



**TOWN OF AURORA**  
**ADDITIONAL ITEMS**  
**FOR COUNCIL MEETING**

**Tuesday, July 12, 2016**  
**7 p.m.**  
**Council Chambers**

- **Revised Council Agenda Index**
- **Council Meeting Minutes of June 28, 2016 – Replacement Page 18**
- **Public Planning Meeting Minutes of June 29, 2016**
- **Delegation (a) Beverley Varcoe, Broker, Royal LePage, Aurora**  
**Re: Item 7 – PDS16-057 – Application for Site Plan Approval, Carpino**  
**Construction Inc., 15278 Yonge Street, Related File Numbers: OPA-2015-04,**  
**ZBA-2015-10, File Number: SP-2015-08**
- **Item 12 – CFS16-022 – 2017 Budget Preparation Directions**
- **Item 13 – Memorandum from Director of Infrastructure & Environmental**  
**Services**  
**Re: By-law for Extension of Parking Restrictions – Report No.**  
**BBS16-007 – Town Park Parking Update (dated May 17, 2016)**
- **Item 14 – Trails and Active Transportation Committee Meeting Minutes of**  
**June 17, 2016**
- **Item 15 – Memorandum from Mayor Dawe**  
**Re: Recipients of the 2016 Town of Aurora Student Academic**  
**Achievement Awards**
- **Item 16 – Memorandum from Mayor Dawe**  
**Re: Lake Simcoe Region Conservation Authority Board Meeting**  
**Highlights – June 24, 2016**

- **By-law Number 5868-16** BEING A BY-LAW to declare as surplus and sell municipal lands (12 Industrial Parkway South).
- **By-law Number 5871-16** BEING A BY-LAW to adopt Official Plan Amendment No. 10.
- **By-law Number 5872-16** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (2283986 Ontario Limited).
- **By-law Number 5873-16** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (Carpino Construction Inc.).
- **By-law Number 5878-16** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (Millwell Properties Inc.).
- **By-law Number 5879-16** BEING A BY-LAW to declare as surplus and sell municipal lands (9 and 10 Scanlon Court).
- **By-law Number 5882-16** BEING A BY-LAW to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, with respect to Restricted Parking Maximum Periods on various highways in the Town of Aurora.
- **By-law Number 5884-16** BEING A BY-LAW to appoint a Clerk and to delegate certain authority to the Clerk on behalf of The Corporation of the Town of Aurora.
- **By-law Number 5885-16** BEING A BY-LAW to appoint a Deputy Clerk and to delegate certain authority to the Deputy Clerk on behalf of The Corporation of the Town of Aurora.
- **By-law Number 5886-16** BEING A BY-LAW to appoint a Deputy Clerk and to delegate certain authority to the Deputy Clerk on behalf of The Corporation of the Town of Aurora.
- **Confirming By-law Number 5880-16** BEING A BY-LAW to Confirm Actions by Council Resulting from a Council Meeting on July 12, 2016.
- **Closed Session Item 1 – 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**  
(Deferred from General Committee Closed Session meeting of June 21, 2016 – Item 2)

PUBLIC RELEASE  
July 8, 2016



**TOWN OF AURORA  
COUNCIL MEETING  
AGENDA (REVISED)**

Tuesday, July 12, 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 June 28, 2016**  
**Public Planning Meeting Minutes of June 29, 2016**

pg. 1  
(Added Item)

RECOMMENDED:

THAT the minutes of the Council meeting of June 28, 2016, and the Special Council – Public Planning meeting of June 29, 2016, be adopted as printed and circulated.

**4. PRESENTATIONS**

- (a) **Alan Dean, Sport Aurora**  
**Re: Sport Aurora Athletes of the Year**
- (b) **Chris Schiafome and Cliff Davies, Aurora Lions Club**  
**Re: Aurora Lions Club Service Dog Training Program and Lions Dog Walk Event**

**5. PUBLIC SERVICE ANNOUNCEMENTS**

**6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

**8. DELEGATIONS**

- (a) **Beverley Varcoe, Broker, Royal LePage, Aurora**  
**Re: Item 7 – PDS16-057 – Application for Site Plan Approval, Carpino Construction Inc., 15278 Yonge Street, Related File Numbers: OPA-2015-04, ZBA-2015-10, File Number: SP-2015-08**  
(Added Item)

**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 Humfryes** pg. 151  
**Re: Ontario Autism Program Changes**  
(Deferred from Council meeting of June 28, 2016)

**11. REGIONAL REPORT**

**York Regional Council Highlights – June 23, 2016** pg. 153

RECOMMENDED:

THAT the Regional Report of June 23, 2016, be received for information.

**12. NEW BUSINESS/GENERAL INFORMATION**

**13. READING OF BY-LAWS**

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

- |                |  |              |
|----------------|--|--------------|
| <b>5868-16</b> | BEING A BY-LAW to declare as surplus and sell municipal lands (12 Industrial Parkway South). (Closed Session Report No. CFS16-016 – Special Council Closed Session Item 1 – May 17/16)   | (Added Item) |
| <b>5871-16</b> | BEING A BY-LAW to adopt Official Plan Amendment No. 10. (Report No. PDS16-039 – GC Item 9 – Jun. 7/16)   | (Added Item) |
| <b>5872-16</b> | BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (2283986 Ontario Limited). (Report No. PDS16-039 – GC Item 9 – Jun. 7/16)   | (Added Item) |
| <b>5873-16</b> | BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (Carpino Construction Inc.). (Report No. PDS16-037 – GC Item 8 – Jun. 7/16)   | (Added Item) |
| <b>5878-16</b> | BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (Millwell Properties Inc.). (Report No. PDS16-050 – GC Item 11 – Jun. 21/16)  | (Added Item) |
| <b>5879-16</b> | BEING A BY-LAW to declare as surplus and sell municipal lands (9 and 10 Scanlon Court). (Report No. LLS16-017 – Council Item 2 – Jun. 14/16)   | (Added Item) |
| <b>5882-16</b> | BEING A BY-LAW to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, with respect to Restricted Parking Maximum Periods on various highways in the Town of Aurora. (Memorandum – Council Item 13 – Jul. 12/16) | (Added Item) |

- 5884-16** BEING A BY-LAW to appoint a Clerk and to delegate certain authority to the Clerk on behalf of The Corporation of the Town of Aurora. (Added Item)
- 5885-16** BEING A BY-LAW to appoint a Deputy Clerk and to delegate certain authority to the Deputy Clerk on behalf of The Corporation of the Town of Aurora. (Added Item)
- 5886-16** BEING A BY-LAW to appoint a Deputy Clerk and to delegate certain authority to the Deputy Clerk on behalf of The Corporation of the Town of Aurora. (Added Item)

RECOMMENDED:

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

- 5880-16** BEING A BY-LAW to Confirm Actions by Council Resulting from Council Meeting on July 12, 2016. (Added Item)

#### 14. CLOSED SESSION

RECOMMENDED:

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

- 1. 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**  
(Deferred from General Committee Closed Session meeting of June 21, 2016 – Item 2)  
(Added Item)

#### 15. ADJOURNMENT

**AGENDA ITEMS**

- 1. Audit Committee Meeting Report of June 28, 2016** pg. 20

RECOMMENDED:

THAT the Audit Committee meeting report of June 28, 2016, be received and the recommendations carried by the Committee be approved.

- 2. IES16-061 – Award of Tender IES 2016-09 – Hot Mix Asphalt Repairs/Restorations at Various Locations in the Town of Aurora** pg. 22

RECOMMENDED:

THAT Report No. IES16-061 be received; and

THAT Tender IES2016-09 – Supply of all labour, material, and equipment necessary for hot mix asphalt repairs and hot mix asphalt trail construction in various locations in the Town of Aurora, for one (1) year ending December 31, 2016 (with the option to renew for an additional two (2) one-year periods), be awarded to Bond Paving & Construction Inc. at the unit prices tendered not to exceed \$310,000, excluding taxes; and

THAT Tender IES2016-09 be renewed for an additional two (2) one-year periods, pending an annual analysis and satisfactory performance review by the Director of Infrastructure & Environmental Services; 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.

- 3. IES16-062 – Speed Cushion Pilot Project – Funding Request** pg. 26

RECOMMENDED:

THAT Report No. IES16-062 be received; and

THAT staff be directed to establish Capital Project No. 31154 with the maximum budget of \$100,000.00 for the construction of speed cushions on Kennedy Street West (Murray Drive to McGee Crescent/Corner Ridge Road), McMaster Avenue (Hollidge Boulevard to Hollandview Trail), and Mavrillac Boulevard (Borealis Avenue to Spring Farm Road), to be funded from the Roads & Related Development Charges Reserve Fund.

**4. IES16-063 – 2015 Annual Solid Waste Program Performance Report** pg. 30

RECOMMENDED:

THAT Report No. IES16-063 be received for information.

**5. PRS16-035 – Award of Tender PRS 2016-23 Phase 1 Parks and Trails Signage Project** pg. 70

RECOMMENDED:

THAT Report No. PRS16-035 be received; and

THAT Tender PRS2016-23 Phase 1 Parks and Trails Signage Project, Capital Project No. 73134 be awarded to WSI Sign Systems Ltd. in the amount of \$156,290.00 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.

**6. PRS16-036 – Mavrillac Park Public Meeting Results and Revised Conceptual Design** pg. 75

RECOMMENDED:

THAT Report No. PRS16-036 be received; and

THAT the Final Concept Plan for the Neighbourhood Park proposed on Block 208 on Mavrillac Avenue (the Mavrillac Lands) be approved; and

THAT a project base budget of \$1,079,000.00 plus contract administration and contingency be approved; and

THAT Council provide direction to staff on including two (2) optional items in the project: (1) a Washroom Facility estimated at \$275,000.00; and (2) a Fitness Trail with Components estimated at \$85,000.00; and

THAT staff be directed to issue a public tender for construction of the Park; and

THAT staff report back to Council with the results of the public tender and recommendations on proceeding with construction of the Park.

7. **PDS16-057 – Application for Site Plan Approval** pg. 87  
**Carpino Construction Inc.**  
**15278 Yonge Street**  
**Related File Numbers: OPA-2015-04, ZBA-2015-10**  
**File Number: SP-2015-08**

RECOMMENDED:

THAT Report No. PDS16-057 be received; and

THAT implementing Zoning By-law No. 5873-16 be enacted; and

THAT Site Plan Application File No. SP-2015-08 (Carpino Construction Inc.) to permit the development of the subject lands for 126 stacked, back-to-back townhouse dwelling units on the subject lands be approved; and

THAT a total of 126 units (215 persons equivalent) of water and sewage capacity be allocated to the subject lands; 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.

8. **PDS16-058 – Application for Exemption from Part Lot Control** pg. 106  
**Arista Homes (Aurora Trails) Inc.**  
**Lots 36, 37, 41 to 45, 80 to 83, 89, 92, 93, 100 to 102 and**  
**Blocks 217, 220, 221, 223, 226, 230 & 231 being 65R-36432,**  
**65R-36433, 65R-36435, 65R-36436, 65R-36437 and 65R-36438**  
**File Number: PLC-2016-05**

RECOMMENDED:

THAT Report No. PDS16-058 be received; and

THAT the Application for Exemption from Part Lot Control submitted by Arista Homes Inc. to divide Lots 36, 37, 41 to 45, 80 to 83, 89, 92, 93, 100 to 102 and Blocks 217, 220, 221, 223, 226, 230 & 231 on Plan 65M-4462 into 34 separate lots for semi-detached units and 32 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.

