



Council Meeting Agenda

**Tuesday, October 25, 2016
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Meeting Agenda

Tuesday, October 25, 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 Legislative Services be approved.

- 3. Adoption of the Minutes**

Council Meeting Minutes of October 11, 2016
Special Council Meeting Minutes of October 11, 2016
Special Council Meeting Minutes of October 18, 2016

Council Closed Session Meeting Minutes of September 27, 2016
Special Council Closed Session Meeting Minutes of October 11, 2016
Special Council Closed Session Meeting Minutes of October 18, 2016
General Committee Closed Session Meeting Minutes of October 18, 2016
(Closed Session meeting minutes provided as confidential attachments.)

Recommended:

That the minutes of the Council meeting of October 11, 2016, the Special Council meetings of October 11 and October 18, 2016, the Council Closed Session meeting of September 27, 2016, the Special Council Closed Session meetings of October 11 and October 18, 2016, and the General Committee Closed Session meeting of October 18, 2016, be adopted as printed and circulated.

4. Presentations

(a) Shelley Ware, Supervisor, Special Events

**Re: Remembrance Day: Past Present and Future, Sesquicentennial
Legacy Project Update**

(b) Stephen Kimmerer and Ron Weese, Sport Aurora

Re: Sport Aurora 2016 Update

5. Public Service Announcements

6. Determination of Items Requiring Separate Discussion

7. Adoption of Items Not Requiring Separate Discussion

8. Delegations

9. Consideration of Items Requiring Separate Discussion

10. Notices of Motion/Motions for Which Notice Has Been Given

(i) Notices of Motion

(ii) Motions For Which Notice Has Been Given

(a) Councillor Abel

Re: Construction of Planned Secondary School in Official Plan

11. Regional Report

12. New Business/General Information

13. Reading of By-laws

Recommended:

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

5911-16 Being a By-law to exempt Lots 195, 196, 197, 198, 199, 200, 201, 202 and 212 and Block 215 on Plan 65M-4462 from Part-Lot Control (Paradise Homes Leslie Inc.)
(Report No. PBS16-069 – GC Item 7 – Oct. 4/16)

5912-16 Being a By-law to exempt Blocks 222, 224 and 225 on Plan 65M-4462 from Part-Lot Control (TACC Developments (Aurora) Inc.).
(Report No. PBS16-078 – GC Item 10 – Oct. 4/16)

Recommended:

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

5915-16 Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on October 25, 2016.

14. Closed Session

15. Adjournment

Agenda Items

1. **General Committee Meeting Report of October 18, 2016**

Recommended:

1. That the General Committee meeting report of October 18, 2016, be received and the recommendations carried by the Committee approved.

2. **Public Report of the General Committee Closed Session Meeting of October 18, 2016**

Recommended:

1. That the Public Report of the General Committee Closed Session meeting of October 18, 2016, be received and the recommendations carried by the Committee approved.

3. **CS16-006 – Award of Request for Proposal CS-IT 2016-85 Upgrades to the Audio Video System in the Council Chambers and the Holland Room**

Recommended:

1. That Report No. CS16-006 be received; and
2. That early approval of the 2017 Capital Project No. 72238 Council Chambers A/V System Upgrades in the amount of \$251,922 be provided from the Facilities Repair & Replacement Reserve; and
3. That Request for Proposal CS-IT 2016-85 Upgrades to the Audio Video System in the Council Chambers and the Holland Room be awarded to Advanced Presentation Products Inc. in the amount of \$539,919, excluding taxes; and
4. That the Mayor and Town Clerk be authorized to execute the Standard Form of Agreement, including any and all documents and ancillary agreements required to give effect to same.

4. PBS16-090 – Additional Information
Proposed Bell Radiocommunication Antenna System
Gaetano DiBlasi
1360 Bloomington Road East
Part of Lot 11, Concession 2
File Number: SP(T)-2014-02

(Deferred from Council meeting of October 11, 2016)

Recommended:

1. That Report Nos. PBS16-090 and PBS16-080 (attachment) be received; and
2. That Industry Canada and the applicant be advised that the Town's Radiocommunication & Broadcasting Antenna Systems Protocol has been complied with in respect to the proposed 40 metre high telecommunication tower; and
3. That Council provide direction respecting:
 - a) Concurrence; or
 - b) Non-Concurrenceregarding the proposed 40 metre high telecommunication tower at 1360 Bloomington Road East be forwarded to Industry Canada; and
4. That Industry Canada be advised of Council's resolution on the subject application.



**Town of Aurora
Council Meeting Minutes**

Council Chambers
Aurora Town Hall
Tuesday, October 11, 2016

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel, Kim, Mrakas, Pirri, Thompson, and Mayor Dawe

Members Absent Councillors Gaertner and Humfryes

Other Attendees Doug Nadorozny, Chief Administrative Officer, Techa van Leeuwen, Director of Corporate Services, Ilmar Simanovskis, Director of Infrastructure and Environmental Services, Dan Elliott, Director of Financial Services, Al Downey, Director of Parks, Recreation and Cultural Services, Marco Ramunno, Director of Planning and Building Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Lisa Lyons, Town Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7:01 p.m.

Mayor Dawe relinquished the Chair to Deputy Mayor Abel at 7:19 p.m. during the discussion of Motion (a), and resumed the Chair at 7:22 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

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

That the agenda as circulated by Legislative Services be approved.

Carried

3. Adoption of the Minutes

**Council Meeting Minutes of September 27, 2016
Special Council – Public Planning Meeting Minutes of September 28, 2016**

**Moved by Councillor Abel
Seconded by Councillor Mrakas**

That the minutes of the Council meeting of September 27, 2016, and the Special Council – Public Planning meeting of September 28, 2016, be adopted as printed and circulated.

Carried

4. Presentations

(a) Councillor Paul Pirri

**Re: Item 1(16) Memorandum from Councillor Pirri, Re: Federation of
Canadian Municipalities (FCM) Report to Council, Meeting of the
Board of Directors, Oakville, ON, September 13-16, 2016**

Councillor Pirri addressed this item under New Business.

5. Public Service Announcements

Councillor Thom, on behalf of his wife, announced the birth of their first baby two weeks ago, and expressed sincere gratitude to the Midwives of York Region and the nurses and doctors of Southlake Regional Health Centre.

Councillor Abel noted his attendance at King Township's recent Soup Festival, and advised that Mayor Pellegrini has extended a challenge to Aurora to submit a soup entry at next year's event.

Councillor Mrakas advised that the provincial government has started its review of the Ontario Municipal Board and will be holding town hall meetings. He noted that the nearest meeting will be held in Newmarket at the Trinity United Church, 461 Park Avenue, on October 18, 2016, and residents are encouraged to RSVP online at the Ministry of Municipal Affairs website. Councillor Mrakas requested that this information be publicized on the Town's website.

Mayor Dawe extended a reminder about the seasonal waste and recycling procedures for disposal of pumpkins, and noted that information is available on the Town's website and Notice Board.

Mayor Dawe extended a reminder that the 2017 Budget review meetings will begin at 9 a.m. on Saturday, October 15, 2016. He encouraged residents to provide feedback at the meetings or by completing the Town's online survey.

Mayor Dawe announced that the Town's E-Waste and Clothing Recycling Event will be held on Saturday, October 24, 2016, from 9 a.m. to 2 p.m. at the new Joint Operations Centre located on Industrial Parkway North, where residents may drop off obsolete electronics and gently-used clothing.

Mayor Dawe extended a reminder that Aurora's Haunted Forest will be held on Saturday, October 29, 2016, from 6 p.m. to 9 p.m. at Sheppard's Bush. He noted that \$5 wristbands must be purchased in advance through the Town Hall, Aurora Family Leisure Complex, or Stronach Aurora Recreation Complex.

Mayor Dawe announced that the Aurora Public Library will be starting its Annual Open House on Monday, October 17, 2016.

Mayor Dawe advised that the Town has planned activities available for children during school PA Days, and the next one is public skating on Friday, October 28, 2016, from 1 p.m. to 3 p.m. at the Stronach Aurora Recreation Complex.

Mayor Dawe extended congratulations to Councillor Thom on the birth of his daughter.

6. Determination of Items Requiring Separate Discussion

Items 1(3) and 1(11) were identified for discussion.

7. Adoption of Items Not Requiring Separate Discussion

Items 1 (with the exception of sub-items 3 and 11) and 2 were identified as items not requiring separate discussion.

Moved by Councillor Pirri

Seconded by Councillor Thom

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

1. General Committee Meeting Report of October 4, 2016

That the General Committee meeting report of October 4, 2016, be received and the following recommendations carried by the Committee be approved:

(1) CS16-004 – Audio Visual Upgrades and Meeting Management Suite

1. That Report No. CS16-004 be received for information.

(2) FS16-030 – 2017 Fees and Charges Update

1. That Report No. FS16-030 be received; and
2. That the 2017 Fees and Charges for applications, permits, use of Town property, the sale of Town publications and for the prescribed service charges for administrative matters as itemized on the attached schedules be approved:
 - i. Schedule A – General Fees and Charges
 - ii. Schedule B – Planning and Building Services
 - iii. Schedule C – Corporate Services
 - iv. Schedule D – Parks, Recreation and Cultural Services
 - v. Schedule E – Infrastructure and Environmental Services
 - vi. Schedule F – Financial Services; and
3. That the necessary bylaw be enacted at November 8, 2016 Council meeting in accordance with the Town’s Notice Provision Policy.

**(4) IES16-076 – Greater Toronto and Hamilton Area Regional
Transportation Plan Review**

1. That Report No. IES16-076 be received for information.

(5) IES16-077 – Award of Tender IES 2016-87 – Greenhouse Floor System

1. That Report No. IES16-077 be received; and
2. That Tender IES 2016-87 – The construction of one (1) slab-on-grade floor system for the Aurora Joint Operations Centre Greenhouses be awarded to Lombardi Construction Inc. in the amount of \$157,695.00, excluding taxes; and
3. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all document and ancillary agreements required to give effect to same.

(6) PRCS16-044 – Leslie Street Underpasses Construction

1. That Item 6, Report No. PRCS16-044 – Leslie Street Underpasses Construction, and previous reports and background, be referred to the Trails and Active Transportation Committee for comment on the usefulness of Underpass C and whether it is needed in the Trails Master Plan, and that staff report back.

**(7) PBS16-069 – Application for Exemption from Part Lot Control,
Paradise Homes Leslie Inc., Lots 195 to 202 and 212 and
Block 215 being 65R-36506, 65R-36524, 65R-36551 and
65R-36552, File Number: PLC-2016-09**

1. That Report No. PBS16-069 be received; and
2. That the Application for Exemption from Part Lot Control submitted by Paradise Homes Leslie Inc. to divide Lots 195 to 202 and 212 and Block 215 on Plan 65M-4462 into eighteen (18) separate lots for semi-detached units and five (5) townhouse lots be approved; and

3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.

