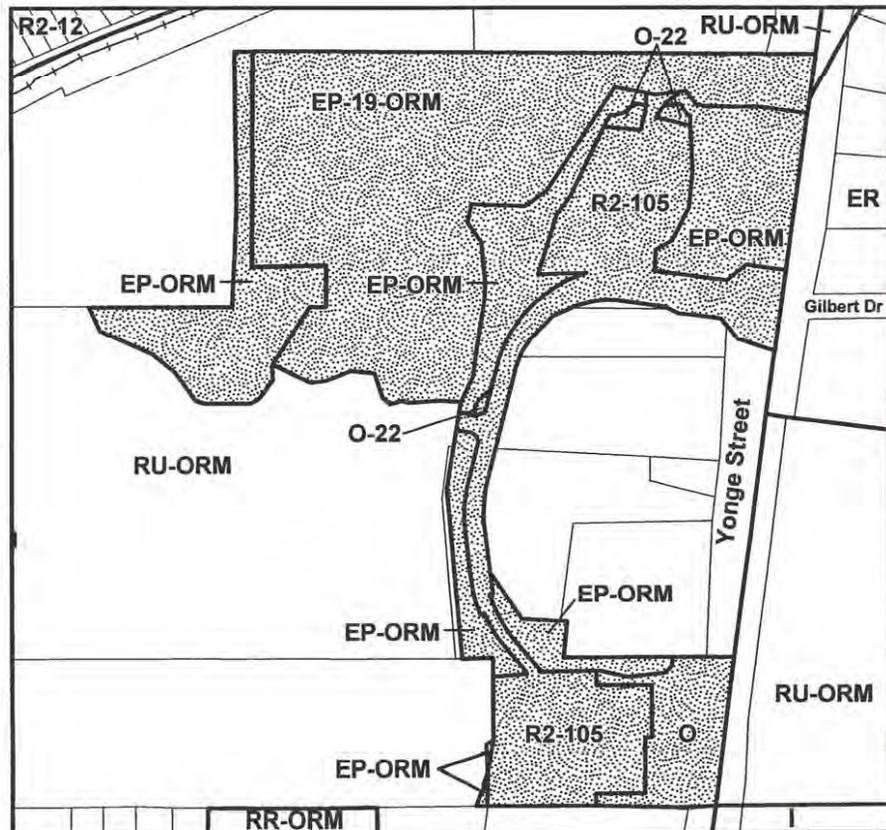
Schedule "A" To By-Law Number 5839-16

TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

LOCATION: Part Lot 17, Plan 132 and Part Lots 74 and 75, Con 1 (King), Aurora

LANDS REZONED FROM "OAK RIDGES MORaine RURAL (RU-ORM) ZONE" TO "DETACHED DWELLING SECOND DENSITY RESIDENTIAL (R2-105) EXCEPTION ZONE", "MAJOR OPEN SPACE (O) ZONE", "MAJOR OPEN SPACE (O-22) EXCEPTION ZONE", "OAK RIDGES MORaine ENVIRONMENTAL PROTECTION (EP-19-ORM) EXCEPTION ZONE" AND "OAK RIDGES MORaine ENVIRONMENTAL PROTECTION (EP-ORM) ZONE".



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5842-16

**BEING A BY-LAW to exempt Blocks
15, 16 and 19 on Plan 65M-4467 from
Part-Lot Control (Brookfield Homes
(Ontario) Aurora Limited).**

WHEREAS subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Act"), provides that the council of a local municipality may by by-law provide that the part-lot control provisions in subsection 50(5) of the *Act*, does not apply to the land that is within a registered plan of subdivision as is designated in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Aurora deems it necessary and expedient to enact a by-law to exempt Blocks 15, 16 and 19 on Plan 65M-4467 from those provisions of the *Act* dealing with part-lot control;

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

1. THAT subsection 50(5) of the *Act* shall not apply to the following lands, all situated in the Town of Aurora, Regional Municipality of York:
 - (a) Blocks 15 and 16, Plan 65M-4467, designated as Parts 1 to 21 inclusive, Plan 65R-36213; and
 - (b) Block 19, Plan 65M-4467, designated as Parts 1 to 11 inclusive, Plan 65R-36163.
2. THAT this By-law shall be registered in the appropriate Land Registry Office on title to the lands set out herein.
3. THAT the provisions of this By-law shall come into full force and effect upon final passage hereof, shall remain in force and effect for a period of two (2) years from the date of its passing, and shall expire on the 26th day of April, 2018.

READ A FIRST AND SECOND TIME THIS 26th DAY OF APRIL, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 26th DAY OF APRIL, 2016.