9. **PDS16-059 – Application for Official Plan Amendment and Zoning By-law Amendment** pg. 118  
**RCG Aurora North Limited Partnership**  
**800 St. John’s Sideroad, Part of Lot 26, Concession 2**  
**File Numbers: OPA-2012-02 and ZBA-2012-09**

RECOMMENDED:

THAT Report No. PDS16-059 be received; and

THAT Application to Amend the Official Plan File Number OPA-2012-02 (RCG Aurora North Limited Partnership), to re-designate the land use to allow Community Commercial uses on the subject lands be approved; and

THAT Application to Amend the Zoning By-law File Number ZBA-2012-09 (RCG Aurora North Limited Partnership), to allow Shopping Centre Commercial uses on the subject lands be approved; and

THAT the implementing Official Plan and Zoning By-law Amendments be presented at a future Council Meeting.

10. **PDS16-060 – Application for Draft Plan of Condominium** pg. 135  
**L.S. Consulting Inc.**  
**29 George Street, Part of Lot 27, Plan 256**  
**File Number: CDM-2016-02**  
**Related File Numbers: OPA-2013-02, ZBA-2013-05 and SP-2014-08**

RECOMMENDED:

THAT Report No. PDS16-060 be received; and

THAT the Draft Plan of Condominium File: CDM-2016-02 for a 12-unit apartment building be approved subject to conditions set out in Appendix “A” to this report; and

THAT the Mayor and Town Clerk be authorized to execute any Agreement(s) referenced in the Conditions of Approval, including any and all documents and ancillary agreements required to give effect to same.

**11. Parks and Recreation Advisory Committee Meeting Minutes of June 16, 2016** pg. 147

RECOMMENDED:

THAT the Parks and Recreation Advisory Committee meeting minutes of June 16, 2016, be received for information.

**12. CFS16-022 –2017 Budget Preparation Directions** (Added Item)

RECOMMENDED:

- 1) THAT Report No. CFS16-022 be received; and
- 2) THAT the overall Aurora net tax increase for the Base Operating budget be limited to the reported July to June 2016 Consumer Price Index (CPI) for the Toronto Area; and
- 3) THAT all fees, rates and charges be indexed by the same CPI reported value unless precluded by legislation, and new revenue sources identified where possible; and
- 4) THAT within the Base Operating Budget, staff will develop a strategy to address current budget underfunding in identified areas such as utilities, and certain program revenue line items as reviewed with Finance Advisory Committee; and
- 5) THAT for strategic priorities separately identified by Council, a further increase be levied for such new funding; and
- 6) THAT after accommodation of the budget underfunding, the Library Board, the Cultural Centre Board, and the Historical Society will each receive a designated budget funding amount for their respective budget development work; and
- 7) THAT a “current plus three year forecast” operating budget be prepared, and include a staffing needs analysis and forecast for the same period; and
- 8) THAT the phase-In budget strategy currently approved for Fire Services expansion be funded from within the inflationary and growth components of the

Base Operating Budget, as applicable, with any excess planned increase being a separate component of the overall tax increase; and

- 9) THAT in addition to the base budget increase for inflation, a 1% dedicated Fiscal Strategy tax levy increase be imposed to fund additional contributions to Infrastructure Reserves in accordance with the long range fiscal strategies adopted in the recent Ten Year Capital and Asset Management Plan, and any other fiscal strategy items.

**13. Memorandum from Director of Infrastructure & Environmental Services** (Added Item)

**Re: By-law for Extension of Parking Restrictions – Report No. BBS16-007 – Town Park Parking Update (dated May 17, 2016)**

RECOMMENDED:

THAT the memorandum regarding By-law for Extension of Parking Restrictions – Report No. BBS16-007 – Town Park Parking Update (dated May 17, 2016) be received for information.

**14. Trails and Active Transportation Committee Meeting Minutes of June 17, 2016** (Added Item)

RECOMMENDED:

THAT the Trails and Active Transportation Committee meeting minutes of June 17, 2016, be received; and

THAT the Trails and Active Transportation Committee recommend to Council:

**New Business Motion No. 1**

THAT the Town, when negotiating with Metrolinx, ensure that the principles as outlined in the Trails Master Plan are integrated into any consideration of rail upgrades in the Town of Aurora.

- 15. Memorandum from Mayor Dawe** (Added Item)  
**Re: Recipients of the 2016 Town of Aurora Student Academic Achievement Awards**

RECOMMENDED:

THAT the memorandum regarding Recipients of the 2016 Town of Aurora Student Academic Achievement Awards be received for information.

- 16. Memorandum from Mayor Dawe** (Added Item)  
**Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights – June 24, 2016**

RECOMMENDED:

THAT the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights – June 24, 2016 be received for information.

Councillor Gaertner inquired about whether York Region Transit Bus Route 54 is being discontinued. Staff agreed to investigate this matter.

Councillor Gaertner inquired about the number of organizations that have received donations from Council without an associated staff report.

Councillor Thom inquired about the demolition of 45 Mosley Street, and asked if further information could be provided.

**13. READING OF BY-LAWS**

**Moved by Councillor Pirri  
Seconded by Councillor Abel**

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

**5869-16** BEING A BY-LAW to exempt Blocks 13, 15, 18 and 21 on Plan 65M-4478 from Part-Lot Control (Casing Development Inc.).

**CARRIED**

**Moved by Councillor Gaertner  
Seconded by Councillor Kim**

On a motion of Councillor Gaertner seconded by Councillor Mrakas, Council consented to consider By-law No. 5875-16 prior to consideration of Item 1(17).

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

**5875-16** BEING A BY-LAW to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, with respect to Restricted Parking Maximum Periods on various highways in the Town of Aurora.

**On a recorded vote the motion  
CARRIED**

YEAS: 9

NAYS: 0

VOTING YEAS:

Councillors Abel, Gaertner, Humfryes, Kim, Mrakas, Pirri, Thom, Thompson, and Mayor Dawe

VOTING NAYS:

None



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

Council Chambers  
Aurora Town Hall  
Wednesday, June 29, 2016

---

**ATTENDANCE**

<b>COUNCIL MEMBERS</b>	Mayor Dawe in the Chair; Councillors Abel (departed 8:45 p.m.), Gaertner, Kim Mrakas, Pirri, Thom (arrived 7:02 p.m.), and Thompson
<b>MEMBERS ABSENT</b>	Councillor Humfryes
<b>OTHER ATTENDEES</b>	Marco Ramunno, Director of Planning and Development Services, Lawrence Kuk, Planner, Patty Thoma, Deputy Clerk, and Linda Bottos, 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 Gaertner  
Seconded by Councillor Kim**

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. PDS16-054 – Application for Temporary Use Zoning By-law Amendment, 455 Magna Drive Inc., 455 Magna Drive, Part of Lots 19 and 20, Concession 2, E.Y.S Formerly Whitchurch, Related File Number: SP(EX)-2016-06, File Number: ZBA-2016-04**

**Planning Staff**

The Planner, Mr. Lawrence Kuk, presented an overview of the application and staff report respecting the proposed Temporary Use Zoning By-law Amendment to exempt the proposed butcher shop from the provisions of Zoning By-law 2213-78, as amended, for a period of three years. He noted that the proposed amendment would add an additional use to the existing Rural General (RU-6) Exception Zone and would permit a food processing establishment within the existing office building. Mr. Kuk advised that a new vehicular access is being proposed off Magna Drive with eight parking spaces for the butcher shop.

**Consultant**

Mr. Templar Tsang-Trinaistich, Managing Director of Delta Urban Inc., on behalf of the applicant, provided a brief summary of the application and proposed butcher shop.

**Public Comments**

No members of the public came forward.

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

THAT Report No. PDS16-054 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. PDS16-048 – Applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, Leslie-Wellington Developments Inc., 1289 Wellington Street East, Part of Block 2 & 13 on Plan 65M-3436, File Numbers: SUB-2016-01, OPA-2016-01 and ZBA-2016-03**

**Planning Staff**

The Planner, Mr. Lawrence Kuk, presented an overview of the applications and staff report respecting the proposed Draft Plan of Subdivision to permit 145 single detached lots and environmental protection lands with municipal roads and services. He noted that the Official Plan Amendment proposes to redesignate a portion of the subject lands from “Medium-High Density Residential” to “Low-Medium Density Residential” areas, and the Zoning By-law Amendment proposes to rezone the subject lands from “Rural (RU) Zone”, Detached Dwelling First Density Residential (R1-39) Exception Zone and “Environmental Protection (EP-15) Exception Zone” to “Detached Dwelling Second Density Residential (R2-X) Exception Zone” and “Environmental Protection (EP-15) Exception Zone”.

**Consultant**

Ms. Angela Sciberras, of Macaulay Shiomi Howson Ltd., on behalf of the applicant, presented a brief overview of the applications and subject lands, including background, proposed Draft Plan of Subdivision, surrounding uses, Official Plan designations, zoning, urban design, streetscapes and elevations.

**Public Comments**

No members of the public came forward.

**Moved by Councillor Pirri  
Seconded by Councillor Thom**

THAT Report No. PDS16-048 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. PDS16-055 – Applications for Official Plan Amendment and Zoning By-law Amendment, Metropolitan Square Inc., 180, 190 & 220 Wellington Street East, Lot 81, Concession 1, EYS, File Numbers: OPA-2015-05 and ZBA-2015-15**

**Planning Staff**

The Planner, Mr. Lawrence Kuk, presented an overview of the applications and staff report respecting the proposed development, and reviewed the revisions proposed by the applicant following the first Public Planning meeting held in January 2016. He noted that the Official Plan Amendment proposes to add a site-specific Official Plan policy to permit a maximum height of eight storeys for a high-density, residential apartment building, and the Zoning By-law Amendment proposes to rezone the subject lands from “General Industrial (M2) Zone” to “Third Density Apartment Residential (RA3) Exception Zone”.

**Consultant**

Ms. Angela Sciberras, of Macaulay Shiomi Howson Ltd., on behalf of the applicant, presented a brief overview of the proposed development, including comments and concerns expressed by Council and the public at the first Public Planning meeting held in January 2016, key departmental and agency comments, the proposed changes and revised site plan, elevations, landscaping, and next steps.

**Public Comments**

No members of the public came forward.

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

THAT Report No. PDS16-055 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**

Special Council – Public Planning Meeting Minutes  
Wednesday, June 29, 2016

Page 5 of 5

**4. READING OF BY-LAW**

**Moved by Councillor Kim  
Seconded by Councillor Thom**

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

**5877-16** BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on June 29, 2016.

**CARRIED**

**5. ADJOURNMENT**

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

THAT the meeting be adjourned at 9:02 p.m.

**CARRIED**

---

**GEOFFREY DAWE, MAYOR**

---

**PATTY THOMA, DEPUTY CLERK**

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF JUNE 29, 2016, ARE SUBJECT TO FINAL APPROVAL BY COUNCIL ON JULY 12, 2016.



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

**DELEGATION REQUEST**

This Delegation Request 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:** Council, July 12, 2016

**SUBJECT:** Item 7 – PDS16-057 – Application for Site Plan Approval, Carpino Construction Inc.,  
15278 Yonge Street, Related File Numbers: OPA-2015-04, ZBA-2015-10, File Number:  
SP-2015-08

**NAME OF SPOKESPERSON:** Beverley Varcoe, Broker, Royal LePage, Your Community Realty in Aurora

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

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:**

*my concern is the type of building proposed in the application of 126 stacked back to back condominium townhouses that are not high density and not accessible housing. The seniors and first time buyers in aurora need affordable condominium apartments in a variable price range in the downtown area.*

**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? *Drew MacMartin  
Planning & Development Services Dept.*

DATE: *July 7, 2016*

I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.