(8) PBS16-076 – Application for Exemption from Part Lot Control, Casings Developments Inc., Blocks 5, 7, 9, 11, 14 and 16 being 65R-36585, 65R-36584 and 65R-36593, File Number: PLC-2016-10

1. That Report No. PBS16-076 be received; and
2. That Application for Exemption from Part Lot Control submitted by Casings Developments Inc. to divide Blocks 5, 7, 9, 11, 14 and 16 on Plan 65M-4478 into thirty-five (35) townhouse lots be approved; and
3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.

(9) PBS16-077 – Request for Street Name Approval, Carpino Construction Inc., 15278 Yonge Street, Related File Number: OPA-2015-04, ZBA-2015-10, File Number: SP-2015-08

1. That Report No. PBS16-077 be received; and
2. That the following street name be approved for the proposed road within the approved Site Plan application, File SP-2015-08:

Street "A" Alex Gardner Circle

(10) PBS16-078 – Application for Exemption from Part Lot Control, TACC Developments (Aurora) Inc., Blocks 222, 224 and 225 being 65R-36534, 65R-36533 and 65R-36620, File Number: PLC-2016-11

1. That Report No. PBS16-078 be received; and
2. That the Application for Exemption from Part Lot Control submitted by TACC Developments (Aurora) Inc. to divide Blocks 222, 224 and 225 on Plan 65M-4462 into fifteen (15) townhouse lots be approved; and

3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.

(12) Economic Development Advisory Committee Meeting Minutes of September 8, 2016

1. That the Economic Development Advisory Committee meeting minutes of September 8, 2016, be received for information.

(13) Parks and Recreation Advisory Committee Meeting Minutes of September 15, 2016

1. That the Parks and Recreation Advisory Committee meeting minutes of September 15, 2016, be received; and

**2. Memorandum from Manager of Parks
Re: Pet Waste in Public Parks and Open Space**

1. That staff be directed to investigate a public education program and public survey regarding pet waste in public parks and open spaces.

New Business Motion No. 1

1. That staff be directed to provide a review of the ownership, maintenance, and replacements of all existing feature walls in the Town; and
2. That staff be directed to investigate the feasibility of replacing the feature walls at the north-east and south-east corners Batson Drive and Yonge Street.

(14) Trails and Active Transportation Committee Meeting Minutes of September 16, 2016

1. That the Trails and Active Transportation Committee meeting minutes of September 16, 2016, be received; and

1. Memorandum from Manager of Parks

Re: Atkinson Park Trail Extension to St. John's Sideroad

1. That staff be directed to investigate the cost of the proposed Atkinson Park trail extension, consult with Lake Simcoe Region Conservation Authority and York Region, and report back to the Trails and Active Transportation Committee for consideration.

2. Memorandum from Manager of Parks

Re: Lake to Lake Trail Update

1. That the draft plan of the proposed Lake to Lake Cycling Route and Walking Trail be publicly communicated.

(15) Memorandum from Mayor Dawe

Re: Correspondence from Her Majesty The Queen

1. That the correspondence from Her Majesty The Queen be received for information.

(16) Memorandum from Councillor Pirri

**Re: Federation of Canadian Municipalities (FCM) Report to Council,
Meeting of the Board of Directors, Oakville, ON, September 13-16,
2016**

1. That the memorandum regarding Federation of Canadian Municipalities (FCM) Report to Council, Meeting of the Board of Directors, Oakville, ON, September 13-16, 2016, be received for information.

**(17) PBS16-086 – Provincial Co-ordinated Land Use Planning Review
Comments**

1. That Reports No. PBS16-086 and PBS16-073 (attachment) be received; and
2. That Council endorse the staff recommendations with respect to the Provincial Co-ordinated Land Use Planning Review, which will be

provided to York Region for a consolidated submission to the Province, as well as forwarded directly to the Ministry of Municipal Affairs:

- i. Request to reduce targets for Intensification targets & greenfield densities, and/or provide implementation flexibility:
 - a) Redraw Built Boundary as of 2016;
 - b) Apply greenfield targets only to new or recent urban expansion areas without secondary plans; and
- ii. Reduce minimum density targets and radius around major transit station areas to minimize impact in stable neighbourhoods;
 - a) Clarify applicability of bus rapid transit targets in Aurora; and
- iii. Request continued flexibility to locate office in prime employment areas; and
- iv. Maintain definition for Major Retail that would allow for it to continue being excluded as a permitted use on Employment Lands; and
- v. Amendments to bring Official Plans into conformity with revised Provincial policies should be non-appealable.

(18) Canada 150 Ad Hoc Committee Meeting Minutes of October 3, 2016

1. That the Canada 150 Ad Hoc Committee meeting minutes of October 3, 2016, be received; and
2. That Item 2, Memorandum from Cash Flow & Investment Co-ordinator/ Financial Analyst, Re: Canada 150 Grant Requests, be referred to the 2017 Capital Budget discussions.

2. Memorandum from Mayor Dawe

**Re: Lake Simcoe Region Conservation Authority Board Meeting
Highlights, September 23, 2016**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights, September 23, 2016, be received for information.

Carried

8. Delegations

None

9. Consideration of Items Requiring Separate Discussion

1. **General Committee Meeting Report of October 4, 2016**
- (3) **IES16-075 – Metrolinx Temporary Parking Accommodations – Responses**

Moved by Councillor Thompson

Seconded by Councillor Abel

1. That Report No. IES16-075 be received for information.

Carried

Item 1(11) was considered under section 6, Determination of Items Requiring Separate Discussion.

1. **General Committee Meeting Report of October 4, 2016**
- (11) **PBS16-080 – Proposed Bell Radiocommunication Antenna System, Gaetano DiBlasi, 1360 Bloomington Road East, Part of Lot 11, Concession 2, File Number: SP(T)-2014-02**

Motion to defer

Moved by Councillor Thompson

Seconded by Councillor Abel

1. That Item 1(11), Report No. PBS16-080 – Proposed Bell Radiocommunication Antenna System, Gaetano DiBlasi, 1360 Bloomington Road East, Part of Lot 11, Concession 2, File Number: SP(T)-2014-02, be deferred to the Council meeting of October 25, 2016.

Motion to defer

Carried

10. Notices of Motion/Motions for Which Notice Has Been Given

(i) Notices of Motion

None

(ii) Motions for Which Notice Has Been Given

(a) Mayor Dawe

Re: Implementation of Whistle Cessation for GO Train Crossings

Moved by Mayor Dawe

Seconded by Councillor Kim

Whereas Metrolinx is proceeding with the implementation of the Regional Express Rail program; and

Whereas the expansion plans for service enhancement will result in all day 15 minute service occurring in Aurora; and

Whereas this increase in service is significant and will result in a drastic increase in noise resulting from required train whistling; and

Whereas Transport Canada has a procedure for the cessation of train whistling that is available to the Town; and

Whereas other municipalities have successfully implemented whistle cessation; and

Whereas the Town of Aurora has previously investigated the implementation of whistle cessation and has previously completed studies required by the process;

1. Now Therefore Be It Hereby Resolved That staff be directed to bring back a report on the process required by Transport Canada for implementing whistle cessation and the status of any studies completed by the Town in support of whistle cessation; and

2. Be it Further Resolved That staff provide an implementation plan and preliminary budget on proceeding with a whistle cessation program for the Town of Aurora.

Carried

(b) Councillor Mrakas

Re: Vacant and Derelict Buildings By-law

Moved by Councillor Mrakas

Seconded by Councillor Kim

Whereas long-term vacant buildings may present liabilities to immediate neighbours and the community in general; and

Whereas the Town, by intermittent and often repetitive enforcement activities, has become the default property maintenance manager; and

Whereas there may be considerable potential health, safety, and other issues arising from vacant buildings; and

Whereas a vacant and derelict buildings by-law is meant to regulate the cleanup of empty and poorly-maintained buildings;

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare a vacant and derelict buildings by-law for the Town of Aurora and to present said by-law to Council for consideration; and
2. Be It Further Resolved That staff present said by-law to Council for consideration in the second quarter of 2017.

Carried

(c) Councillor Abel

Re: Parking Restrictions in Heritage Area

Moved by Councillor Abel

Seconded by Councillor Mrakas

Whereas the Town of Aurora has recently implemented a three-hour maximum parking restriction in the Heritage area of Town; and

Whereas these restrictions were made because commuters using GO Transit services were parking on the streets all day; and

Whereas limiting parking in this area may discourage commuters from leaving their cars parked all day; and

Whereas the boundary for parking restrictions is quite wide, so as to discourage commuter parking in adjacent streets; an

Whereas at one of the furthest points is the Kennedy Medical Centre at Yonge Street and Kennedy Street East; and

Whereas the Kennedy Medical Centre has been in operation and serving residents for more than 20 years; and

Whereas the Kennedy Medical Centre provides post-diagnostic health care in the way of bloodwork, x-rays, imaging, and other technical services; and

Whereas many of the clients are elderly, and/or have mobility challenges; and

Whereas the Kennedy Medical Centre has 50 parking spaces that are often full; and

Whereas staff and technicians are asked to park on Kennedy Street East and Gurnett Street to allow clientele the parking spaces at the Kennedy Medical Centre;

1. Now Therefore Be It Hereby Resolved That staff be directed to make allowances for parking permits to be issued to Kennedy Medical Centre staff and technicians, at no cost, so that we may best serve the parking needs of the clients at the Kennedy Medical Centre.

Motion to refer

Moved by Councillor Pirri

Seconded by Councillor Thompson

1. That Motion (c), Councillor Abel, Re: Parking Restrictions in Heritage Area, be referred to staff to investigate any bonusing provisions and legal implications, and report back to Council.

**Motion to refer
Carried**

11. Regional Report

York Regional Council Highlights – September 22, 2016

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

That the Regional Report of September 22, 2016, be received for information.

Carried

12. New Business/General Information

Councillor Pirri provided a brief overview of three highlights from the Federation of Canadian Municipalities (FCM) Board of Directors meeting of September 13-16, 2016. He noted that: (1) the federal government would be bringing forward a new national housing strategy; (2) a new funding agreement for water and wastewater infrastructure in Ontario would see a 50/25/25 per cent split between the federal, provincial, and municipal governments respectively; and (3) a new initiative, Diverse Voices for Change, which will be funded at \$500,000 over three years, is being put forward to help increase the number of women participating in local government.

Councillor Abel inquired about access to the Council and Committee meeting agendas and minutes archived on the Town's website. Staff advised that the upcoming new meeting management software system will enable the transfer of information, which will be fully keyword searchable and meet all accessibility requirements, and the meeting archives should be updated by early 2017.

Councillor Mrakas referred to a recent report from the Association of Municipalities of Ontario (AMO), which highlights matters discussed at the September 30, 2016 AMO Board of Directors meeting. He noted that the issue of Ontario Municipal Board (OMB) reform was not mentioned and requested that staff contact AMO for a written response as to why this issue was not on the agenda. Staff agreed to contact the Executive Director of AMO and provide Council with a response.