*Approved as to Form
By Legal Services*

Signature: 
Date: Apr. 27, 2016

GEOFFREY DAWE, MAYOR

STEPHEN M.A. HUYCKE, TOWN CLERK

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5843-16

**BEING A BY-LAW to amend
Municipal Waterworks Distribution
By-law Number 3305-91, as
amended.**

WHEREAS paragraph 4 of subsection 11(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a lower-tier municipality may pass by-laws with respect to public utilities;

AND WHEREAS on August 28, 1991, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 3305-91, as amended, to provide for the maintenance and operation of a Municipal Waterworks Distribution System;

AND WHEREAS Schedule "A" of By-law Number 3305-91 imposes a schedule of fees with respect to water, wastewater, and storm sewer rates, as amended from time to time;

AND WHEREAS the Council of the Town deems it necessary and expedient to amend By-law Number 3305-91 to enact a new schedule of fees with respect to water, wastewater and storm sewer rates;

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

1. THAT Schedule "A" to By-law Number 3305-91, as amended, be and is hereby deleted and replaced with Schedule "A" to this By-law.
2. THAT the provisions of this By-law shall come into full force and effect on May 1, 2016 save and except for all of sections 1 and 2 on Schedule "A" to this By-law which shall become effective for all billings issued by the Town on or after May 1, 2016, and be retroactive for all consumption newly billed on such billings.

READ A FIRST AND SECOND TIME THIS 26th DAY OF APRIL, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 26th DAY OF APRIL, 2016.

GEOFFREY DAWE, MAYOR

Approved as to Form
by Legal Services

April 22, 2016

STEPHEN M.A. HUYCKE, TOWN CLERK

By-law Number 5843-16

Page 2 of 2

SCHEDULE "A"

Water, Wastewater, and Storm Sewer Rates

1.	<u>WATER</u>	<u>WASTEWATER</u>	<u>COMBINED</u>
(a) Metered Service	\$2.14 per m ³	\$1.89 per m ³ of water consumed	\$4.03 per m ³
(b) Non-metered Service <i>(Refusal by homeowner to install meter)</i>	Flat Rate \$142.00 per unit per month	Flat Rate \$126.00 per unit per month	Flat Rate \$268.00 per unit per month
(c) Non-meter Service <i>(Installation not physically possible)</i>	Flat Rate \$71.00 per unit per month	Flat Rate \$63.00 per unit per month	Flat Rate \$134.00 per unit per month

2. STORM SEWER FLAT RATES

- (a) All Residential and Residential Condominium Properties - \$5.01 per unit, per month.
- (b) All Non-Residential, Commercial, Industrial and Multi-residential Apartment Properties - \$63.63 per meter per month.

3. PENALTY FOR LATE PAYMENT

All billings are due and payable as stated thereon and shall, if not paid on or before the due date stated, be subject to a one time late payment penalty of five percent (5%) of the total billed.

4. SERVICE CHARGES

- (a) **TURN OFF**
 - During weekday working hours (8:00 am to 4:00 pm): \$40.00
 - Other than normal working hours: \$80.00
- (b) **TURN ON**
 - During weekday working hours (8:00 am to 4:00 pm): \$40.00
 - Other than normal working hours: \$80.00

5. BULK PURCHASE OF WATER

\$4.03 per m³

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5844-16

**BEING A BY-LAW to amend
Parking and Traffic Control
By-law Number 4574-04.T, as
amended, to designate and
erect stop signs at various
intersections in the Town of
Aurora.**

WHEREAS section 137 of the *Highway Traffic Act*, R.S.O. 1990, c. H.8, as amended, provides that the council of a municipality may by by-law provide for the erection of stop signs at intersections on highways under its jurisdiction;

AND WHEREAS the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 4574-04.T, as amended, being the Parking and Traffic Control By-law, on September 28, 2004;

AND WHEREAS the Council of the Town deems it necessary and expedient to further amend By-law Number 4574-04.T, as amended;

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

1. THAT Schedule IX to By-law Number 4574-04.T, as amended, respecting Stop Controlled Intersections, be and is hereby amended by inserting the following:

COLUMN 1 - INTERSECTION	COLUMN 2 - DIRECTION/STOP STREET
Tecumseh Drive and Kitimat Crescent (north leg)	All

2. THAT this By-law shall come into full force and effect on the date of final passage hereof.

READ A FIRST AND SECOND TIME THIS 26th DAY OF APRIL, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 26th DAY OF APRIL, 2016.