**TOWN OF AURORA  
COUNCIL REPORT**

**No. CFS16-022**

---

**SUBJECT:** *2017 Budget Preparation Directions*

**FROM:** *Dan Elliott, Director of Corporate & Financial Services - Treasurer*

**DATE:** *July 12, 2016*

---

**RECOMMENDATIONS**

- 1) THAT Report No. CFS16-022 be received; and
- 2) THAT the overall Aurora net tax increase for the Base Operating budget be limited to the reported July to June 2016 Consumer Price Index (CPI) for the Toronto Area; and
- 3) THAT all fees, rates and charges be indexed by the same CPI reported value unless precluded by legislation, and new revenue sources identified where possible; and
- 4) THAT within the Base Operating Budget, staff will develop a strategy to address current budget underfunding in identified areas such as utilities, and certain program revenue line items as reviewed with Finance Advisory Committee; and
- 5) THAT for strategic priorities separately identified by Council, a further increase be levied for such new funding; and
- 6) THAT after accommodation of the budget underfunding, the Library Board, the Cultural Centre Board, and the Historical Society will each receive a designated budget funding amount for their respective budget development work; and
- 7) THAT a "current plus three year forecast" operating budget be prepared, and include a staffing needs analysis and forecast for the same period.
- 8) THAT the phase-In budget strategy currently approved for Fire Services expansion be funded from within the inflationary and growth components of the Base Operating Budget, as applicable, with any excess planned increase being a separate component of the overall tax increase; and
- 9) THAT in addition to the base budget increase for inflation, a 1% dedicated Fiscal Strategy tax levy increase be imposed to fund additional contributions to Infrastructure Reserves in accordance with the long range fiscal strategies adopted in the recent Ten Year Capital and Asset Management Plan, and any other fiscal strategy items.

July 12, 2016

- 2 -

Report No. CFS16-022

## **PURPOSE OF THE REPORT**

To assist Committee in developing budget preparation directives for the 2017 Operating Budget for Council consideration.

## **BACKGROUND**

During the 2016 Budget process, it was a considerable gain in efficiency and effectiveness of the process for Council to give clear budget direction to staff in advance of preparing the operating budget. When the target was achieved and presented, only minor changes were made by Council through the addition of some new priority special projects or initiatives. These additions were net zero to the tax rate as they were funded from reserves.

In the intervening period, the Finance Advisory Committee and Council have finalized and approved a pair of foundational documents regarding the annual budget; the Council Budget Principles, and Council Budget Process documents. These documents, posted on our website in the Budget page, contain statements of agreed fundamentals to be upheld during the preparation of the annual budgets of Council.

## **COMMENTS**

### **Key principles for the 2017 budget development.**

(numbering corresponds to the numbered Principles in the Council Budget Principles document)

2) The budget process will include the use of the On-Line Citizen Budget tool to allow residents the opportunity to provide input into budget priorities.

5) Council will undertake to complete the budget review and approval prior to the commencement of the 2017 calendar year.

8) Council will not rely on budget surplus from one year to support or mitigate budget pressures in the following budget year.

10) Council and staff will continually look to implement changes in technique, tools, or approaches in delivering all services and functions which would reduce cost, or improve efficiency or effectiveness of our work.

12) Council is committed to adequately fund infrastructure renewal through annual increases to infrastructure reserve contributions. These additional increases will be part of the Fiscal Strategy Budget, and may require overall budget increases beyond inflation for the residents of the Town.

**July 12, 2016**

**- 3 -**

**Report No. CFS16-022**

13) The operating budget shall include outlooks for the next three years, for a total of four years, to allow the current budget to be considered within the context of the Town's short term future funding requirements.

14) A Special Phasing Budget will be used to continue to phase in the expected sharp increase in Fire Services costs with the anticipated addition of a new crew currently being added to Central York Fire Services. This Special Phasing budget will be funded from a portion of the growth revenue.

16) Inflation is recognized as having a direct impact on the Town's costs of delivering its existing services. Residents and Council should expect their base taxes to increase by inflation each year, with the Fiscal Strategy Budget pushing this tax increase beyond inflation in efforts to reposition the Town's long range financial situation.

18) While the Town is intent on advancing strategic priorities, it is likely not possible to advance all issues in every year, and the Council will need to make these key priority decisions in a scarce resource environment.

19) Innovation, efficiencies, maintaining service excellence and service improvements come through the continuous learning and development of our staff. Training and development funding will be provided in the budget.

21) The Province is providing the opportunity for additional revenue to municipalities through deliberately holding the line on school tax rate increases. To accept this additional funding, the municipalities must increase their local portions by a rate higher than inflation, failing which the opportunity to accept this additional funding is lost.

**Finance Advisory Committee has some budget concerns to be considered**

In past discussions with Finance Advisory Committee and with General Committee there are other specific budget concerns that need to be addressed in the 2017 budget as follows:

- 1) Ongoing concerns that there are some budget line items which are historically underfunded or overstated such as utilities among other items. These corrections need to be made and adjusted in the 2017 budget.
- 2) An Aurora Museum Services and Programming multi-year plan was received by Council, although no additional budget funding was approved in 2016 towards this plan. However, some one-time cultural funding was committed specifically for a multicultural community event and live music strategy but not for the museum multi-year plan. Council will need to provide staff with clear direction with respect to expected service levels and funding direction to any expansion of services and provide funding beyond the base budget funding to provide such services.

July 12, 2016

- 4 -

Report No. CFS16-022

- 3) During the 2016 final budget approval, there were several comments that in future budgets, the Library, Cultural Centre Board and Historical Society should each receive a clear budget target in advance of final budget preparation as does each department of the Town. If Council feels differently, clarification should be made at this time so that clear budget direction can be provided to these groups by staff in the budget process.

Based on the highlighted principles and the three items above, it is recommended that the following budget directions be approved for the preparation of the 2017 operating budget:

Base Operating Budget:

- 1) The overall Aurora net tax increase for the Base Operating be limited to the reported July 2015 to June 2016 Consumer Price Index (CPI) for the Toronto Area.
- 2) All fees, rates and charges are to be indexed by the same CPI reported value, and new revenue sources identified.
- 3) Within the Base Operating Budget, staff will address current budget underfunding in identified areas such as utilities, and certain program revenue line items. Such corrections may be funded from growth revenue, but program and service extensions for growth must also be accommodated within the expected growth revenue.
- 4) For strategic priorities separately identified by Council, a further levy increase should be considered for such new funding. Council may consider a multi-year phased approach to increasing service levels; and
- 5) After accommodation of the budget underfunding, the Cultural Centre Board, and the Historical Society will each receive a clear budget funding allocation early in the budget development stage for their consideration when preparing their business plans; and
- 6) A current plus three year forecast will be prepared, and will include a staffing needs analysis and forecast for the same period. This forecast must include information on plans for the administration to adapt to the changing growth horizon as the Town transitions from a greenfield growth municipality to one of slower intensification type growth.

Phase-In Budget

- 7) The Phase-In budget strategy currently approved for Fire Services expansion will be funded from within the inflationary and growth components of the Base

**July 12, 2016**

**- 5 -**

**Report No. CFS16-022**

Operating Budget, as applicable, with any excess planned increase being a separate component of the overall tax increase.

Fiscal Strategy Budget

- 8) In addition to the base budget increase for inflation, a 1% dedicated Fiscal Strategy tax levy increase will be imposed to fund additional contributions to Infrastructure Reserves in accordance with the long range fiscal strategies adopted in the recent Ten Year Capital and Asset Management Plan.

### **LINK TO STRATEGIC PLAN**

Developing the annual budget supports all aspects of the Strategic Plan. Specifically, this report supports the Plan principles of Leadership in Corporate Management, Leveraging Partnerships, and Progressive Corporate Excellence and Continuous Improvement.

### **ALTERNATIVE(S) TO THE RECOMMENDATIONS**

1. Council may provide amendments to the proposed tax rate increase and directions to staff for the preparation of the draft 2017 operating budgets. In this event, it is recommended that Committee consider specific direction for the Town Departments, separate from direction for the Library, Historic Society, Aurora Cultural Centre and Fire Services budget components.
2. Council may choose to provide direction with respect to increased levels of service in a manner, together with the funding source for such.

### **FINANCIAL IMPLICATIONS**

It is anticipated that strong assessment base growth from new structures (not reassessment increases) will occur for another two years, following which growth is anticipated to wane sharply. New revenue from growth is necessary funding to extend existing services at their same levels to these new residents and businesses. Inflation is a reality that if not accommodated on the full revenue side (taxes and all other revenue sources), dilutes funding available for base services, resulting in dilution of service. Accordingly, inflationary increases to taxes and service fees are necessary and should be expected by Council and taxpayers. In addition to inflation, residents and Council need to recognize that infrastructure sustainability funding is a significant funding requirement for all municipalities and should be expected as incremental beyond inflationary adjustments. In its Budget Principles document, Council has made very transparent that its reference inflationary indicator is the July to June annual CPI published by Statistics Canada for the Toronto area. This public declaration eliminates the possibility of manipulation of the CPI value in any part of the annual budget process.

July 12, 2016

- 6 -

Report No. CFS16-022

The CPI value for the end of June is expected to be published by Statistics Canada in August.

The May CPI was reported at 2.3%. If this remains unchanged, the Base Budget would increase by 2.3% tax increase, plus a 1% increase for Fiscal strategy. New services introduced by Council will add further increase pressure. Based on these agreed to principles, the final budget could be in the range of 3.3% to 3.6% depending on any new services to be funded.

### **CONCLUSIONS**

Having clear budget preparation directions for the 2016 budget assisted with a smooth and highly successful budget process. The entire budget development cycle is supported by the foundational documents, now approved by Council, being the Council Budget Principles and Council Budget Process. Members of the public and Council are reminded that in-depth budget discussions with departments continues off-line throughout the year on a rotating basis as set out in the Council Budget Processes document. The Budget Directives recommended in this report are anticipated to result in a fair, progressive and affordable budget for the Town for 2017. The draft budget presented by staff will also include a forecast outlook for the following three years.

### **PREVIOUS REPORTS**

None

### **ATTACHMENTS**

None: The foundational documents referred herein are available on the Town's website [www.Aurora.ca/budget](http://www.Aurora.ca/budget)

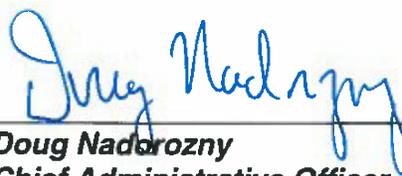
### **PRE-SUBMISSION REVIEW**

Executive Leadership Team - Thursday, May 5, 2016

*Prepared by: Dan Elliott, Director of Corporate & Financial Services - Treasurer*



**Dan Elliott, CPA, CA**  
**Director of Corporate & Financial  
Services - Treasurer**



**Doug Nadrozny**  
**Chief Administrative Officer**



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

**Infrastructure & Environmental  
Services**

**MEMORANDUM**

**DATE:** July 12, 2016

**TO:** Mayor Dawe and Members of Council

**FROM:** Ilmar Simanovskis, Director of Infrastructure & Environmental Services

**RE:** **By-law for Extension of Parking Restrictions - Report No. BBS16-007 – Town Park Parking Update (dated May 17, 2016)**

---

**RECOMMENDATIONS**

***THAT the memorandum regarding By-law for Extension of Parking Restrictions - Report No. BBS16-007 – Town Park Parking Update (dated May 17, 2016) be received for information.***

**BACKGROUND**

At the Council meeting of June 28, 2016, By-law Number 5875-16, "BEING A BY-LAW to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, with respect to Restricted Parking Maximum Periods on various highways in the Town of Aurora" was enacted. This By-law was put in place to implement a three (3) hour daytime on-street parking restriction Monday to Friday, affecting all streets within the boundary of Yonge Street to the west, Edward Street to the east, Dunning Avenue to the south, and Centre Street to the north. Further to discussion of By-law Number 5875-16, staff have submitted By-law Number 5882-16, per Council's request to expand the parking restriction area to include streets within the boundary of Catherine Avenue to the south, Mark Street to the north, Yonge Street to the west, and Walton Drive to the east.