Mayor Dawe extended appreciation to all supporters of Aurora's 15th Annual Mayor's Golf Tournament held on October 6, 2016, which raised \$80,000 for local charities.

13. Reading of By-laws

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

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

5904-16 Being a By-law to amend By-law Number 5402-12, as amended, respecting construction, demolition, change of use and other building permits (Building By-law).

5905-16 Being a By-law to designate a property to be of cultural heritage value or interest (The Parteger House – 220 Old Yonge Street).

5909-16 Being a By-law to exempt Blocks 5, 7, 9, 11, 14 and 16 on Plan 65M-4478 from Part-Lot Control (Casing Developments Inc.).

Carried

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

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

5907-16 Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on October 11, 2016.

Carried

14. Closed Session

None

15. Adjournment

**Moved by Councillor Mrakas
Seconded by Councillor Abel**

That the meeting be adjourned at 8:23 p.m.

Carried

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Geoffrey Dawe, Mayor

Lisa Lyons, Town Clerk

The minutes of the Council meeting of October 11, 2016, are subject to final approval by Council on October 25, 2016.



**Town of Aurora
Special Council Meeting Minutes**

Leksand Room
Aurora Town Hall
Tuesday, October 11, 2016

Attendance

Council Members	Mayor Dawe in the Chair; Councillors Abel, Kim, Mrakas, Pirri (arrived 6:08 p.m.), Thom, and Thompson
Members Absent	Councillors Gaertner and Humfryes
Other Attendees	Doug Nadorozny, Chief Administrative Officer, Marco Ramunno, Director of Planning and Building Services, Anthony Ierullo, Manager of Long Range and Strategic Planning, Patricia De Sario, Town Solicitor, and Lisa Lyons, Town Clerk

The Chair called the meeting to order at 6 p.m.

Council consented to recess at 6:01 p.m. to resolve into a Closed Session meeting, and reconvened into open session at 6:52 p.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

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

2. Approval of the Agenda

**Moved by Councillor Abel
Seconded by Councillor Mrakas**

That the agenda as circulated by Legislative Services be approved.

Carried

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3. Delegations

None

4. Consideration of Business for Which Notice Was Given

Moved by Councillor Abel

Seconded by Councillor Mrakas

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: Closed Session Memorandum, Re: Land Acquisition Opportunity – 2C Employment Lands

Carried

Moved by Councillor Thom

Seconded by Councillor Pirri

That the Special Council meeting be reconvened into open session to rise and report from Closed Session.

Carried

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: Closed Session Memorandum, Re: Land Acquisition Opportunity – 2C Employment Lands**

Moved by Councillor Abel

Seconded by Councillor Pirri

That the confidential direction to staff in respect to Land Acquisition Opportunity – 2C Employment Lands be confirmed.

Carried

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5. By-laws

**Moved by Councillor Pirri
Seconded by Councillor Mrakas**

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

5908-16 Being a By-law to Confirm Actions by Council Resulting from a Special Council Meeting on October 11, 2016.

Carried

6. Adjournment

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

That the meeting be adjourned at 6:52 p.m.

Carried

Geoffrey Dawe, Mayor

Lisa Lyons, Town Clerk

The minutes of the Special Council meeting of October 11, 2016, are subject to final approval by Council on October 25, 2016.



**Town of Aurora
Special Council Meeting Minutes**

Tannery Room
Aurora Town Hall
Tuesday, October 18, 2016

Attendance

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

Members Absent None

Other Attendees Doug Nadorozny, Chief Administrative Officer, Marco Ramunno, Director of Planning and Building Services, Anthony Ierullo, Manager, Long Range and Strategic Planning, Patricia De Sario, Town Solicitor, and Lisa Lyons, Town Clerk

Deputy Mayor Abel called the meeting to order at 6 p.m.

Council consented to recess at 6:01 p.m. to resolve into a Closed Session meeting, and reconvened into open session at 6:45 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 Thompson
Seconded by Councillor Thom**

That the agenda as circulated by Legislative Services be approved.

Carried

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3. Delegations

None

4. Consideration of Business for Which Notice Was Given

Moved by Councillor Thompson

Seconded by Councillor Thom

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: Closed Session Memorandum, Re: Proposed Training Facility

Carried

Moved by Councillor Thom

Seconded by Councillor Pirri

That the Special Council meeting be reconvened into open session to rise and report from Closed Session.

Carried

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: Closed Session Memorandum, Re: Proposed Training Facility**

Moved by Councillor Thom

Seconded by Councillor Pirri

That the confidential direction to staff, regarding Closed Session Memorandum, Re: Proposed Training Facility, be confirmed.

Carried

5. By-laws

Moved by Councillor Pirri

Seconded by Councillor Gaertner

Special Council Meeting Minutes
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That the following confirming by-law be given first, second, and third readings and enacted:

5913-16 Being a By-law to Confirm Actions by Council Resulting from a Special Council Meeting on October 18, 2016.

Carried

6. Adjournment

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

That the meeting be adjourned at 6:46 p.m.

Carried

Geoffrey Dawe, Mayor

Lisa Lyons, Town Clerk

The minutes of the Special Council meeting of October 18, 2016, are subject to final approval by Council on October 25, 2016.



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

PRESENTATION REQUEST

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

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

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: October 25th, 2016

SUBJECT: Sport Aurora 2016 Update

NAME OF SPOKESPERSON: Ron Weese & Stephen Kimmerer

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

BRIEF SUMMARY OF ISSUE OR PURPOSE OF PRESENTATION: To present to Council the Highlights and achievements of Sport Aurora in 2016 and updates of the Sport Plan deliverables and progress to date.

PLEASE COMPLETE THE FOLLOWING:

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

Yes No **IF YES, WITH WHOM? Mayor, & Doug N. DATE**

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



**Town of Aurora
General Committee
Meeting Report**

Council Chambers
Aurora Town Hall
Tuesday, October 18, 2016

Attendance

Council Members Councillor Abel in the Chair; Councillors Gaertner, Kim, Mrakas, Pirri, Thom, Thompson, and Mayor Dawe

Members Absent Councillor Humfryes

Other Attendees Doug Nadorozny, Chief Administrative Officer, Techa van Leeuwen, Director of Corporate Services, Ilmar Simanovskis, Director of Infrastructure and Environmental Services, Dan Elliott, Director of Financial Services, Jim Tree, Acting Director of Parks, Recreation and Cultural Services, Marco Ramunno, Director of Planning and Building Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Anthony Ierullo, Manager, Long Range and Strategic Planning, Patricia De Sario, Town Solicitor, Lisa Lyons, Town Clerk, and Samantha Yew, Council/Committee Secretary

The Chair called the meeting to order at 7:03 p.m.

General Committee consented to resolve into a Closed Session meeting at 9:17 p.m., and reconvened into open session at 10 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*.

General Committee Meeting Report
Tuesday, October 18, 2016

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2. Approval of the Agenda

General Committee approved the agenda, as circulated by Legislative Services, with the following additions:

- Delegation (a) Ms. Lauren Capilongo, representing FGKW Retirement Living Inc., Re: Item 1 – PBS16-082 – Application for Site Plan Approval, FGKW Retirement Living Inc., 145 Murray Drive, Part Lot 77, Concession 1, WYS, File Number: SP-2016-04
- Item 1 – PBS16-082 – Application for Site Plan Approval, FGKW Retirement Living Inc., 145 Murray Drive, Part Lot 77, Concession 1, WYS, File Number: SP-2016-04
- Withdrawn – Item 2 – PRCS16-045 – Award of Request for Proposal PRS 2016-60 Detailed Design and Contract Administration for Construction of Mavrinac Park
- Withdrawn – Item 5 – CS16-004 – Award of Request for Proposal CS-IT 2016-85 Upgrades to the Audio Video System in the Council Chamber and the Holland Room
- Withdrawn from Item 13 – Joint Council Committee Meeting Minutes of October 4, 2016
- Item 14 – Correspondence and Report from York Region, Re: Review of Regional Council Governance
- Item 15 – Accessibility Advisory Committee Meeting Minutes of October 5, 2016
- Notice of Motion (a) Councillor Abel; Re: Construction of Planned Secondary School in Official Plan
- Closed Session Item 1 – Personal matters about an identifiable individual, including municipal or local board employees (section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-005, Re: Committee of Adjustment Vacancy and Committee Membership Qualifications

3. Determination of Items Requiring Separate Discussion

Items 1, 3, 4, 6, 9, 11, 12, 13, 14, and 15 were identified for discussion. Items 2 and 5 were withdrawn upon Approval of the Agenda.

4. Adoption of Items Not Requiring Separate Discussion

Items 7, 8, and 10 were identified as items not requiring separate discussion.

General Committee recommends:

That the following recommendations respecting the matters listed as “Items Not Requiring Separate Discussion” be adopted as submitted to the General Committee:

7. FS16-032 – Ontario Community Infrastructure Fund Renewed Grant Agreement

1. That Report No. FS16-032 be received; and
2. That the Mayor and Town Clerk be authorized to execute the standardized grant agreements, subject to the satisfaction of the Town Solicitor, for the Ontario Community Infrastructure Fund – Formula Component; and
3. That the Treasurer be authorized to execute on behalf of the Town any progress reports or other submissions required in compliance with the terms of the funding agreements during the course of the funding and approved projects.

8. IES16-078 – Award of Tender No. IES 2016-81

1. That Report No. IES16-078 be received; and
2. That Tender No. IES 2016-81 – Redirection of the Existing Sanitary Services for Houses on Mosley Street and Decommissioning of the Existing Sanitary Sewer, Capital Project No. 41007, be awarded to Capital Sewer Services Inc. in the amount of \$219,811.18, excluding taxes; and

General Committee Meeting Report
Tuesday, October 18, 2016

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3. 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.

10. PRCS16-046 – Emerald Ash Borer Control Program Update

1. That Report No. PRCS16-046 be received; and
2. That the Emerald Ash Borer Treatment Program continue in 2017; and
3. That the Emerald Ash Borer Treatment Program continue in future years pending treatment success rates and Council's continued approval of the Emerald Ash Borer Treatment Program.

Carried

5. Delegations

- (a) **Ms. Lauren Capilongo, representing FGKW Retirement Living Inc.
Re: Item 1 – PBS16-082 – Application for Site Plan Approval, FGKW
Retirement Living Inc., 145 Murray Drive, Part Lot 77, Concession 1,
WYS, File Number: SP-2016-04**

Ms. Capilongo provided an overview of the changes that have been made to the proposed Site Plan Application, including building height, truck traffic and waste disposal, landscaping, and fencing.

General Committee received and referred the comments of the delegation to Item 1.

6. Presentations by the Advisory Committee Chair

None

7. Consideration of Items Requiring Separate Discussion

General Committee consented to discuss the items in the following order: 1, 3, 4, 6, 12, 9, 11, 13, 14, and 15.