*Approved as to Form
By Legal Services*

Signature: [Signature]
Date: April 22, 2016

GEOFFREY DAWE, MAYOR

STEPHEN M.A. HUYCKE, TOWN CLERK

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5847-16

**BEING A BY-LAW to set
and levy the rates of
taxation for the taxation
year 2016.**

WHEREAS for the purposes of raising the general local municipality levy, subsection 312(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act"), provides that a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rateable for local municipality purposes;

AND WHEREAS the Council of The Corporation of the Town of Aurora (the "Town") considers it necessary and desirable to levy certain tax rates on the whole of the rateable property according to the last revised assessment roll for the Town for the purpose of raising the Town's estimated tax levy requirement of \$39,117,800 adopted for the taxation year 2016, and the said tax rates are included in the tax rates set out in Schedule "A" to this By-law;

AND WHEREAS the property classes have been prescribed by the Minister of Finance under the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, and Regulations thereto;

AND WHEREAS The Regional Municipality of York has approved the tax rates and tax ratios to raise its estimated expenditures adopted for the year 2016;

AND WHEREAS pursuant to Ontario Regulation 400/98, amended to Ontario Regulation 445/12, made under the *Education Act*, R.S.O. 1990, c. E.2, as amended, the Minister of Finance has established the Education Tax Rates for all property classes for the year 2016;

AND WHEREAS on December 8, 2015, the Council of the Town enacted By-law Number 5786-15 which levied an Interim Property Tax on the Residential, Multi-Residential, Commercial, Industrial, Pipeline, Farmlands and Managed Forest classes of property, before the adoption of the estimates for the taxation year 2016;

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

1. THAT for the property taxation year 2016, the Town shall levy upon the Residential Assessment, Multi-Residential Assessment, Commercial Assessment, Industrial Assessment, Pipeline Assessment, Farmland Assessment and Managed Forest Assessment the rates of taxation per current value assessment, as adjusted by the provisions of the *Continued Protection for Property Taxpayers Act*, S.O. 2000, c. 25, and which are set out in Schedule "A" to this By-law.
2. THAT the levy provided for in Schedule "A" to this By-law shall be reduced by the amount of the Interim Property Tax levy set out in By-law Number 5686-15 for the taxation year 2016 on the Residential, Multi-Residential, Commercial, Industrial, Pipeline, Farmlands and Managed Forest classes of property.
3. THAT for the payments-in-lieu of taxes due and payable to the Town, the actual amount due to the Town shall be based on the assessment roll as returned and the rates as prescribed in Schedule "A" to this By-law for the taxation year 2016, the revenue from which is considered as non-tax revenue for the Town in its budgets.
4. THAT for the railway right-of-way taxes due and payable to the Town in accordance with Ontario Regulation 387/98, as amended and as established by the Minister of Finance, the actual amount due to the Town shall be based

on the assessment roll as returned and the rates as prescribed in Schedule "A" to this By-law for the taxation year 2016, the revenue from which is considered as tax revenue for the Town in its budgets.

5. THAT for the utility transmission line taxes due and payable to the Town in accordance with Ontario Regulation 387/98, as amended and as established by the Minister of Finance, the actual amount due to the Town shall be based on the assessment roll as returned and the rates as prescribed in Schedule "A" to this By-law for the taxation year 2016, the revenue from which is considered as tax revenue for the Town in its budgets.
6. THAT all rates and taxes levied under the authority of this By-law shall, pursuant to section 342 of the Act, be due and payable in two instalments on Monday, July 25, 2016 and Monday, September 26, 2016. These due dates are subject to amendment by the Director of Corporate & Financial Services - Treasurer, or his designate, if required, to meet the statutory notice period set out in section 343 of the Act, and may be changed for all properties in any or all property tax classes, but not for individual tax accounts.
7. THAT all taxes payable to the Town under the Pre-authorized Tax Payment Plans shall be due and payable on the last business day of each calendar month, starting in January 2016, and continuing as required until and including December 31, 2016, in the manner established for each of the said Plans.
8. THAT the Director of Corporate & Financial Services - Treasurer or his designate shall add to the Collector's Roll all or any municipal charges in arrears for water and sewer billings, cutting weeds, property standards infractions, or any other charges which should be levied pursuant to any statute or by-law against the respective properties chargeable therewith and that the same shall be collected in the same manner and at the same time as all other rates or levies.
9. THAT a late payment penalty charge at the rate of one and one quarter percent (1.25%) shall be levied on the non-payment of any instalment of the taxes or any portion thereof as at the first day of each calendar month following the instalment date.
10. THAT if any taxes levied pursuant to this By-law remain unpaid on the first day of the month following the date a late payment penalty charge was added pursuant to section 9 of this By-law, interest at the rate of one and one quarter percent (1.25%) of the unpaid taxes as at the date of calculation shall be levied, and likewise again on the first day of each month thereafter for as long as there are taxes remaining unpaid.
11. THAT partial payments are to be applied to accounts in accordance with section 347 of the Act. Despite the provisions of subsection 347(3) of the Act, the Director of Corporate & Financial Services - Treasurer or his designate shall apply all payments received, including partial payments, to accounts in a consistent manner.
12. THAT the Director of Corporate & Financial Services - Treasurer or his designate is hereby authorized to mail or cause to be mailed the notices specifying the amount of taxes payable by a person liable for property taxes, addressed to them at their place of residence or place of business.
13. THAT Schedule "A" attached hereto shall be and form a part of this By-law.
14. THAT where there is a conflict between a provision(s) of this By-law and any other by-law of the Town, the provision(s) of this By-law shall prevail to the extent of the conflict.
15. THAT in the event any part or provision of this By-law, including any part or provisions of a Schedule(s), is declared by a court of competent jurisdiction to be void, illegal or invalid, the offending part or provision shall be considered as separate, severable and struck out from the remaining parts or provisions of