**ATTACHMENTS**

None.



**TOWN OF AURORA  
TRAILS AND ACTIVE TRANSPORTATION COMMITTEE  
MEETING MINUTES**

**Date:** Friday, June 17, 2016

**Time and Location:** 10 a.m., Council Chambers, Aurora Town Hall

**Committee Members:** Councillor Tom Mrakas (Vice Chair), Alison Collins-Mrakas, Richard Doust (PRAC Representative), Bill Fraser, Laura Lueloff, Nancee Webb (EAC Representative)

**Member(s) Absent:** Councillor Sandra Humfryes (Chair)

**Other Attendees:** Councillor John Abel, Jim Tree, Manager, Parks, Lawrence Kuk, Planner, and Linda Bottos, Council/Committee Secretary

---

The Vice Chair called the meeting to order at 10:02 a.m.

**1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

There were no declarations of pecuniary interest and general nature thereof under the *Municipal Conflict of Interest Act*.

**2. APPROVAL OF THE AGENDA**

**Moved by Laura Lueloff  
Seconded by Nancee Webb**

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

- Delegation (a) Klaus Wehrenberg, Resident  
Re: Rail corridor expansion impacts on Aurora's trail system

Trails and Active Transportation Committee Meeting Minutes  
Friday, June 17, 2016

Page 2 of 5

---

- Delegation (b) Klaus Wehrenberg, Resident  
Re: Highland Gate

**CARRIED**

**3. RECEIPT OF THE MINUTES**

**Trails and Active Transportation Meeting Committee Minutes of May 20, 2016**

**Moved by Richard Doust  
Seconded by Laura Lueloff**

THAT the Trails and Active Transportation Committee meeting minutes of May 20, 2016, be received for information.

**CARRIED**

**4. DELEGATIONS**

- (a) Klaus Wehrenberg, Resident  
Re: Rail corridor expansion impacts on Aurora's trail system**

Mr. Wehrenberg provided an overview of the submission that he made to Metrolinx regarding the impacts of the impending rail corridor expansion on Aurora. He noted that the Trails Master Plan includes provisions for trails crossing rail lines, and expressed concern regarding the lack of commitment from Metrolinx to non-motorized traffic crossing rail lines. Mr. Wehrenberg requested that the Committee recommend to Council that the Trails Master Plan be wholly respected during negotiations with Metrolinx. He submitted two items of correspondence with Metrolinx for the record.

**Moved by Nancee Webb  
Seconded by Alison Collins-Mrakas**

THAT the comments of the delegation be received for information.

**CARRIED**

**(b) Klaus Wehrenberg, Resident  
Re: Highland Gate**

Mr. Wehrenberg expressed concern regarding comments from Parks & Recreation Services, which indicate that the Highland Gate proposal is not in compliance with the Aurora Trails Master Plan. He also expressed concern regarding the lack of a creative, collaborative process to develop a proposal that could be used as a tool during the mediation process to clarify the needs of the community. Mr. Wehrenberg suggested that all underpasses currently in place at Highland Gate should remain and that linear parks be considered. He recommended that a creative process be initiated and that the comments on record from Parks & Recreation Services be communicated.

**Moved by Nancee Webb  
Seconded by Bill Fraser**

THAT the comments of the delegation be received for information.

**CARRIED**

**5. MATTERS FOR CONSIDERATION**

- 1. Extract from Trails and Active Transportation Committee Meeting of May 20, 2016  
Re: Item 1 – Memorandum from Program Manager, Environmental Initiatives, Re: Corporate Environmental Action Plan (CEAP) Update**

**Moved by Richard Doust  
Seconded by Bill Fraser**

THAT the memorandum regarding Corporate Environmental Action Plan Update (CEAP) be received for information.

**CARRIED**

**6. INFORMATIONAL ITEMS**

None

**7. NEW BUSINESS**

The Committee put forward a recommendation, further to the delegation of Klaus Wehrenberg, regarding the Metrolinx rail corridor expansion impacts on Aurora's trail system.

**New Business Motion No. 1**  
**Moved by Alison Collins-Mrakas**  
**Seconded by Nancee Webb**

THAT the Trails and Active Transportation Committee recommend to Council:

THAT the two items of correspondence between Klaus Wehrenberg and Metrolinx, dated December 15, 2015, and May 11, 2016, be received; and

THAT the Town, when negotiating with Metrolinx, ensure that the principles as outlined in the Trails Master Plan are integrated into any consideration of rail upgrades in the Town of Aurora.

**CARRIED**

The Committee discussed various aspects of the proposed Bike Aurora Day initiative, which will focus on cycling safety as well as showcase Aurora's trails, and agreed to the next steps.

The Committee suggested working with the Accessibility Advisory Committee regarding accessibility of the Town's trails, and with the Parks and Recreation Advisory Committee regarding trail signage that complies with the *Accessibility for Ontarians with Disabilities Act* (AODA).

The Committee suggested that street catch basins, in relation to the safety of on-street cycling lanes, should be reviewed and discussed with Infrastructure & Environmental Services.

The Committee inquired about public awareness of the Town's trail system. Staff advised that there was extensive public consultation during the development of the Trails Master Plan and that, in addition to the *Streets, Parks & Trails Map*, information is available on the Town's website and is also included in the seasonal Parks & Recreation Program Guides.

Trails and Active Transportation Committee Meeting Minutes  
Friday, June 17, 2016

---

Page 5 of 5

**8. ADJOURNMENT**

**Moved by Nancee Webb  
Seconded by Bill Fraser**

THAT the meeting be adjourned at 10:47 a.m.

**CARRIED**

COMMITTEE RECOMMENDATIONS ARE NOT BINDING ON THE TOWN UNLESS OTHERWISE ADOPTED BY COUNCIL AT A LATER MEETING.



## **MEMORANDUM**

**DATE:** July 12, 2016  
**TO:** Members of Council  
**FROM:** Mayor Geoffrey Dawe  
**RE:** **Recipients of the 2016 Town of Aurora Student Academic Achievement Awards**

---

### **RECOMMENDATION**

THAT Council:

- Receive the correspondence for information

The following are recipients of the 2016 Town of Aurora Student Academic Achievement Awards:

Aurora High School

Madison Carolina Jakubas and Connor Brian Gonsalves

Cardinal Carter Catholic High School

Julia Poletto and Branden Zufelt

Dr. G. W. Williams Secondary School

Abigail Kearney and Stefan Mladjenovic

École Secondaire catholique Renaissance

Torin Anderson and Samantha Husack

St. Maximilian Kolbe Catholic High School

Chloe Gao and Armand Moldoveanu



**Town of Aurora  
Office of the Mayor**

## **MEMORANDUM**

**DATE:** July 12, 2016  
**TO:** Members of Council  
**FROM:** Mayor Geoffrey Dawe  
**RE:** **Lake Simcoe Region Conservation Authority  
Board Meeting Highlights – June 24, 2016**

---

### **RECOMMENDATION**

THAT Council:

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



## Board Meeting Highlights

June 24, 2016

### Announcements:

#### Presentation to Ken Vogan, Friends of Scanlon Creek

Ken Vogan, Chair of the Friends of Scanlon Creek group, announced he is stepping down as Chair effective June 30, 2016. In recognition of his five years of dedicated volunteer service, where he not only participated in, but also spearheaded a number of wonderful initiatives and encouraged others to get involved, LSRCA and LSCF staff members invited Mr. Vogan and his wife, Bridget to LSRCA's Board of Directors' meeting. Staff presented Mr. Vogan with a gift as a token of appreciation for his dedication to LSRCA.

Mr. Vogan thanked staff for the opportunity and for their tremendous support.



From left to right: Mike Walters, CAO, LSRCA; Ken Vogan, Chair, Friends of Scanlon Creek; Councillor Richard Simpson, Vice Chair, LSRCA; Bridget Vogan, Friends of Scanlon Creek Volunteer; Brian Kemp, General Manager, Conservation Lands, LSRCA; and Cheryl Taylor, Executive Director, LSCF

#### Lake Simcoe Conservation Foundation 28<sup>th</sup> Annual Conservation Dinner

CAO Mike Walters was pleased to announce that the 28<sup>th</sup> Annual Conservation Dinner held on June 8<sup>th</sup> was a great success. This year's dinner raised \$178,000, exceeding the 2016 fundraising target by \$14,000 and exceeding last year's amount raised by \$22,000. CAO Walters thanked Board members for their support and gave a huge thank you to Cheryl Taylor, LSCF Executive Director, and her staff for an outstanding job on this year's dinner.

#### Lake Simcoe Science

Board members received a copy of Lake Simcoe Science, Volume 11, entitled "Testing the Waters with Innovative Monitoring". To read this or earlier editions of Lake Simcoe Science newsletters, please click this link: [Lake Simcoe Science Newsletters](#)

**Presentations:**

**LSRCA Technical Guidelines for Stormwater Management Submissions**

General Manager, Planning & Development, Rob Baldwin provided the Board with a presentation on the proposed updates to LSRCA's Technical Guidelines for Stormwater Management Submissions. He explained that research is showing that traditional stormwater management techniques are no longer efficient, and that stormwater ponds are not performing as predicted, and they are costly to maintain. Accordingly, a Stormwater Management Policy working group of 35-40 engaged individuals was established in 2014 and met every couple of months throughout 2014 and 2015. Mr. Baldwin outlined the proposed changes to the guidelines, including: better site design techniques, water quantity control requirements, as well as quality control requirements, water quality low impact development credits, and hydrogeology, Summary of Benefits, Implementation.

Mr. Baldwin noted the many benefits associated with the draft guidelines include: improved engineering submissions; consistent with bi-national approaches; reduced overall value of asset for LID controls; reduced maintenance costs; increased developable area - increased DCs and tax base; improved water quality to Lake Simcoe and its tributaries, mimicking of natural hydrologic cycle; climate change resiliency, reduction in flood risk in urban areas, as well as better integration to park and landscape design. The proposed implementation date is September 1, 2016, with a transitioning approach to implementation.

**Staff Reports:**

**LSRCA Technical Guidelines for Stormwater Management Submissions**

The Board approved Staff Report No. 22-16-BOD prepared by Manager, Engineering, Tom Hogenbirk, which provided the Board with updates to LSRCA's Technical Guidelines for Stormwater Management Submissions and sought the Board's approval of the new guidelines effective September 1, 2016, subject to the transitioning approach outlined within the Staff Report.

**Budget Status Report**

The Board received Staff Report No. 23-16-BOD, prepared by Manager, Finance, Katherine Toffan, which provided the Board with a summary of revenues and expenditures for the period ending May 31, 2016, as they relate to the 2016 budget approved by the Board on April 29, 2016.

**Approval of 2017 Budget Assumptions**

The Board approved an amended resolution for Staff Report No. 24-16-BOD prepared by General Manager Corporate & Financial Services, Jocelyn Lee, which sought the Board's approval of the 2017 budget assumptions outlined in the staff report. The Board directed the CAO to bring to the next meeting recommendations on forming a Board committee to be involved in future budget assumptions discussions.



*Appointment of Enforcement Officer(s) under the Conservation Authorities Act*

The Board approved Staff Report No. 25-16-BOD prepared by Manager, Regulations, Beverley Booth, which requested the appointment of three Enforcement Officers to enforce regulations made under Section 28 of the Conservation Authorities Act. The three approved appointees are staff members Kristin Nyborg, Beverley Booth and Rob Baldwin.