General Committee Meeting Report
Tuesday, October 18, 2016

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1. PBS16-082 – Application for Site Plan Approval, FGKW Retirement Living Inc., 145 Murray Drive, Part Lot 77, Concession 1, WYS, File Number: SP-2016-04

General Committee recommends:

1. That Report No. PBS16-082 and PBS16-066 (attachment) be received; and
2. That the Site Plan application File No. SP-2016-04 (FGKW Retirement Living Inc.) to permit the development of a four (4) storey, 78 unit addition on the subject lands be approved; and
3. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

Carried

3. IES16-080 – Suspension of Winter Overnight Parking Restrictions – Introduction to the Program

General Committee recommends:

1. That Report No. IES16-080 be received for information.

Carried

4. FS16-033 – Interim Operating Budget Forecast – As at August 31, 2016

General Committee recommends:

1. That That Report No. FS16-033 be received for information.

Carried

6. FS16-031 – Procurement By-law Update for eProcurement

General Committee recommends:

1. That Report No. FS16-031 be received; and

General Committee Meeting Report
Tuesday, October 18, 2016

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2. That Procurement By-law No. 5500-13 be repealed and replaced with an updated bylaw to provide for eProcurement services and other minor changes.

Carried

9. IES16-079 – Award of Contract for Consulting Services for the Restoration of 9 Scanlon Court

General Committee recommends:

1. That Report No. IES16-079 be received; and
2. That the Contract for the provision of consulting services to complete site remediation works, environmental site investigations and reporting for the Town's property located at 9 Scanlon Court be awarded to Amec Foster Wheeler Environment & Infrastructure a Division of Amec Foster Wheeler Americas Limited for \$164,498.16, excluding taxes; and
3. 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.

Carried

**11. PBS16-081 – Application for Site Plan Approval, Green Storage Inc., 27 Allaura Boulevard, Block B and Part of Block A and Part of Lot 13, Registered Plan M-51, File Number: SP-2015-07
Related File Number: MV-2016-35A-C**

General Committee recommends:

1. That Report No. PBS16-081 be received; and
2. That Site Plan Application File SP-2015-07 (Green Storage Inc.) to permit the development of the subject lands for a self-storage facility be approved; and

General Committee Meeting Report
Tuesday, October 18, 2016

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3. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same.

Carried

12. PBS16-085 – Town of Aurora Strategic Plan Update – What We Heard

General Committee recommends:

1. That Report No. PBS16-085 be received; and
2. That staff be directed to prepare the draft Strategic Plan update based on the feedback received to date and that the draft Plan form the basis for the remaining planned public consultation activities.

Carried

13. Joint Council Committee Meeting Minutes of September 6, 2016

General Committee recommends:

1. That the Joint Council Committee meeting minutes of September 6, 2016 be received.

Carried

14. Correspondence and Report from York Region Re: Review of Regional Council Governance

General Committee recommends:

1. That the Correspondence and Report from York Region regarding Review of Regional Council Governance be received; and
2. **That the following comments from Council be submitted to York Region for consideration:**
 - a. **That Council does not support the current Regional Council Governance structure; and**

General Committee Meeting Report
Tuesday, October 18, 2016

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b. That Council supports increasing the size of Regional Council by providing an additional member from the Town of Aurora; and

c. That Council supports the direct election of the Regional Chair.

Carried as amended

15. Accessibility Advisory Committee Meeting Minutes of October 5, 2016

General Committee recommends:

1. That the Accessibility Advisory Committee Meeting Minutes of October 5, 2016, be received for information.

Carried

8. Notices of Motion

(a) Councillor Abel

Re: Construction of Planned Secondary School in Official Plan

Whereas The Town of Aurora has an Official Plan, approved by York Region and in conformity with the Province of Ontario; and

Whereas the Official Plan for the Town of Aurora complies with sound planning principles, to guide development of major new neighbourhoods, known in Aurora as the Bayview - Wellington Centre Planning Area, and the 2B and 2C Planning Area; and

Whereas these neighbourhoods on either side of Bayview Avenue are complete and home to 13,000 residents; and

Whereas the 2C community is nearing completion and will be home to another 9,000 residents for a total of 22,000 residents; and

Whereas there is a York Region District School Board (YRDSB) Secondary School indicated in the Town's Official Plan, on Bayview Avenue at Borealis Avenue, to serve these residents, and the land is still undeveloped and vacant for the past 15 years; and

Whereas the residents of this catchment area have been told that they will have their Secondary School enrollment needs met at Dr. G.W. Williams Secondary School; and

Whereas this does not meet the needs of the residents, nor does it comply with our Official Plan, nor does this type of commute conform with the orderly function of the Town, that the students must commute an average of 6 km to school, through the already congested GO Transit Station area; and

Whereas the residents of this catchment area are approaching 60% of the student body at Dr. G.W. Williams Secondary School, and it will only increase as this area grows and ages; and

Whereas there are further enrollment issues that reduce specialized programs, extracurricular activities, and the number of specialized teachers and staff; and

Whereas 20% of a resident's annual Property Tax, which is collected and then paid by the Municipality to the treasury of the YRDSB; and

Whereas, if the YRDSB property was sold to development, this would further add to the catchment area population and increase the YRDSB Treasury with little to show for the residents' needs; and

Whereas the residents could simply walk to the Secondary School as planned; and

Whereas, if the YRDSB has funding challenges, they could collaborate with the Municipality, York Region, the Ministry of Education, and the Province, to engage with expediency to arrive at a solution;

1. Now Therefore Let It Be Hereby Resolved That Council supports the Official Plan and the construction of the planned YRDSB Secondary School, on the property purchased by the YRDSB, to serve the needs of the catchment area; and
2. Be It Further Resolved That a copy of the Council resolution be forwarded to the Ministry of Education, MPP Chris Ballard, and York Region; and

General Committee Meeting Report
Tuesday, October 18, 2016

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3. Be It Further Resolved That dialogue/collaboration take place beginning in the last quarter of 2016, between the Town of Aurora and the YRDSB, and that invitations be extended to MPP Chris Ballard, York Region, and other interested partners to arrive at a solution.

9. New Business/General Information

Councillor Thompson inquired about the use of IMAJet to treat trees affected by the Emerald Ash Borer. Staff advised that the treatment is still in use.

10. Closed Session

That General Committee consented to resolve into Closed Session to consider the following matter:

1. **Personal matters about an identifiable individual, including municipal or local board employees (section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-005, Re: Committee of Adjustment Vacancy and Committee Membership Qualifications**

11. Adjournment

The meeting was adjourned at 10 p.m.

John Abel, Councillor

Lisa Lyons, Town Clerk

The report of the General Committee meeting of October 18, 2016, is subject to final approval by Council on October 25, 2016.



**Town of Aurora
Public Report of the General Committee
Closed Session Meeting**

Council Chambers
Aurora Town Hall
Tuesday, October 18, 2016

Attendance

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

Members Absent Councillor Humfries

Other Attendees Doug Nadorozny, Chief Administrative Officer, and Lisa Lyons, Town Clerk

The Chair called the meeting to order at 9:21 p.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

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

2. Approval of the Agenda

General Committee Closed Session approved the agenda as circulated by Legislative Services.

Public Report of the General Committee Closed Session Meeting
Tuesday, October 18, 2016

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3. Item for Discussion

- 1. Personal matters about an identifiable individual, including municipal or local board employees (section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-005, Re: Committee of Adjustment Vacancy and Committee Membership Qualifications**

General Committee Closed Session recommends:

1. That Closed Session Report No. CS16-005 be received; and
2. That staff be directed to advertise for the vacancy on the Committee of Adjustment; and
3. That staff be directed to review and report back on a revised Policy for Ad Hoc/Advisory Committees and Local Boards for consideration by Council.

Carried

4. Adjournment

The meeting was adjourned at 10:00 p.m.

Geoffrey Dawe, Mayor

Lisa Lyons, Town Clerk

The Public Report of the General Committee Closed Session meeting of October 18, 2016, is subject to final approval by Council on October 25, 2016.



**Town of Aurora
Council Report**

No. CS16-006

Subject: Award of Request for Proposal CS-IT 2016-85 Upgrades to the Audio Video System in the Council Chambers and the Holland Room

Prepared by: Karen Bates-Denney, IT Manager

Department: Corporate Services

Date: October 25, 2016

Recommendation

- 1. That Report No. CS16-006 be received; and**
- 2. That early approval of the 2017 Capital Project No. 72238 Council Chambers A/V System Upgrades in the amount of \$251,922 be provided from the Facilities Repair & Replacement Reserve; and**
- 3. That Request for Proposal CS-IT 2016-85 Upgrades to the Audio Video System in the Council Chambers and the Holland Room be awarded to Advanced Presentation Products Inc. in the amount of \$539,919, excluding taxes; and**
- 4. That the Mayor and Town Clerk be authorized to execute the Standard Form of Agreement, including any and all documents and ancillary agreements required to give effect to same.**

Executive Summary

Council Authorization is required to award RFP CS-IT 2016-85 to Advanced Presentation Products Inc. and to execute the agreement to commence the work required within the Council Chambers and the Holland Room.

- Seek approval to leverage Capital Project and Facility Reserve funds for the project variance;
- Obtain Council approval for the award of the RFP in accordance with the Procurement By-law;
- Provide a synopsis of the Request for Proposal (RFP) Process that was followed with the results;

- Outline a schedule for completion of the Construction, Testing, Commissioning and Training for the new Audio Video System Components;
- Provide a timeline for completion of the project.

Background

On October 4, 2016, Council received information report CS16-004 outlining the status of the Council Chamber and Holland Room Audio Visual Upgrades project. This report outlined the key drivers for change, the scope of the project, the engagement of the Audio Video Consultant, the requirements for the new system, as well as an estimate of the timeline for the project work.

Analysis

Council Approval Needed for the Award of the RFP in accordance with the Procurement By-Law

The scope of this project involves the removal of the existing Audio Video System and components and the installation, commissioning, testing and training for the new system in both the Council Chamber and the Holland Room. The full scope of the work exceeds the \$100,000 threshold for Director approval and as a result, requires Council approval.

Procurement multi phased approach to RFP evaluation ensures vendor compliance

Town staff issued RFP CS-IT 2016-85 on September 16, 2016. A mandatory site meeting was held at Town Hall on September 22, 2016 for prospective vendors. A total of 13 vendors participated in the mandatory meeting. The RFP closed on October 4, 2016 with a total of 2 firms submitting proposals.

The evaluation process undertaken for submitted proposals is comprehensive. Proposals must successfully pass multiple stages to be considered eligible for further evaluation and potential award. For this proposal there are five main stages of evaluation:

1. Stage 1 is the mandatory requirements and submission requirements confirmation. This stage confirms that specific documents are submitted in the proper form and is a pass/fail evaluation issued by Procurement staff.

2. Stage 2 is the technical requirements evaluation stage. This stage involves review of a written proposal by the evaluation committee, without regard for financial information and is based on the submission requirements outlined in the RFP documents. Compliance is based on the proponent achieving a minimum point's score of 70%.
3. Stage 3 is the financial component which is only considered if the technical requirements are met.
4. Stage 4 is the cumulative score of the scores from Stage 2 and Stage 3 for a Grand Total Score out of 100%.
5. Stage 5 optional interview/presentation – the top 2 vendors will be brought in for an interview/presentation.