By-law Number 5847-16

Page 3 of 3

this By-law, which parts or provisions shall remain valid, binding and of full force and effect.

16. THAT the provisions of this By-law shall come into full force and effect on the date of final passage hereof.

READ A FIRST AND SECOND TIME THIS 26th DAY OF APRIL, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 26th DAY OF APRIL, 2016.

*Approved as to Form
By Legal Services*

Signature: [Signature]
Date: April 22, 2016

GEOFFREY DAWE, MAYOR

STEPHEN M.A. HUYCKE, TOWN CLERK

TOWN OF AURORA		
2016 PROPERTY TAX RATES		
Schedule "A" to By-law Number 5847-16		
TAX CLASS	QUALIFIER	2016 Town Rate
Residential Taxable: Full	RT	0.335167%
Multi-Residential Taxable: Full	MT	0.335167%
Commercial Taxable: Full	CT	0.374449%
Commercial Taxable: Excess Land	CU	0.262114%
Commercial Taxable: Vacant Land	CX	0.262114%
Office Buildings Taxable: Full	DT	0.374449%
Office Buildings Taxable: Excess Land	DU	0.262114%
Shopping Centre Taxable: Full	ST	0.374449%
Shopping Centre Taxable: Vacant Land	SU	0.262114%
Commercial New Construction Taxable: Full	XT	0.374449%
Commercial New Construction Taxable: Excess Land	XU	0.262114%
Office Buildings New Construction Taxable: Full	YT	0.374449%
Office Buildings New Construction Taxable: Excess Land	YU	0.262114%
Shopping Centre New Construction Taxable: Full	ZT	0.374449%
Shopping Centre New Construction Taxable: Excess Land	ZU	0.262114%
Industrial Taxable: Full	IT	0.439874%
Industrial Taxable: Full Shared as PIL	IH	0.439874%
Industrial Taxable: Excess Land	IU	0.285918%
Industrial Taxable: Vacant Land	IX	0.285918%
Industrial Taxable: New Construction Taxable: Full	JT	0.439874%
Industrial Taxable: New Construction Taxable: Excess Land	JU	0.285918%
Large Industrial Taxable: Full	LT	0.439874%
Pipelines Taxable: Full	PT	0.308019%
Farm Taxable: Full	FT	0.083792%
Managed Forests Taxable: Full	TT	0.083792%
Railway Right-of-Way Taxable: Full	WT	\$ 279.79
Utility Trans/Distrib Taxable: Full-Shared as PIL	UH	\$ 381.71
PAYMENT IN LIEU CLASS	QUALIFIER	Aurora Rates
Residential PIL General Rate	RG	0.335167%
Commercial PIL Full Rate	CF	0.374449%
Commercial PIL General Rate	CG	0.374449%
Commercial PIL Tenant of the Province	CP	0.374449%
Commercial PIL General Rate - Excess Land	CW	0.262114%
Industrial PIL General Rate-Vacant Land	IZ	0.285918%
Railway Right-of-Way PIL General Rate	WG	\$ 279.79

For all properties, property taxes are calculated by multiplying the assessed value by the appropriate rate above.
 Example calculation: \$100,000 RT assessment x .335167= \$335.17 (Aurora's portion of property taxes due)

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5852-16

***BEING A BY-LAW to Confirm Actions by Council
Resulting from a Council Meeting on April 26, 2016.***

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

1. THAT the actions by Council at its Council meeting held on April 26, 2016, 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 26TH DAY OF APRIL, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 26TH DAY OF APRIL, 2016.

GEOFFREY DAWE, MAYOR

STEPHEN M. A. HUYCKE, TOWN CLERK