*Coordinated Review of the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and Niagara Escarpment Plan*

The Board received Staff Report No. 26-16-BOD prepared by Manager, Planning, Charles Burgess, which updated the Board regarding proposed amendments for the coordinated review of the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and Niagara Escarpment Plan. The Board directed staff to seek an extension of the current deadline for comments from September 30, 2016 to December 31, 2016. The Board then approved an amended recommendation that staff be directed to report back to the Board with LSRCA's recommended amendments, prior to September 30, 2016 if an extension of this deadline is not granted.

*Implementation of Policy LUP-12 within the South Georgian Bay Lake Simcoe Source Protection Plan, under the Clean Water Act*

The Board approved Staff Report No. 27-16-BOD prepared by General Manager, Planning & Development, Rob Baldwin, which sought the Board's approval to amend LSRCA's Planning and Development Fees Policy dated January 1, 2015 to provide water balance and hydrogeological assessments review services on behalf of the local municipalities within the York Region Wellhead Protection Area as identified within the South Georgian Bay Lake Simcoe Source Protection Plan 2015.

*Conservation Authorities Act Review*

The Board received Staff Report No. 28-16-BOD prepared by Chief Administrative Officer, Mike Walters, which updated the Board regarding the progress of the review of the *Conservation Authorities Act*. The report noted that a more complete draft response will be presented at the July 2016 Board of Directors' meeting for review and approval so that LSRCA may meet the EBR deadline of September 9, 2016.

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](#)

**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5868-16**

**BEING A BY-LAW to declare as  
surplus and sell municipal lands  
(12 Industrial Parkway South).**

**WHEREAS** section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act") states that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9 of the Act, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** The Corporation of the Town of Aurora (the "Town") is the owner of the lands described on Schedule "A" attached hereto and forming part of this By-law (the "Lands");

**AND WHEREAS** the Town does not require the Lands for municipal purposes and deems it necessary to declare as surplus and sell the Lands;

**AND WHEREAS** on June 7, 2016, the Town entered into an Agreement of Purchase and Sale, as approved by Council on May 17, 2016, respecting the sale of the Lands (the "Agreement"), which Agreement is conditional on the enactment of this by-law;

**AND WHEREAS** the Council of the Town enacted By-law Number 4255-01.A on May 8, 2001, being a By-law to provide procedures with respect to the sale of municipal land, which provisions with respect to the sale of the Lands has been adhered to;

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

1. THAT the Lands be and are hereby declared as surplus.
2. THAT the Lands be conveyed in accordance with the Agreement.
3. 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 12<sup>th</sup> DAY OF JULY, 2016.**

**READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF JULY, 2016.**

*Approved as to Form  
By Legal Services*  
Signature: PSL  
Date: July 8/16

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**LISA LYONS, TOWN CLERK**

By-law Number 5868-16

Page 2 of 2

**SCHEDULE "A"**

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York and being composed of Lot 1 Plan 535, Town of Aurora, Regional Municipality of York, having an area of approximately 0.55 acres, and being part of PIN 03645-0021 (LT).

**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5871-16**

**BEING A BY-LAW to adopt  
Official Plan Amendment No. 10.**

**WHEREAS** on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, being the new Official Plan for the Town, including amendments thereto (the "Official Plan");

**AND WHEREAS** authority is given to Council pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass a by-law amending the Official Plan;

**AND WHEREAS** the Town deems it necessary and expedient to further amend the Official Plan;

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

1. THAT Official Plan Amendment No. 10 attached hereto and forming part of this By-law be and is hereby adopted.
2. THAT this By-law shall come into 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 12<sup>th</sup> DAY OF JULY, 2016.**

**READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF JULY, 2016.**

*Approved as to Form  
By Legal Services*

Signature: FDL  
Date: July 8/16

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**LISA LYONS, TOWN CLERK**



***AMENDMENT NO. 10***

***TO THE OFFICIAL PLAN***

***FOR THE TOWN OF AURORA***

***AMENDMENT NO. 10  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF AURORA***

---

**STATEMENT OF COMPONENTS**

***PART I – THE PREAMBLE***

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

***PART II – THE AMENDMENT***

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

**PART I – THE PREAMBLE**

**1. Introduction**

This part of the Official Plan Amendment No. 10 (the “Amendment”), entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

**2. Purpose of the Amendment**

The purpose of this Amendment is to change the land use designation from “Business Park” to “Business Park – Site Specific Policy No. 42”. The provision of this Amendment will allow retail sales and service commercial uses without being part of or internal to a hotel, motel or office building.

**3. Location**

The lands affected by this Amendment are located north of Wellington Street East, east of Leslie Street, municipally known as 15255 Leslie Street and 1540 Wellington Street East; having a lot area of approximately 0.46 hectares (1.13 acres); and are legally described as Part Lot 21 Concession 3 (Whitchurch), Town of Aurora, Regional Municipality of York (the “Subject Lands”).

**4. Basis of the Amendment**

The basis of the Amendment is as follows:

- 4.1 The Official Plan Amendment application (file: OPA-2015-06) and Zoning By-law amendment was submitted to the Town for consideration in December, 2015 to permit the development of retail sales and service commercial uses without being part of or internal to a hotel, motel or office building within the Business Park land use designation on the Subject Lands, together with a related amendment to the Town’s Zoning By-law.
- 4.2 A Public Planning Meeting was held by the Town’s Council on February 24, 2016 to obtain input from members of the public and the Town’s Council.
- 4.3 The Business Park designation permits an integrated mix of employment activities and businesses including business and professional offices. The list of permitted uses will continue to apply in addition to stand-alone service commercial uses on the Subject Lands as a result of this Amendment.
- 4.4 Due to the locational context of the Subject Lands being a smaller lot fronting on two (2) major Regional arterial roads surrounded by Regional Commercial Centre to the north and east, it is not feasible for the Subject Lands to develop as a business park development and fully comply with all development policies of the Business Park designation built-form standards.
- 4.5 The implementing Zoning By-law amendment will incorporate appropriate development provisions and performance standards for the development of the Subject Lands.
- 4.6 Appropriate development of the Subject Lands for service commercial uses can be achieved through the detailed review and urban design evaluation of the Town’s Site Plan control process. An approved site plan agreement for a multi-tenant commercial building on the Subject Lands (SP-2013-02) was executed on May 13, 2014. The site plan agreement will continue to apply as a result of this Amendment.

- 4.7 The Business Park designation policies as outlined in the Details of The Amendment are compatible with the existing uses and Official Plan land use designations within the neighbourhood.

## **PART II – THE AMENDMENT**

### **1. Introduction**

All of this part of the document entitled Part II – The Amendment, consisting of the following text and attached maps, designated as Schedule “A” (Land Use Plan) and Schedule “B” (Site Specific Policy Areas), constitutes Amendment No. 10 to the Official Plan.

### **2. Details of the Amendment**

The Official Plan is hereby amended as follows:

- Item (1): “Schedule “AA”, Land Use Plan, being part of the Town of Aurora Official Plan Amendment No. 30, is amended by changing the land use designation for the Subject Lands described as Part Lot 21 Concession 3 (Whitchurch), Town of Aurora in the Regional Municipality of York, from “**Business Park**” to “**Business Park – Site Specific Policy No. 42**”, as shown on Schedule “A” – Land Use Plan, attached hereto and forming part of this Amendment.”
- Item (2): “Schedule “H”, Site Specific Policy Areas, being part of the Town of Aurora Official Plan, is amended by adding a site specific policy area over the Subject Lands, as shown on Schedule “B” – Site Specific Policy Areas, attached hereto and forming part of this Amendment.”
- Item (3): “Notwithstanding any policies to contrary as outlined in Policy 3.5.2 respecting permitted uses and 3.5.2 f) respecting prohibiting uses, of Bayview Northeast Area 2B Secondary Plan (OPA 30), the following special site specific use and policies shall apply to the lands designated as “Business Park – Site Specific Policy No. 42”, with the area shown as the Subject Lands on Schedule “A” attached hereto and forming part of this plan:
- a) Automobile Service Station and Retail Sales and Service Commercial uses shall be permitted.”

### **3. Implementation and Interpretation**

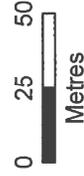
This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

**SCHEDULE "A"  
TO BY-LAW  
NUMBER 5872-16  
- OPA NO. 10**

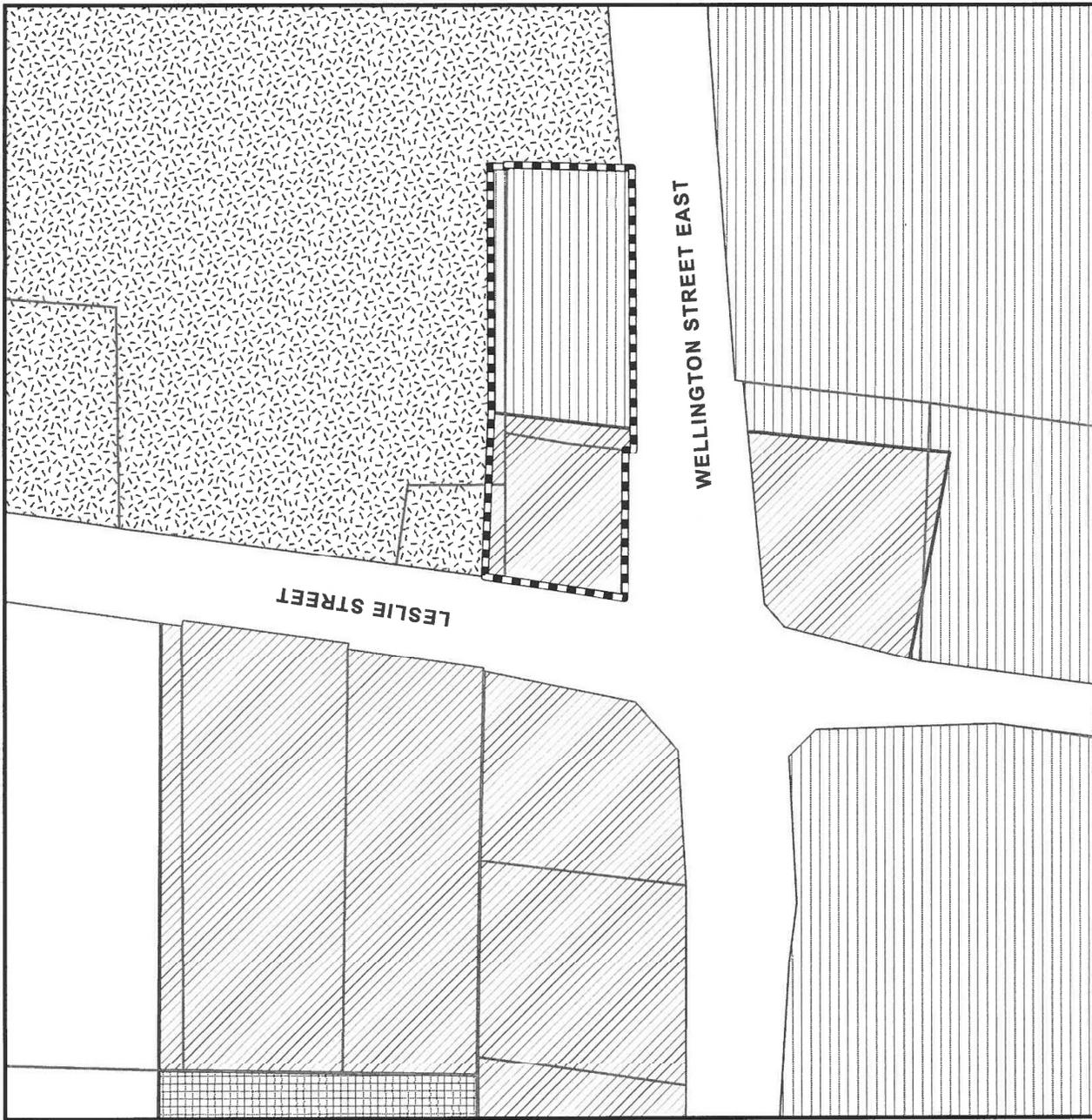
**SCHEDULE "AA"  
TO OPA NO. 30  
- LAND USE PLAN**