Of the 2 submitted proposals 1 proposal submitted by Advanced Presentation Products Inc. passed to Stage 2. In Stage 2, a review of the Proposals was completed by the Evaluation Committee. Each proposal was evaluated on the following criteria as identified in the RFP:

- Qualifications and Experience of the Company and Team Staff (40%)
- Understanding of the Project, Approach and Methodology (30%)
- Fee Schedule/Cost (30%)

The Advanced Presentation Products Inc. submission, scored 55.40 out of 70 in Stage 2, thereby meeting the technical requirements to advance to Stage 3 of the process. In Stage 3, the financial component was considered and scored. Stage 4 produced the cumulative score for Advanced Presentation Products Inc. as 84.5 out of 100%. Stage 5 is not required as there are no competing proponents to interview.

Project requires additional funds to proceed

The financial results of the RFP process indicate that the required funds to proceed with this project, exceed the current project budget.

Staff designed the RFP with options for separating the work and associated costs for the Council Chambers and the Holland Room in case of a budget shortfall. The bulk of the work and change is within the Council Chambers. Seventy thousand dollars or 13% of the total project amounts to the additional work required in the Holland Room. There are efficiency savings and fewer disruptions by doing the work in the two rooms at one

time. As a result, staff recommend that the two work areas remain together under one project.

Staff have further reviewed the equipment list as presented by the proponent and have reduced items resulting in a 10% reduction of the overall project cost.

Further details are outlined in the Financial Implications section of this report.

Work schedule reflects time constraints for Council Chamber Recess

The majority of the project work is to commence during the Council Recess from December 13, 2016 to January 13, 2017. Some of the work will be conducted during November to facilitate a Council Chamber first use date of January 24, 2017. Permitting the vendor to commence work in November on some of the components ensures that the time sensitive timeline proposed can be met.

The vendor has proposed a high level work schedule to meet the time sensitivity. A more detailed and complete schedule will be prepared following the project kick off with the vendor. Council should expect to experience inconveniences during the equipment procurement and system pre-build stages of the project. All stakeholders will be apprised of such changes in advance of the work being started.

Advisory Committee Review

Staff report CS16-004 identified that the proposed audio/video upgrades were endorsed by the Accessibility Advisory Committee. Staff will engage representation from the Accessibility Advisory Committee during the testing phase of the project to ensure we have adequately met the needs of the Committee.

Financial Implications

Funding for this project has been approved through three capital projects 72238, 12029 and 12002. The following table identifies the source and status to date:

Table 2 – Financial Summary

Approved Budget	
Capital Project No. 72238 – Council Chambers A/V System Upgrades	\$110,000
Capital Project No. 12029 – Streaming Sub- Committees Live Via Internet	\$25,000
Capital Project No. 12002 – Accessibility Committee	\$192,000
Total Approved Budget for Project	\$327,000
Less previous A/V consulting commitment	\$29,500
Funding available for subject contract	\$297,500
Contract Award excluding HST	\$539,919
Non-refundable taxes (1.76%)	\$9,503
Sub-Total	\$549,422
Total Funding Required	\$549,422
Budget Variance	-\$251,922

In order to proceed with this project additional funds are required. In consultation with Financial staff the following funding sources and associated amounts are available to leverage:

Funding Source	Amount
Facilities R & R	\$251,922

On October 15, 2016 at the Capital Budget Meeting, staff presented a 2017 Capital Project for additional funding. Council provided approval in principal. The Capital Budget will be ratified on November 8, 2016. In order to meet the tight timelines for this project, early approval is critical for the success of this project.

Communications Considerations

A comprehensive communication plan will be developed and communicated to the relevant stakeholders prior to any Council Chambers changes being made. Any service disruptions expected prior to the Council recess will be communicated to the stakeholders including the public.

Link to Strategic Plan

Invest in Sustainable Infrastructure

The Audio Video upgrades to the Council Chamber and the Holland Room will provide staff with the necessary equipment, infrastructure and support to meet both current and future meeting needs.

Alternative(s) to the Recommendation

- Option 1: Cancel the project. Council could direct staff to cancel the project. We continue to run the risk of failures in these rooms due to aged equipment/technology. As well we fail to provide enhanced accessibility features/requirements and do not future proof our Council and Committee Meeting Rooms.
- Option 2: Scale the project. Divide the work areas up and proceed with only the Council Chambers work. This amounts to a savings of \$70,000 – 13% of the total project cost.

Conclusions

Staff recommends that Council award CS-IT 2016-85 for the Upgrades to the Audio Video System in the Council Chamber and the Holland Room be awarded to Advanced Presentation Products Inc. in the amount of \$539,919.

Attachments

Attachment A – Council Chambers and Holland Room Project Milestones

Previous Reports

CS16-004 Audio Visual Upgrades and Meeting Management Suite

October 25, 2016

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Report No. CS16-006

Pre-submission Review

Agenda Management Meeting review on October 3, 2016.

Departmental Approval

Approved for Agenda



Foi:

**Techa Van Leeuwen
Director, Corporate Services**



**Doug Nadorozny
Chief Administrative Officer**

Attachment A

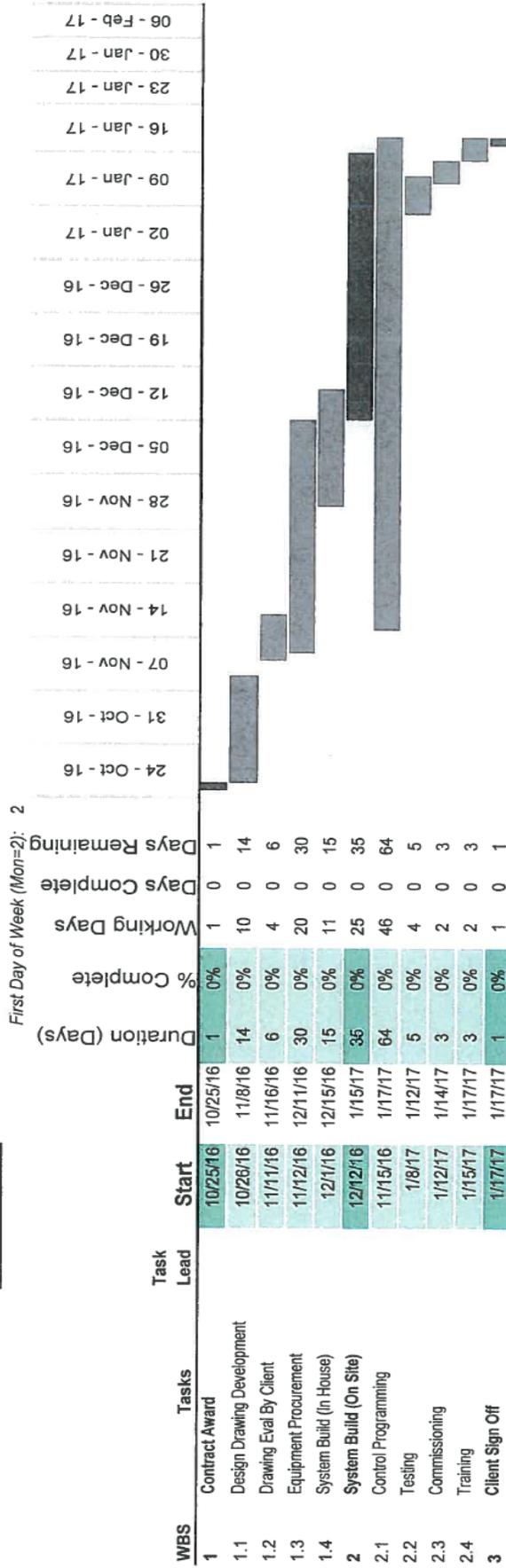
Council Chambers and Holland Room Audio Video Upgrade Milestones

Gantt Chart

Version 1.7.3 © 2006-2014 Vertex42 LLC
[HELP](#)

Town of Aurora
Advanced Presentation Products
Today's Date: 05/10/2016 Wednesday
(vertical red line)

Project Lead: Jim Whiffen
Start Date: 25/10/2016 Tuesday





**Town of Aurora
Council Report**

No. PBS16-090

**Subject: Additional Information
Proposed Bell Radiocommunication Antenna System
Gaetano DiBlasi
1360 Bloomington Road East
Part of Lot 11 Concession 2
File Number: SP(T)-2014-02**

**Prepared by: Marty Rokos, Planner
Department: Planning and Building Services
Date: October 25, 2016**

Recommendations

- 1. That Report Nos. PBS16-090 and PBS16-080 (attachment) be received; and**
- 2. That Industry Canada and the applicant be advised that the Town's Radiocommunication & Broadcasting Antenna Systems Protocol has been complied with in respect to the proposed 40 metre high telecommunication tower; and**
- 3. That Council provide direction respecting:**
 - a) Concurrence; or**
 - b) Non-Concurrence**

regarding the proposed 40 metre high telecommunication tower at 1360 Bloomington Road East be forwarded to Industry Canada; and

- 4. That Industry Canada be advised of Council's resolution on the subject application.**

Executive Summary

This report responds to questions from Council at the General Committee Meeting on October 4, 2016.

- A colour rendering of the proposed tower is has been submitted and is attached to this report;
- Bell is willing to work with the Town to produce a tower design with a shroud to include the Town's logo;

October 25, 2016

Page 2 of 3

Report No. PBS16-090

- The proposed tower is required in addition to small cell antenna systems; and
- Construction of the tower is regulated by Industry Canada, as such, municipal building permits and fill permits are not required.

Background

On September 26, 2014 the applicant (Bell Mobility Inc.) submitted an application (file SP(T)-2014-02) for municipal concurrence to construct a telecommunication tower at 1360 Bloomington Road East. The applicant proposes a 40 metre self-support communications structure with exterior mounted radio equipment. The installation would occupy a fenced ground compound area of 10.7 m by 10.7 m or 114 m².

On October 4, 2016 Council provided direction regarding concurrence with the proposed 40 metre telecommunications tower. Further information was also requested about the following:

- Applicant to submit a clear colour rendering of the proposed tower;
- The possibility of a shroud design to allow for a Town of Aurora logo on the tower;
- How the small cell technology project affects the need for this tower; and
- Whether any fill that was previously placed on the subject lands will be affected by this application.

Analysis

Bell has provided further information in response to Council's questions. A colour elevation of the proposed tower is attached to this report as Figure 2. The tower is a self-support design with externally mounted antennas. However, Bell has indicated that they can work with staff to change the tower design to a tri-pole type and include a shroud with the Town's logo (Figure 2).

On August 9, 2016, the Town authorized staff to enter into an agreement with Bell for a pilot project to install small cell antenna systems on Town infrastructure such as utility poles and streetlights. Bell has indicated that small cell antenna systems do not alleviate the need for the proposed tower, which is still required for the network needs of Bell and Rogers. The small cell project is expected to reduce the need for new traditional Bell telecommunications towers in the future. Rogers is not a participant in the small cell project.