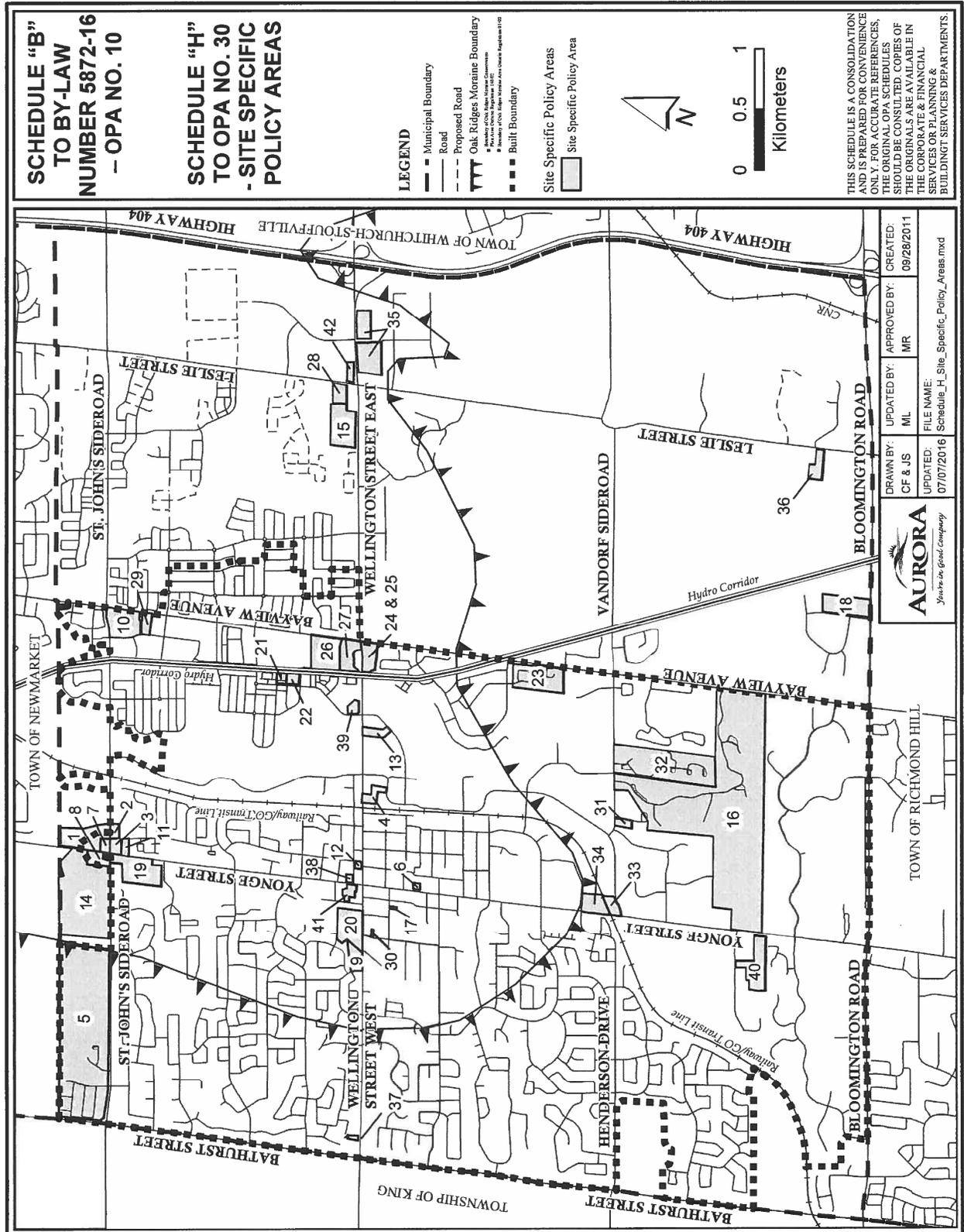
**LEGEND**

- Subject Lands**
-  Subject Lands
  -  OPA 30, Community Commercial
  -  OPA 30, Institutional
  -  OPA 30, Business Park - Regional Commercial Centre
  -  OPA 30, Business Park



Map created by the Town of Aurora Planning and Building Services Department - GIS Division, July 7, 2016. Base data provided by York Region





**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5872-16**

**BEING A BY-LAW to amend Zoning  
By-law Number 2213-78, as amended  
(2283986 Ontario Limited).**

**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 HEREBY ENACTS AS FOLLOWS:**

1. THAT the Zoning By-law be and is hereby amended to replace the "Service Commercial (C3-18) Exception Zone" and "Service Commercial (C3-1) Zone (Rural)" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "Service Commercial (C3-19) Exception Zone".
2. THAT the Zoning By-law be and is hereby amended to add the following:

**"22.19 SERVICE COMMERCIAL (C3-19) EXCEPTION ZONE**

**22.19.1 Uses Permitted**

- Animal Hospital
- Kennel
- Automobile Service Station
- Automobile Washing Establishment
- Convenience Retail Store
- Gasoline Bars
- Restaurants
- Drive Thru Facility
- Commercial School
- Day Care Centres, Day Centre-adult, Day Centre intergenerational
- Dry Cleaning Establishment
- Dry Cleaning Distribution Depot
- Financial Institution
- Fitness Centre
- Clinic
- Professional and Business Office
- Places of Entertainment
- Retail Store
- Service Shops
- Service Shops, Personal
- Studios

**22.19.1.1 Definitions**

Notwithstanding any provisions to the contrary, for the purposes of the lands zoned C3-19, the following definitions shall apply:

**Day Centre, Adult:**

means premises that provides temporary care of adult persons requiring care for a period not exceeding twenty-four consecutive

hours, however does not include overnight accommodations, a nursing home or a retirement home.

**Day Centre, Intergenerational:**

means premises where an adult day centre and a day nursery have been combined and provides temporary care for a period not exceeding twenty-four consecutive hours, and which is licensed in accordance with the *Child Care and Early Years Act*, 2014, S.O. 2014, c. 11, Sched. 1, as amended.

**Drive Thru Facility:**

means a building or structure or part thereof where goods, food or services are offered to the public within a parked or stationary vehicle by way of a service window or kiosk, where goods, money or materials are exchanged in a designated Stacking Lane.

**Financial Institution:**

means premises in which financial services are offered to the public and includes a bank, credit union, trust company, savings office or any other retail banking operation.

**Fitness Centre:**

means premises used for the purpose of physical fitness and may include a sauna, swimming pool, or like facilities, however does not include a body rub parlour.

**Service Shop:**

means premises, whether conducted in conjunction with a Retail Store or not, used for servicing or repairing of personal items, electronics and domestic appliances.

**Studio:**

means premises used or dedicated to the pursuit or education of the arts or in which media broadcasts are produced.

**22.19.2 Zone Requirements**

**22.19.2.1 Lot Specifications**

In accordance with Section 22.2.1 herein.

**22.19.2.2 Siting Specifications (minimum)**

Front Yard – Main Building	5.0 metres
Canopy over Gas Pump	4.5 metres
Rear Yard	7.5 metres
Interior Side Yard	3.0 metres
Exterior Side Yard – Main Building	5.0 metres

Notwithstanding the above provisions of Section 22.18.2.2, the minimum setback from the Main Building to the nearest part of the Daylighting Triangle shall be 2.2 metres.

**22.19.3 Daylighting Triangle**

Notwithstanding the provisions of Section 6.3.3, a Daylighting Triangle as defined in Section 3.37 shall be provided by measuring a distance of six (6) metres from Wellington Street East and fifteen (15) metres from Leslie Street from the intersection of the two street lines.

**22.19.4 Parking**

Notwithstanding the provisions of Section 6.26.1, the minimum parking requirement for the gas station with accessory

By-law Number 5872-16

Page 3 of 4

convenience retail store and an automobile washing establishments shall require a minimum of 2.4 parking spaces per 100 square metres. All other uses permitted will be subject to Section 6.26.1.

**22.19.5 Loading Space**

Notwithstanding the provisions of Section 19.2.1, the minimum loading space requirement for the gas station with accessory convenience retail stores and automobile washing establishments shall not be applicable. All other uses permitted will be subject to Section 19.2.1.

**22.19.6 Ramps**

Notwithstanding the provisions of Section 6.3.6, the maximum width of a driveway ramp shall be fourteen (14) metres.

**22.19.7 Location of Gasoline and Propane Pumps and Canopies**

Notwithstanding the provisions of Section 6.3.4 (a), the minimum distance of pumps and canopies from the street line of the street upon which the lot fronts shall be three (3.0) metres.”

3. 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 12<sup>th</sup> DAY OF JULY, 2016.**

**READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF JULY, 2016.**

*Approved as to Form  
By Legal Services*  
Signature: Pol  
Date: July 8/16

\_\_\_\_\_  
GEOFFREY DAWE, MAYOR

\_\_\_\_\_  
LISA LYONS, TOWN CLERK

By-law Number 5872-16

Page 4 of 4

**Explanatory Note**

Re: Zoning By-law Number 5872-16

By-law Number 5872-16 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 "Service Commercial (C3-18) Exception Zone" and "Service Commercial (C3-1) Zone (Rural)" to "Service Commercial (C3-19) Exception Zone".

The rezoning will permit a wider range of service commercial uses as a permitted use.

Schedule "A" To By-Law Number 5872-16

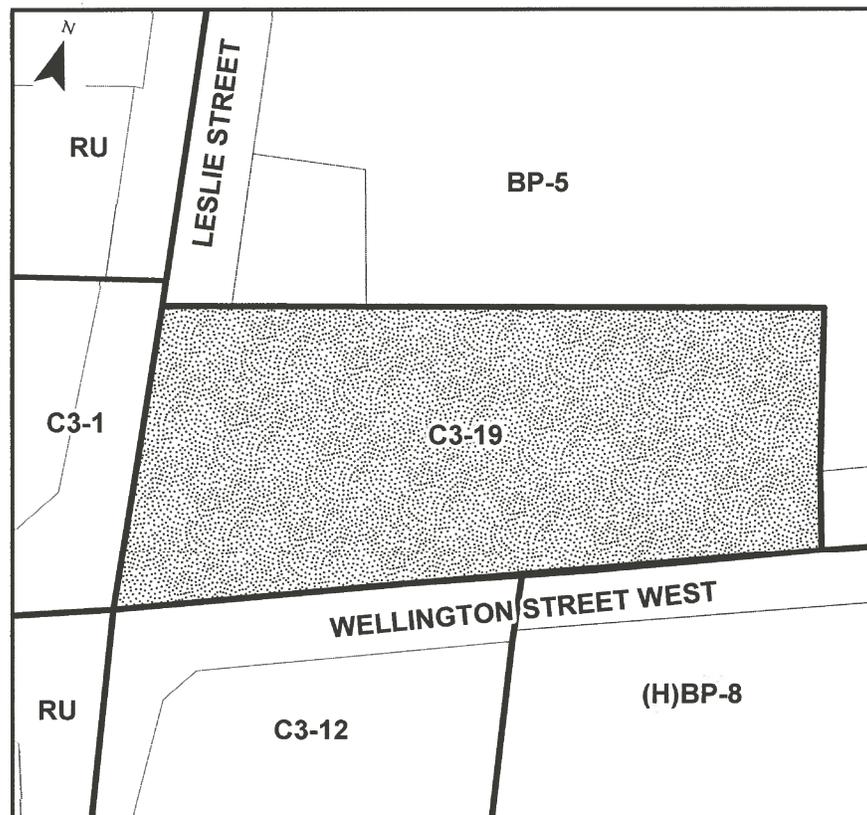
# TOWN OF AURORA

## THE REGIONAL MUNICIPALITY OF YORK

LOCATION: Part Lot 21 Concession 3 (Whitchurch), Town of Aurora,  
Regional Municipality of York (PIN 03642-3497)



LANDS TO BE REZONED FROM "SERVICE COMMERCIAL (C3-18) EXCEPTION ZONE" AND "SERVICE COMMERCIAL (C3-1) ZONE (RURAL)" TO "SERVICE COMMERCIAL (C3-19) EXCEPTION ZONE".



**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5873-16**

**BEING A BY-LAW to amend Zoning  
By-law Number 2213-78, as amended  
(Carpino Construction 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 "Central Commercial (C2) Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "Row Dwelling Residential (R6-65) Exception Zone".

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

**"15.69 ROW DWELLING RESIDENTIAL (R6-65) EXCEPTION ZONE**

**15.69.1 Uses Permitted**

Stacked, back-to-back, townhouse dwelling units.

**15.69.2 Definitions**

**Dwelling, Stacked, Back-to-back, Townhouse:**

Means a building that is divided vertically and/or horizontally into three (3) or more dwelling units, each of which has independent entrances from the exterior with a rear common wall.

**15.69.3 Zone Requirements**

Notwithstanding any provisions to the contrary, for the purposes of the R6-65 Zone, Yonge Street, or a reserve abutting Yonge Street, shall be deemed to be the front lot line.

**15.69.3.1 Lot Specifications**

Lot Frontage (minimum)	80 metres
Lot Area (minimum)	7,000 square metres

**15.69.3.2 Siting Specifications**

Front Yard (minimum)	1.0 metres
Interior Side Yard – South Lot Line (minimum)	0.0 metres
Interior Side Yard – North Lot Line (minimum)	4.5 metres
Rear Yard (minimum)	4.5 metres

Unobstructed Distance between buildings on the same lot (minimum) 3.0 metres

**15.69.3.3 Building Specifications**

Floor Area (minimum) 51 square metres

Lot Coverage (minimum) 35 percent

Building Height (minimum) 2 storeys

Building Height (maximum) 5 storeys

A maximum height of five (5) storeys is permitted, provided the 5<sup>th</sup> storey including mechanical and rooftop enclosures are setback a minimum of 1.5 metres from the main front walls of the 4<sup>th</sup> storey fronting Yonge Street.

**15.69.4 Amenity Area**

Notwithstanding the provisions of Sections 7.2 and 15.3, a minimum of 2,520 square metres of amenity area shall be provided in accordance with the following:

- i) The private outdoor living area for a ground floor unit shall be provided on a porch, balcony or patio accessible from the dwelling unit.
- ii) The private outdoor living area for a non-ground floor unit shall be provided on a balcony and roof top terrace. Uncovered terraces shall be permitted within the roof area.

**15.69.5 General**

The provisions of Section 15.4 shall not apply.

**15.69.6 Permitted Encroachments**

**15.69.6.1** Notwithstanding the provisions of Section 6.48.1:

- I. Patios and balconies shall be setback a minimum of 2.2 metres from the front yard, 4.0 metres from the interior side yard, north lot line and 1.9 metres from the rear yard.
- II. Steps and landings shall be setback a minimum of 1.5 metres from the front yard, 4.0 metres from the interior side yard, north lot line and 3.0 metres from the rear yard.

**15.69.7 Accessory Buildings**

**15.69.7.1** Notwithstanding the provisions of Section 6.2:

Accessory buildings less than 55 square metres in area and 3.5 metres in height used for garbage or recycling storage and / or mechanical and electrical equipment shall be permitted within 0.6 m of a private right-of-way, private sidewalk or any lot line that is not a public right-of-way.

**15.69.8 Air Conditioning Units and Heat Pumps**

The provisions of Section 6.2.6 (i) with respect to central air conditions and heat pumps shall not apply.

By-law Number 5873-16

Page 3 of 4

15.69.9 **Parking**

Notwithstanding the provisions of Section 6.26, a minimum of 1.0 and maximum of 1.25 parking spaces per unit of which, a minimum of 17 visitor parking spaces shall be provided.

Notwithstanding Section 6.26 of the Zoning By-law, the minimum manoeuvring distance for 90 degree parking spaces shall be 6.6 metres.”

3. 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 12<sup>th</sup> DAY OF JULY, 2016.***

***READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF JULY, 2016.***

*Approved as to Form  
By Legal Services*

Signature: Pat  
Date: July 8/16

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**LISA LYONS, TOWN CLERK**

By-law Number 5873-16

Page 4 of 4

**Explanatory Note**

Re: Zoning By-law Number 5873 -16

By-law Number 5873-16 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 "Commercial Centre (C2) Zone" to "Row Dwelling Residential (R6-65) Exception Zone".

The rezoning will permit stacked, back-to-back townhouse dwelling units.

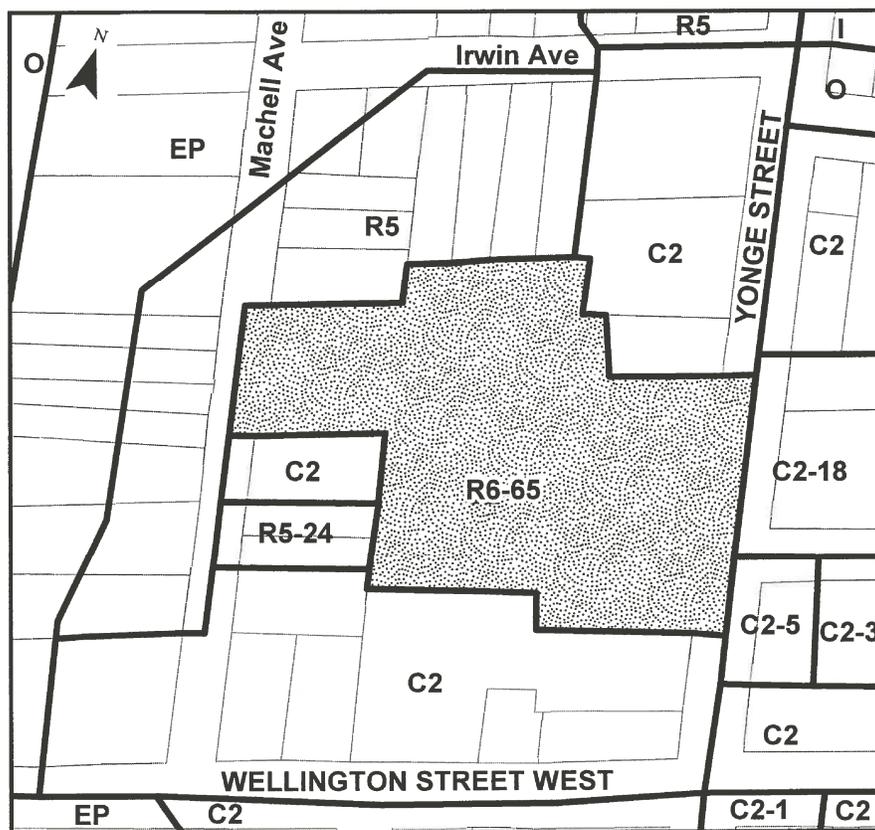
Schedule "A" To By-Law Number 5873-16

# TOWN OF AURORA

## THE REGIONAL MUNICIPALITY OF YORK

LOCATION: Lot 7 & Part Lot 6, Plan 36, Aurora, Regional Municipality of York (PIN 03637-0769); and Lots 17, 18, & 21, Part Lots 15 & 16 and 19, Plan 246 & Part Lots D, E & F, Plan 36, Aurora, Regional Municipality of York (PIN 03637-0770)

 LANDS REZONED FROM "CENTRAL COMMERCIAL (C2) ZONE" TO "ROW DWELLING RESIDENTIAL (R6-65) EXCEPTION ZONE".



**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5878-16**

**BEING A BY-LAW to amend  
Zoning By-law Number 2213-78, as  
amended (Millwell Properties 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 HEREBY ENACTS AS FOLLOWS:**

1. THAT the Zoning By-law be and is hereby amended to replace the "Central Commercial Residential (C2-1A) Exception Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "Third Density Apartment Residential (RA3-1) Exception Zone".

2. THAT Section 18.3.2 – Third Density Apartment Residential (RA3-1) Exception Zone of the Zoning By-law be and is hereby amended to delete Section 18.3.2 to 18.3.2.6 and replace same with the following:

**"18.3.2** The lands designated **RA3-1** may be used for no other use than the following and in accordance with the following standards:

**18.3.2.1 Density**

Apartment Dwelling - 118 units maximum

**18.3.2.2 Yards**

Front Yard	8.0 metres (minimum)
Side Yards	
East	7.0 metres (minimum)
West	9.0 metres (minimum)
Rear Yard	9.0 metres (minimum)

**18.3.2.3 Building Height** 15.0 metres (maximum)

**18.3.2.4 Floor Area Minimum**

Bachelor	37.0 square metres
1 Bedroom	55.0 square metres
2 Bedroom	65.0 square metres
3 Bedroom	75.0 square metres

**18.3.2.5** Notwithstanding the provisions of Section 6.26 the parking requirement for the subject lands shall be a minimum of 0.9 parking spaces per dwelling unit."

3. 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

By-law Number 5878-16

Page 2 of 3

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 12<sup>th</sup> DAY OF JULY, 2016.***

***READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF JULY, 2016.***

*Approved as to Form  
By Legal Services*

Signature *[Signature]*

Date: *July 8/16*

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**LISA LYONS, TOWN CLERK**

**By-law Number 5878-16**

**Page 3 of 3**

**Explanatory Note**

Re: Zoning By-law Number 5878-16

By-law Number 5878-16 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 a portion of the subject lands from "Central Commercial Residential (C2-1A) Exception Zone" to "Third Density Apartment Residential (RA3-1) Exception Zone".

The rezoning will permit the conversion of the commercial space to residential space and the addition of ten (10) new dwelling units.

Schedule "A" To By-Law Number 5878-16

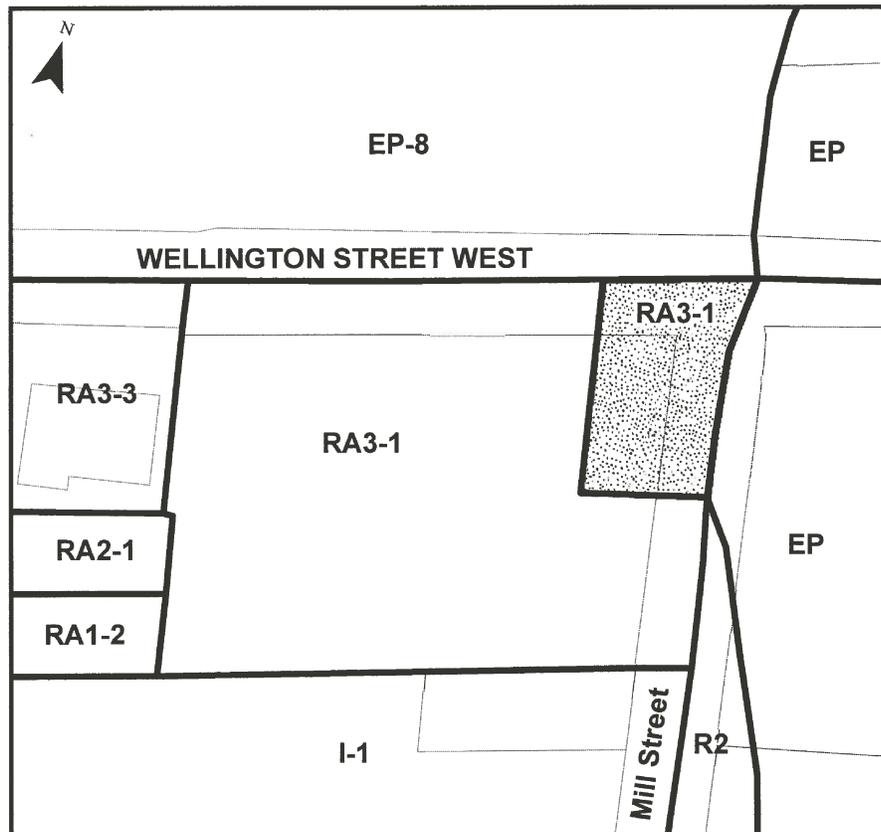
# TOWN OF AURORA

## THE REGIONAL MUNICIPALITY OF YORK

LOCATION: Part of Lot 27, Registered Plan 246; Town of Aurora,  
Regional Municipality of York (PIN 03654-0062)



LANDS TO BE REZONED FROM "CENTRAL COMMERCIAL RESIDENTIAL (C2-1A) EXCEPTION ZONE" TO "THIRD DENSITY APARTMENT RESIDENTIAL (RA3-1) EXCEPTION ZONE".