October 25, 2016

Page 3 of 3

Report No. PBS16-090

The applicant is not proposing to remove any fill that was previously placed on the site. The work proposed is limited to the telecommunications tower and associated site works only.

Attachments

Figure 1 – Location Map – Subject Lands

Figure 2 – Rendering of the Proposed Tower

Figure 3 – Proposed Bell Tower and Former Proposed Rogers Tower

Appendix 'A' – General Committee Report PBS16-080

Previous Reports

General Committee Report Number PBS16-080, dated October 4, 2016; and
Council Report Number PDS16-049, dated August 9, 2016.

Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval



Marco Ramunno, MCIP, RPP
Director, Planning and Building Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



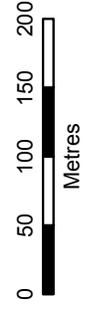
LOCATION MAP - SUBJECT LANDS

APPLICANT: Gaetano DiBlasi
FILES: SP(T)-2014-02

FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, September 16, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.

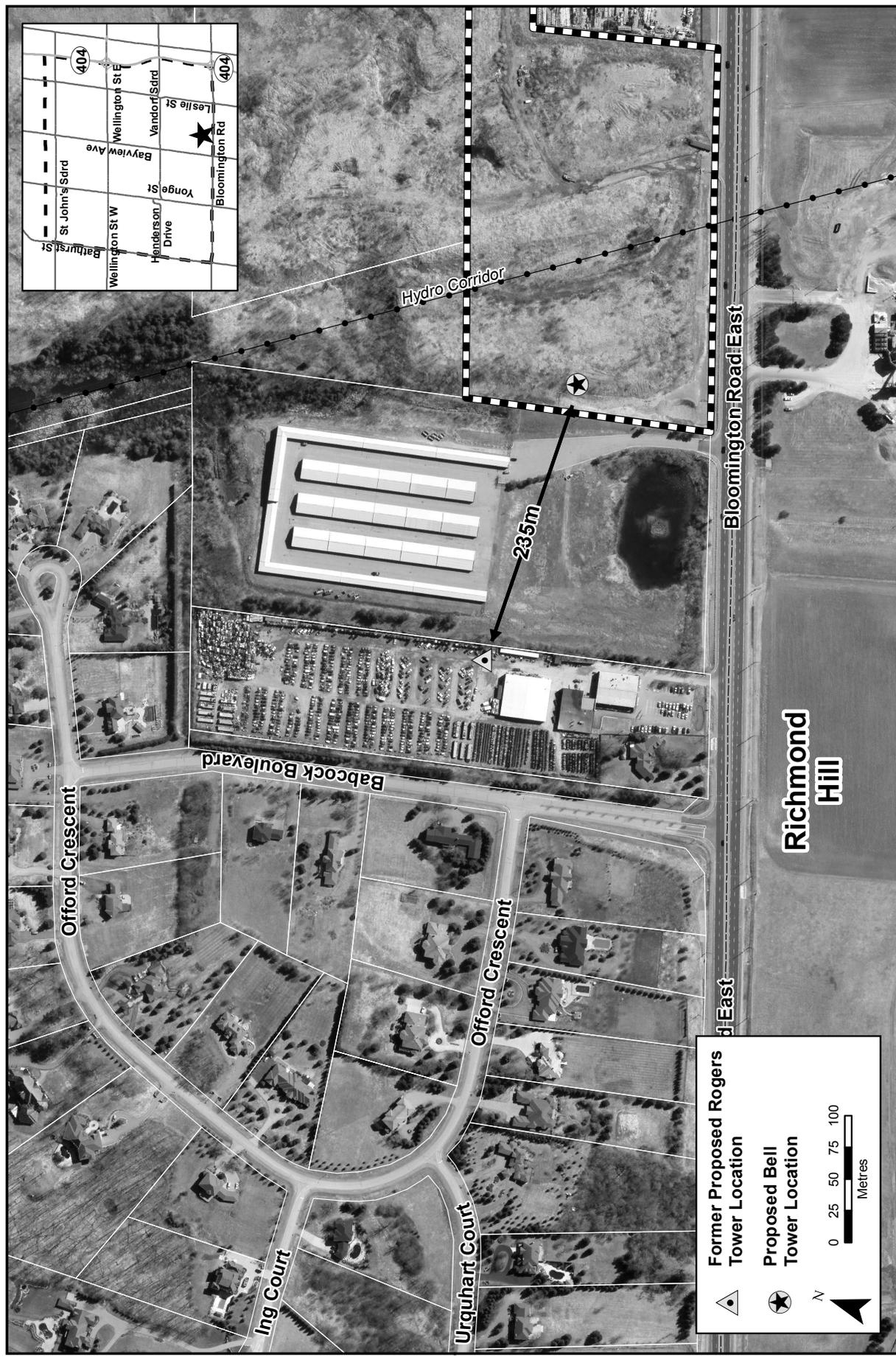


RENDERING OF THE PROPOSED TOWER

APPLICANT: Gaetano DiBlasi
FILES: SP(T)-2014-02

FIGURE 2





Proposed Bell Tower and Former Proposed Rogers Tower

APPLICANT: Gaetano DiBlasi
 FILES: SP(T)-2014-02

FIGURE 3



SUBJECT LANDS



Town of Aurora

General Committee Report

No. PBS16-080

Subject: Proposed Bell Radiocommunication Antenna System
Gaetano DiBlasi
1360 Bloomington Road East
Part of Lot 11 Concession 2
File Number: SP(T)-2014-02

Prepared by: Marty Rokos, Planner

Department: Planning and Building Services

Date: October 4, 2016

Recommendations

1. That Report No. PBS16-080 be received; and
2. That Industry Canada and the applicant be advised that the Town's Radiocommunication & Broadcasting Antenna Systems Protocol has been complied with in respect to the proposed 40 metre high telecommunication tower; and
3. That Council provide direction respecting:
 - a) Concurrence; or
 - b) Non-Concurrenceregarding the proposed 40 metre high telecommunication tower at 1360 Bloomington Road East; and
4. That Industry Canada be advised of Council's decision on the subject application.

Executive Summary

This report seeks Council's concurrence to construct a proposed 40 m high telecommunication tower at 1360 Bloomington Road East.

- The Public Information Session (PIS) was held on December 7, 2015.
- 7 comments from the public were received before the PIS, 6 comments were received at the PIS, and 8 comments were received after the follow-up response to residents.

- Bell's response to resident comments are included in this report as Attachment #1.

Background

On September 26, 2014 the applicant (Bell Mobility Inc.) submitted an application (file SP(T)-2014-02) for municipal concurrence to construct a telecommunication tower at 1360 Bloomington Road East. The applicant proposes a 40 metre self-support communications structure with exterior mounted radio equipment. The installation would occupy a fenced ground compound area of 10.7 m by 10.7 m or 114 m².

The Bell tower site is located 235 m east of the previously proposed 30 m Rogers telecommunication tower at 1030 Bloomington Road East (file SP(T)-2014-01). On August 21, 2014, Planning staff asked both carriers to explore the feasibility of partnering on a single tower. After the Bell application was submitted, both carriers proposed a joint venture between them on the Rogers site while the Bell application would be put on hold. The Rogers application was subsequently revised to raise the height to 35 m to accommodate Bell's equipment. That application was refused by Council on June 2, 2015. Bell is now moving ahead with their application at 1360 Bloomington Road East, which is also proposed to be used by Rogers.

Location / Land Use

The subject lands, municipally known as 1360 Bloomington Road East, are located between Bayview Avenue and Leslie Street (Figure 1). The property has a lot area of approximately 18 hectares and a frontage of 930 m on Bloomington Road East and 105 m on Leslie Street. The amount of land leased to Bell is 1,102 m² including the access driveway.

There is currently a residence and vehicle storage on the easterly portion of the subject lands, with the rest of the property being vacant.

Surrounding Land Uses

The surrounding land uses are as follows:

North: rural lands;
South: Bloomington Road East and employment lands in Richmond Hill;
East: Leslie Street and residential lands; and
West: commercial lands.

Protocol for Establishing Telecommunication Towers

Under Section 5 of the Radiocommunications Act, the Minister of Industry is the approval authority for all erection and modifications to all towers and other antenna-supporting structures. Industry Canada has issued a procedural guideline for all radiocommunication and broadcasting antenna system, "Radiocommunication and Broadcasting Antenna Systems – Client Procedures Circular – CPC-2-0-03" which outlines the process for proponents seeking to install or modify antenna systems. Section 4.0 of the client procedures circular, the proponent must consult with the local Land Use Authority and obtain a final concurrence for the proposal or a letter acknowledging the relevant municipal process or other requirements have been satisfied.

Pre-Consultation with the Municipality

In August 2014, the applicant pre-consulted with Planning staff to discuss the initial proposal. Planning Staff outlined the municipal telecommunication protocol and its requirements for public consultation to the applicant. As noted in the Background section of this report, staff asked Bell and Rogers to explore the feasibility of partnering on a single tower to meet the needs of both carriers. Planning Staff also requested that the applicant provide a planning justification report to address the purpose of the telecommunication tower, the benefits of having multiple carriers as well as the design integration with the existing subject site.

Analysis

Planning & Development Services have received the application and Bell's response to the concerned residents.

Planning Staff recognize that the proposed Bell tower is located farther from the existing residential dwellings located on Offord Cres and Babcock Blvd than the previously proposed Rogers tower. It is located 235 m east of the Rogers proposal (Figure 3). The Bell location is approximately 300 m from the closest residential property at 106 Offord Cres. The base of the proposed tower will be screened by the existing auto recycling and self storage facilities, reducing the overall visual aspect of the proposed tower (Figure 3).

The subject application was also circulated to the Town's Development Engineer, Building & By-law Services, Parks & Recreation Services and the Fire Services. The Development Engineer has no objections subject to further technical information on grading and drainage being provided. The applicant is working to provide these details. No other departments had any concerns or comments.

October 4, 2016

Page 4 of 5

Report No. PBS16-080

Link to Strategic Plan

The telecommunication tower supports the Strategic Plan goal of **Supporting an exceptional quality of life for all** through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community: Through the approval of the proposed telecommunication tower, communications infrastructure is enhanced in accordance with the ***Identify new format, methods and technologies to effectively and regularly engage the community*** action item.

Financial Implications

No financial implications.

Communications Considerations

The applicant held a public consultation on December 7, 2015 to discuss the proposed tower. Before the public consultation, Bell provided an information package and an invitation to a Public Information Session to all property owners within a radius of 120 m from the subject property. Concurrent to the mailing of the package, the applicant also placed two (2) notice signs on the property, one each along the frontages of Bloomington Road East and Leslie Street. Additionally, the newspaper notices were published in the Aurora Banner and the Auroran on November 5, 2015.

The PIS was held at the Oak Ridges Community Centre at 12895 Bayview Avenue in Richmond Hill from 6-7 pm. 13 residents attended the PIS on December 7, 2015 and six (6) comment sheets were submitted. The following is a summary of the comments received to date:

- Concerns related to siting and site selection;
- Other properties for potential structure placement;
- Property values;
- Health concerns;
- Visual impact; and
- Repeating the process of the Rogers proposal.

Subsequent to the public commenting period, Bell provided a detailed response to the concerned property owners (Attachment #1).

Alternatives to the Recommendation

None.

October 4, 2016

Page 5 of 5

Report No. PBS16-080

Conclusions

Planning and Development Services has reviewed the proposed telecommunication tower in accordance with the Town's Radiocommunication & Broadcasting Antenna Systems Protocol and Industry Canada's Radiocommunication and Broadcasting Antenna System procedures. Accordingly, Staff concludes that Bell has undertaken a comprehensive public consultation process and completed the Town's Radiocommunication & Broadcasting Antenna Systems Protocol for the proposed tower on 1360 Bloomington Road East.

Attachments

Attachment #1 – Public Consultation Summary Report

Figure 1 – Location Map

Figure 2 – Survey of the Proposed Location

Figure 3 – Proposed Bell Tower and Former Proposed Rogers Tower

Previous Reports

None.

Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval



**Marco Ramunno, MCIP, RPP
Director, Planning and Building Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

Attachment #1



Public Consultation Summary Report

Prepared for the Town of Aurora

**Bell Mobility's Proposed Steel Self-Support and Wireless
Telecommunications Facility**

1361 Bloomington Road,

Aurora, Ontario

W3661

August 18, 2016



70 East Beaver Creek, Suite 22
Richmond Hill, ON, L4B 3B2
Phone: (416) 701-4576
Email: shehryar.khan@fonturinternational.com



August 18, 2016

Marty Rokos, MCIP, RPP
Planner, Planning & Development Services
Town of Aurora
Aurora, Ontario
L4G 6J1

**Re: Public Consultation Summary for proposed telecommunication tower
W3661- 1361 Bloomington Road, Aurora, Ontario**

Dear Mr. Rokos,

Please be advised that the public commenting period for the proposed Bell telecommunication tower at 1361 Bloomington Road has concluded. Throughout the extended commenting period starting November 06, 2015 and ending June 07, 2016, a total of fourteen individual objections from the public were received. All of the residents that voiced their opposition live more than 345 metres from the tower location. The closest is the Bloomington Storage facility, approximately 86 metres from the tower location.

We believe that Bell Mobility has demonstrated that the proposed wireless telecommunication facility meets the language and intent of Industry Canada's guideline document CPC 2-0-03. In terms of our circulation to the Town, we feel that all technical concerns and requirements received through and after the circulation have been addressed.

We feel that our proposal does not impede on the use and enjoyment of surrounding land uses. Bell Mobility believes it has completed the consultation process in accordance with Innovation, Science and Economic Development (formerly Industry Canada) standards, and respectfully asks that the Town of Aurora issue a statement of concurrence.

If you have any questions or you require any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shehryar Khan'.

**Shehryar Khan
FONTUR International Inc.
On Contract to Bell Mobility Inc.**

Introduction

The following report is a follow-up to the Site Selection/Justification Report submitted to the Township of Aurora on September 19, 2014 regarding a proposed 40.0-metre self-support telecommunication tower at 1360 Bloomington Road. Since this time, a public circulation and consultation has been undertaken in accordance with Industry Canada's guideline document CPC 2-0-03.

At the time Bell submitted the application, Rogers had a proposal and already completed public consultation. They conducted two public meetings and received objections from the same community members. Bell agreed to co-locate onto the tower, unfortunately, the Town provided a refusal. Bell's proposal is well distanced from the residents and fits well within the context of the area. The fact that 3 carriers (Bell, Telus, Rogers) have an interest in servicing the surrounding community should be taken seriously. It is understood that generally people do not want to live near these types of facilities. However, telecommunications are necessary infrastructure. These structures around the GTA are installed close to residential communities because it's where demand is coming from.

The following are reasons why this tower location is best suited:

- **Tower is located more than 300 metres from the nearest residential dwelling**
- **Tower blends in with current hydro transmission lines which looks similar.**
- **Tower is abutting the following land uses**
 - South -Miller Aggregates Compost Yard
 - North – Vacant agricultural lands
 - East –outdoor crane storage
 - West – Bloomington Storage
 - Further West – Auto Recycling yard
- **Tower location meets the current needs for Bell, Telus and Rogers**

Public Notification

The public was notified of the proposed tower in accordance with the Town's Consultation Process and Industry Canada's CPC 2-0-03. Accordingly, residents and property owners within a radius of three times the tower height (measured from the base of the proposed tower) were sent an information brochure via regular mail (Appendix A) that arrived on or before November 06, 2015. A mailing list was provided by the Town office and a total of eleven (11) property owners/agencies were contacted (Appendix B).

In addition, a public notice advertisement was placed in 'Auroran and Aurora Banner' advising the public of the proposal at the beginning of the 30-day commenting period, November 06, 2015 (Appendix C). The notice advised the public of the ending date to comment, December 11, 2015.

Fontur International on behalf of Bell Mobility also held a public meeting on December 07, 2015 at the Oak Ridges Community Centre and answered questions from the public.

Consultation

During the more than 30-day commenting period (November, 06 2015 – June 7, 2016), FONTUR International on behalf of Bell Mobility received comments from the public, mainly in opposition (Breakdown is shown below). Fontur International responded to the concerns and later provided a final notice in additional 21 days to respond as per the CPC-2-0-03 and Town's recommendation. All of the concerns were related to health & safety and concerns for property values. The full correspondence is found in Appendix G.

Summary of Consultation

Consultation start Date: November 6, 2015

Public Information Session Date: December 7, 2015

Public Comment Deadline: December 11, 2015

Final Response to Residents: May 11, 2016

Final Comment Deadline: June 07, 2016

- 2 Newspaper Notices published (Aurora Banner and Auroran)
- 2 notice signs installed (2 frontages)
- Public Information Session (Oak Ridges Community Centre)
- Mail out to property owners within 120m radius. (Info package published on website as well)

Number of comments received between start date and information session: 7

Response sent: 7 (all)

Public info session attendance: 13 residents/property owners (all residents living at least 350m away from tower location).

- 4 representing the storage facility at 1082 Bloomington Rd
- 3 from the same household of 15 Babcock Blvd for which 1 works at the storage facility)
- 2 from same household at 29 Urquhart Court

Number of comment sheets submitted: 6

- 4 comment sheets from same household between 2 people.
- 1 from same individual that commented during consultation period prior to info session
- 1 other living 1.5km from the proposed

Number of residents/owners that were sent final notice: 13 (all that attended meeting or commented)

Response from public received: 8

- 3 from same household at 48 Offord Crescent
- 2 from same household at 29 Urquhart Court
- 1 from Bloomington Storage at 1082 Bloomington Rd
- 1 from 15 Babcock Blvd
- 1 from 25 Urquhart Court



Conclusion

As the public consultation has expired (as of June 07, 2016), Bell Mobility is formally requesting that the Town of Aurora formally acknowledge this report as the conclusion of consultation procedures for this telecommunication tower.

Should you have any further questions or concerns pertaining to the consultation process associated with this proposal please do not hesitate to contact the undersigned.

Sincerely,

Shehryar Khan
FONTUR International Inc.
On Contract to Bell Mobility Inc.

Appendix A- Public Notification Brochure



Public Consultation Information

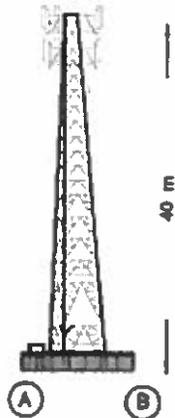
Proposal for a Self-Support Telecommunication Tower 40m (131 ft)
1340 Bloomington Rd (Bloomington Rd and Leslie St)

RE: Notice for Residents of a New Proposed Radiocommunication and Broadcasting Antenna System. Your property is within the 120 m notification radius of the proposal.

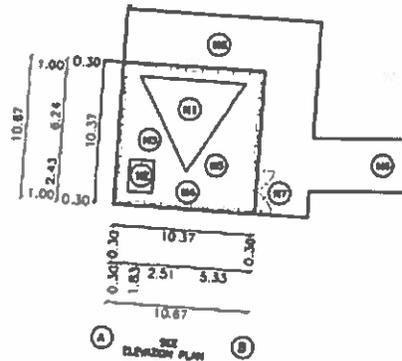
Dear Resident(s),

This information package is to notify you in regards to a new telecommunication tower proposal to serve your community on the property municipally known as 1340 Bloomington Road. The network and coverage provider for this particular project is Bell Mobility Inc. Invitations have been sent to Rogers Communications and Wnd Mobile to place their equipment on this tower if interested. *Please note that we are in the public consultation phase and would be interested in receiving your comments.* This proposal is an alternative to the Rogers tower location that was proposed on 1030 Bloomington Road. To learn more about the regulatory context please see section on your local Land-Use Authority.

ELEVATION PLAN
NOT TO SCALE



PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:200



Who We Are

Bell Mobility Inc. (Licensed Wireless Provider) is a Canadian licensed carrier working towards expanding their network and coverage in the Greater Toronto Area for their existing and future customers.

FONTUR International Inc. (Consultant) is a site acquisition and municipal consultation firm responsible for locating infrastructure within the municipality's and public interest while meeting the demands of our clients.



Why is a new tower required?

A radio antenna and tower are the two most important parts of a radio communication system. The antenna is needed to send and receive signals for the radio station. The tower raises the antenna above obstructions such as trees and buildings so that it can send and receive these signals clearly. Each radio station and its antenna system (including the tower) provide radio coverage to a specific geographic area, often called a cell. The antenna system must be carefully located to ensure that it provides a good signal over the whole cell area, without interfering with other stations. In areas where there are many cells, the antennas do not need to be very high. Where the cells are larger, the antennas must be higher above the ground level in order to provide good radio coverage for the whole area. As customer demand increases the cell diminishes more and more.

Bell's Radio Frequency Engineering department has determined the need for voice and data (LTE) upgrade to adequately provide contiguous coverage and service to our existing and future customer base in the area of Bloomington Road and Leslie Street. Currently, our network is burdened by a combination of poor voice and data quality in these areas. More importantly, there is the issue of data usage on your mobile phone and wireless devices. As more and more people have opted to work remotely and access the internet for other purposes there is an increased need for better coverage.

Where will the Tower be located?

The proposed site of the tower is at 1340 Bloomington Road. The geographic coordinates for the site are: Latitude (NAD 83) N 43° 58' 18.5" Longitude (NAD 83) W 79° 25' 22.0"

Bell Mobility strongly supports co-location on existing towers and structures. The use of existing structures minimizes the number of new towers required in a given area and is generally a more cost effective way of doing business. Unfortunately in this case, there were no existing structures in the search area. As shown on the map below in figure 1, the nearest telecommunication tower is approximately 1.5km west owned by Telus. Due to its distance and height at 17 metres, co-location will not help Bell meet their coverage objectives. There are two Rogers towers in the area east of the subject location, for which Bell and Telus have co-located on.