**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5879-16**

**BEING A BY-LAW to declare as  
surplus and sell municipal lands  
(9 and 10 Scanlon Court).**

**WHEREAS** section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act") states that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9 of the Act, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** The Corporation of the Town of Aurora (the "Town") is the owner of the lands described on Schedule "A" attached hereto and forming part of this By-law (the "Lands");

**AND WHEREAS** the Town does not require the Lands for municipal purposes and deems it necessary to declare as surplus and sell the Lands;

**AND WHEREAS** the Town entered into Agreements of Purchase and Sale, as approved by Council, dated June 14, 2016 respecting the sale of the Lands (the "Agreements"), which Agreements are conditional on the enactment of this by-law;

**AND WHEREAS** the Council of the Town enacted By-law Number 4255-01.A on May 8, 2001, being a By-law to provide procedures with respect to the sale of municipal land, which provisions with respect to the sale of the Lands has been adhered to;

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

1. THAT the Lands be and are hereby declared as surplus.
2. THAT the Lands be conveyed in accordance with the Agreement.
3. THAT By-law Number 5546-13 be and is hereby repealed.
4. 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 12<sup>th</sup> DAY OF JULY, 2016.**

**READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF JULY, 2016.**

*Approved as to Form  
By Legal Services*  
Signature: DS  
Date: July 12/16

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**LISA LYONS, TOWN CLERK**

By-law Number 5879-16

Page 2 of 2

**SCHEDULE "A"**

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York and being composed of:

- (a) Part Lot 105, Plan 246, Aurora, being Part 2, Plan 65R-583, and Part 1, 65R-1005 except Parts 1, 2, & 3, Plan 65R-5776, and save and except Part 1, Plan 65R-583 being the road known as Scanlon Court (part of PIN 03641-0836); and
- (b) Part Lot 105, Plan 246, being Part 7, Plan 65R-1005, and Part of Part 6, Plan 65R-1005 lying within the limits of Lot 105, Plan 246, subject to A756A (PIN 03641-1853).

**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5882-16**

**BEING A BY-LAW to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, with respect to Restricted Parking Maximum Periods on various highways in the Town of Aurora.**

**WHEREAS** paragraph 1 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 respecting highways, including parking and traffic on highways;

**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 II to By-law Number 4574-04.T, as amended, respecting No Parking Restricted Periods, be and is hereby amended by deleting the following:

HIGHWAY	SIDE	FROM: TO:	PROHIBITED TIMES OR DAYS
Catherine Avenue	South	From: Yonge Street To: Spruce Street	Anytime November 15 to April 15

2. THAT Schedule III to By-law Number 4574-04.T, as amended, respecting Restricted Parking Maximum Period, be and is hereby amended by inserting the following:

HIGHWAY	SIDE	FROM: TO:	PROHIBITED TIMES OR DAYS	MAX. PERIOD PERMITTED
Spruce Street	West	From: Centre Street intersection To: Mark Street intersection	9:00 a.m. to 5:00 p.m. Monday to Friday	3 hours
Fleury Street	East	From: Catherine Avenue intersection To: 20 metres south of Maple Street intersection	9:00 a.m. to 5:00 p.m. Monday to Friday	3 hours
Cedar Crescent	East and West	From: Walton Drive intersection To: Mark Street intersection	9:00 a.m. to 5:00 p.m. Monday to Friday	3 hours
Walton Drive	West	From: Catherine Avenue intersection To: Cedar Crescent intersection	9:00 a.m. to 5:00 p.m. Monday to Friday	3 hours

Walton Drive	West	From: 45 metres north of Cedar Crescent intersection To: Mark Street intersection	9:00 a.m. to 5:00 p.m. Monday to Friday	3 hours
Catherine Avenue	North and South	From: Yonge Street intersection To: Walton Drive intersection	9:00 a.m. to 5:00 p.m. Monday to Friday	3 hours
Maple Street	South	From: 17 metres east of Yonge Street intersection To: 40metres west of Spruce Street intersection	9:00 a.m. to 5:00 p.m. Monday to Friday.	3 hours
Mark Street	South	From: 52 metres east of Yonge Street intersection To: 35 west of Walton Drive intersection	9:00 a.m. to 5:00 p.m. Monday to Friday	3 hours
Birch Court	East, West, North and South	From: Walton Drive intersection To: End	9:00 a.m. to 5:00 p.m. Monday to Friday	3 hours

3. 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 12<sup>th</sup> DAY OF JULY, 2016.***

***READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF JULY, 2016.***

*Approved as to Form  
By Legal Services*  
Signature: DP  
Date: July 8/16

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**LISA LYONS, TOWN CLERK**

**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5884-16**

**BEING A BY-LAW to appoint a Clerk  
and to delegate certain authority to  
the Clerk on behalf of The  
Corporation of the Town of Aurora.**

**WHEREAS** subsection 228(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act"), states that a municipality shall appoint a clerk whose duty it is: (a) to record, without note or comment, all resolutions, decisions and other proceedings of the council; (b) if required by any member present at a vote, to record the name and vote of every member voting on any matter or question; (c) to keep the originals or copies of all by-laws and of all minutes of the proceedings of the council; (d) to perform the other duties required under the Act or under any other statute; and (e) to perform such other duties as are assigned by the municipality;

**AND WHEREAS** subsection 49(1) of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended, ("MFIPPA"), states that a head may in writing delegate a power or duty granted or vested in the head to an officer or officers of the institution or another institution subject to such limitations, restrictions, conditions and requirements as the head may set out in the delegation;

**AND WHEREAS** the Council of The Corporation of the Town of Aurora (the "Town") deems it necessary and expedient to appoint a Clerk;

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

1. THAT Lisa Lyons be and is hereby appointed as Clerk on behalf of the Town, and her official title may be called "Town Clerk".
2. THAT the powers and duties of the Clerk shall be all those powers and duties as set forth in the Act and every other statute for a municipal Clerk as well as the duties, responsibilities, and delegated authority of the Clerk shall be as set forth in Schedule "A" attached hereto and forming part of this By-law.
3. THAT By-law Number 5853-16 be and is hereby repealed.
4. THAT this By-law shall come into full force and effect on the 2<sup>nd</sup> day of August, 2016.

**READ A FIRST AND SECOND TIME THIS 12<sup>th</sup> DAY OF JULY, 2016.**

**READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF JULY, 2016.**

*Approved as to Form  
By Legal Services*

Signature: FDL  
Date: July 8/16

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**LISA LYONS, TOWN CLERK**

By-Law Number 5884-16

Page 2 of 2

**SCHEDULE "A"**

- A. Subject to and together with the provisions of the *Municipal Act, 2001*, S.O. 2001, c. 25 and any other statutes, the duties and responsibilities of the Clerk shall include:
1. ensuring that the business of Council is conducted in accordance with the approved procedures of Council;
  2. keeping and preserving all records of the municipality in accordance with statutory and Council requirements;
  3. developing and maintaining a public information function and a public participation function in accordance with statutory and Council requirements;
  4. receiving, recording, distributing, and controlling the disposition of municipal correspondence in accordance with the approved procedures of Council;
  5. recording and maintaining the policies and procedures of Council and its Committees;
  6. conducting elections in accordance with the *Municipal Elections Act, 1996*, S.O. 1996, c. 32, as amended, and acting as the Election Returning Officer; and
  7. carrying out such other duties and responsibilities as may be assigned by Council, or the Chief Administrative Officer.
- B. In addition to the foregoing, the Clerk is hereby delegated:
1. the full power, duty, and authority to act as the "head" in accordance with MFIPPA, which powers and duties shall include processing requests for information, responding to inquiries, and conducting appeals on behalf of the Town pursuant to MFIPPA; and
  2. the authority to execute any such documents or ancillary agreements as the Clerk may deem necessary to conduct an election, notwithstanding the provisions of the Procurement By-law.

**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5885-16**

***BEING A BY-LAW to appoint a Deputy Clerk and to delegate certain authority to the Deputy Clerk on behalf of The Corporation of the Town of Aurora.***

**WHEREAS** subsection 228(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act"), states that a municipality may appoint deputy clerks who have all the powers and duties of the clerk under the Act and any other statute;

**AND WHEREAS** the Council of The Corporation of the Town of Aurora (the "Town") deems it necessary and expedient to appoint a Deputy Clerk;

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

1. THAT Patty Thoma be and is hereby appointed as Deputy Clerk on behalf of the Town.
2. THAT the duties and responsibilities of the Deputy Clerk shall include exercising:
  - (a) all of the powers and duties of the Clerk under the Act;
  - (b) all of the powers and duties of the Clerk under any other statutes; and
  - (c) all of the powers, duties, and responsibilities as specified or delegated to the Clerk.
3. THAT By-law Number 5565-13 be and is hereby repealed.
4. 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 12<sup>th</sup> DAY OF JULY, 2016.***

***READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF JULY, 2016.***

*Approved as to Form  
By Legal Services*

Signature: *[Signature]*  
Date: *July 8/16*

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**LISA LYONS, TOWN CLERK**

**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5886-16**

**BEING A BY-LAW to appoint a Deputy Clerk and to delegate certain authority to the Deputy Clerk on behalf of The Corporation of the Town of Aurora.**

**WHEREAS** subsection 228(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act"), states that a municipality may appoint deputy clerks who have all the powers and duties of the clerk under the Act and any other statute;

**AND WHEREAS** the Council of The Corporation of the Town of Aurora (the "Town") deems it necessary and expedient to appoint a Deputy Clerk;

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

1. THAT Techa van Leeuwen be and is hereby appointed as Deputy Clerk on behalf of the Town.
2. THAT, when required, or in the absence or unavailability of the Clerk, the duties and responsibilities of the Deputy Clerk shall include exercising:
  - (a) all of the powers and duties of the Clerk under the Act;
  - (b) all of the powers and duties of the Clerk under any other statutes; and
  - (c) all of the powers, duties, and responsibilities as specified or delegated to the Clerk.
3. THAT By-law Numbers 5357-11 and 5610-14 be and are hereby repealed.
4. 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 12<sup>th</sup> DAY OF JULY, 2016.**

**READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF JULY, 2016.**

*Approved as to Form  
By Legal Services*

Signature: FD  
Date: July 8/16

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**LISA LYONS, TOWN CLERK**

***THE CORPORATION OF THE TOWN OF AURORA***

***By-law Number 5880-16***

***BEING A BY-LAW to Confirm Actions by Council  
Resulting from a Council Meeting on July 12, 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 July 12, 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 12<sup>TH</sup> DAY OF JULY, 2016.***

***READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>TH</sup> DAY OF JULY, 2016.***

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**LISA LYONS, TOWN CLERK**