Figure 1: Search area map showing nearby towers.

Bell



Where will the Tower be located? Continued



Figure 2: Context map showing Bell Proposal (Blue Fin-W3661) and previous Rogers' location.

What will it look like? What will it look like?

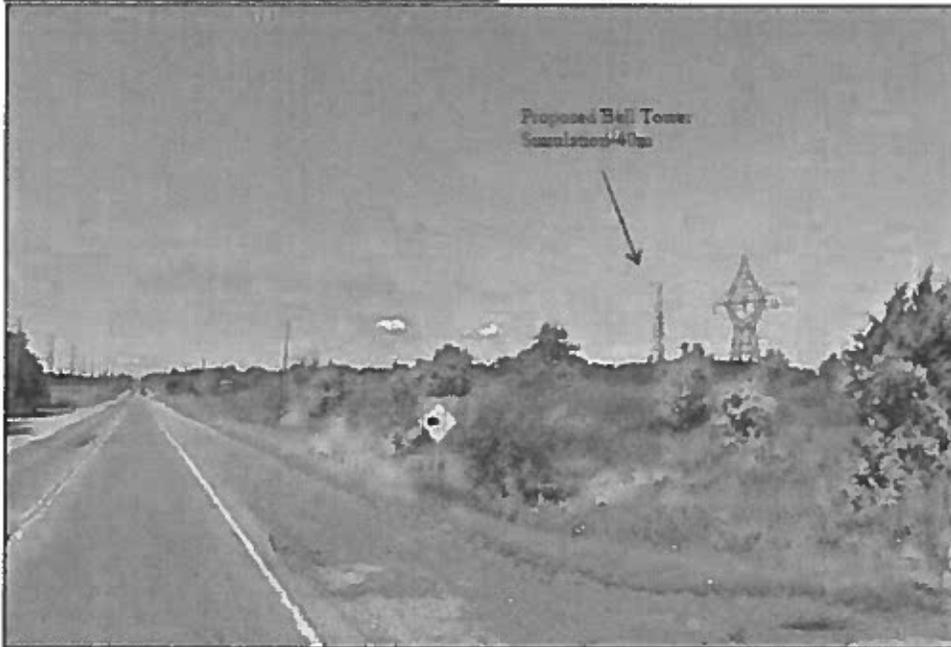


Figure 3: Photographic simulation of self-support tower at 40 metres height looking west on Bloomington Road.



Health & Safety

Health and safety are paramount to Bell Mobility Inc. Health Canada has established guidelines to ensure the safe operation of wireless antenna installations which is known as Safety Code 6. Bell attests that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Moreover Bell ensures all structures are constructed pursuant to the National Building Code which includes all applicable CSA Radio Communications Regulations. Bell attests that the installation will respect good engineering practices including structural adequacy.

Regulatory and consultative procedures for telecommunications antennas can be found in Industry Canada's CFC 2-0-03 Issue 5. Please see links under "For More Information" regarding the latest information on Health Canada's guidelines.

In accordance with the Federal Aeronautical regulations applications were submitted to NAV Canada and Transport Canada to ensure that the tower is assessed for safety by the appropriate parties. Transport Canada has provided clearance and has stated that no lighting or painting on the tower will be required.

What about the environment?

Although this project is exempt under the Canadian Environmental Assessment Act, FONTUR International Inc. on behalf Bell is currently working with the Lake Simcoe Conservation Authority, the Ministry of Natural Resources and the Town of Aurora to ensure there are no adverse impacts to the environment.

Your local Land Use Authority

In recognition of the Federal Government's exclusive jurisdiction and in an attempt to promote balance, Industry Canada requires that proponents of telecommunication facilities consult with land use authorities as part of their licensing process. The requirement to consult can be found in Industry Canada's document, Client Procedure Circular CFC 2-0-03 Issue 5. According to the CFC, the purpose of consultation is to ensure that land use authorities are aware of significant antenna structures and/or installations proposed within their boundaries so antenna systems are deployed in a manner which considers local surroundings.

Consultation must respect the Federal Government's exclusive jurisdiction and specifically does not give a municipality the right to veto the proposal. The provisions of the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings. As a result of the Federal Government's jurisdiction, the proposed wireless facility doesn't require permitting analogous to those of other development proposals. Similarly, zoning by-laws and/or provincial policies in the standard sense are not applicable to these facilities.

Notwithstanding the Federal Government's exclusive jurisdiction, Bell Mobility is committed to consultation with the Local Land-use Authority (Town of Aurora). This public notification has been designed to provide the necessary information as required by Industry Canada and the Town of Aurora. It is important to note that the Town's role is as a commenting agency only and that any decision relating to the application will be made by Industry Canada.

For more information on the Town's in-effect telecommunication policy please request a digital copy at w3661.bell.info@fonturinternational.com or from the municipal contact.



Who Can I Contact?

Bell Mobility Inc. is committed to effective public consultation. You are invited to provide written comments to Bell about this proposal. Your support to help establish and grow a reliable network in Aurora is needed. You may also attend a public information session/open house on **Monday December 7, 2015 from 6:00pm-7:00pm** at the Oak Ridges Community Centre @ 12895 Bayview Ave, Richmond Hill, ON L4E 3G2 (North of Stouffville Road, west of Bayview Ave).

In order to ensure your mailed, facsimiled or e-mailed comments are considered, the **DEADLINE** to respond by is close of business on **Friday December 11, 2015** to the attention of:

Shehryar Khan
FONTUR International Inc.
Fax: 666-234-7873
Email: w3661.bell.info@fonturinternational.com

SUBJECT: Tower Issue – 1360 Bloomington Rd, Aurora, ON—W3661

Your municipal contact

SUBJECT: Tower Issue – 1360 Bloomington Rd,
Aurora, ON—W3661
Aurora File No. SF (T)-2014-02 (D1) (EX)-02-14)

Marty Rokos, MCIP, RPP
Planner, Planning & Development Services

Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, Ontario L4G 6J1

Phone: 905-727-3123 ext. 4350
Fax: 905-726-4736
mrokos@aurora.ca

For more information

[Health Canada Fact Sheet on Safety Code 4](http://www.rc.gc.ca/ora-csa/media/17-011_2014-2014-0231-eng.php)
http://www.rc.gc.ca/ora-csa/media/17-011_2014-2014-0231-eng.php

[Industry Canada's Fact sheet on radio frequency energy and safety code 4](http://www.rc.gc.ca/ora-csa/media/17-011_2014-2014-0231-eng.php)
http://www.rc.gc.ca/ora-csa/media/17-011_2014-2014-0231-eng.php

Industry Canada-Toronto District Office
Room 909
55 St. Clair Avenue East
Toronto ON M4T 1M2
Telephone: 1-855-465-6307
Fax: 416-954-3553
Email: spectrum.toronto@ic.gc.ca

Appendix B- Public Mailing List

SIFTON MICHAEL GREGORY
100-180 RENFREW DRIVE
MARKHAM ON L3R 9Z2

REGIONAL MUNICIPALITY OF
17250 YONGE ST
NEWMARKET ON L3Y 6Z1

ARMADALE CO LIMITED
180 RENFREW DR SUITE 100
MARKHAM ON L3R 9Z2

JOHN & MARIA ROMANO
8633 JANE ST
VAUGHAN, ON L4K 2M6

STRUCTURAL
FLOOR FINISHING
1232 BLOOMINGTON RD
AURORA, ON L4G 7C8

350001 ONTARIO LIMITED
1360 BLOOMINGTON RD
AURORA, ON L4G 7C8

CONSERVATION AUTHORITY
TORONTO & REGION
5 SHOREHAM DR
NORTH YORK, ON M3N 1S4

IAN & CLAUDETTE MCGOWAN
13779 LESLIE STREET
AURORA, ON L4G 7C5

MARJIT SCHULLER
13831 LESLIE ST
AURORA, ON L4G 7C5

MILLER PAVING
Attention: Property Office
P.O. BOX 4080
MARKHAM ON, L3R 9R8

MICHAEL & ANTHONY CARCONE
2 FOXLAIR COURT
NEWMARKET ON, L3Y 4W1

Marty Rokos
Planning and Development Services
Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, Ontario L4G 6J1

Clerk's Office
Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, Ontario L4G 6J1

Marco Ramunno
Director of Planning and Development Services
Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, Ontario L4G 6J1

Industry Canada-Toronto District Office
Room 909
55 St. Clair Avenue East
Toronto ON
M4T 1M2

Appendix C- Public Newspaper Notice
(Published in 'Aurora Banner' and 'The Auroran')

	PUBLIC NOTICE TELECOMMUNICATIONS TOWER
<p>Bell Mobility Inc. in accordance with its obligations under the <i>Radiocommunications Act</i> and Industry Canada procedure CPC-2-0-03 (2014), hereby notifies the residents in the vicinity of 1360 Bloomington Road, Aurora, Ontario of its intentions to develop a Telecommunications Tower at the location shown below consisting of :</p> <ul style="list-style-type: none">• A 40 metre Telecommunication Tower• An equipment cabinet at the base,• and perimeter fencing <p>On 1360 Bloomington Road, Aurora, Ontario</p>	<p>40 Metre Self-Support Tower 1360 Bloomington Road</p> 
<p>ANY PERSON may attend a public information session at the <u>Oak ridges Community Centre—12895 Bayview Ave, Richmond Hill, ON L4E 3G2</u> from 6:00—7:00 p.m. on <u>Monday December 7, 2015</u>. Written submissions to the individual listed below must be made by 4:30 p.m. on Friday December 11, 2015 with respect to this matter.</p> <p>PLEASE TAKE NOTICE that the approval of telecommunication facilities and their design are under the exclusive jurisdiction of the Government of Canada through Industry Canada. The Town of Aurora has no jurisdiction other than as a commenting body to Industry Canada and the applicant.</p>	
<p>Bell Mobility - contracted to:</p> <p>Shehryar Khan FONTUR International Inc.</p> <p>70 East Beaver Creek Rd, Suite 22 Richmond Hill, ON L4B 1J2</p> <p>Fax: 866-234-7873 Email: w3661.bell.info@fonturinternational.com</p>	<p>Town of Aurora contact:</p> <p>Marty Rokos, MCIP, RPP Planner, Planning & Development Services</p> <p>Town of Aurora 100 John West Way, P.O. Box 1000 Aurora, Ontario L4G 6J1</p> <p>Phone: 905-727-3123 ext. 4350 Fax: 905-726-4736 mrokos@aurora.ca</p>

Appendix D- Public Notice Sign

NOTICE OF PROPOSED COMMUNICATIONS ANTENNA SYSTEM

AN APPLICATION HAS BEEN SUBMITTED BY **BELL MOBILITY INC.** TO ERECT A SELF-SUPPORT TELECOMMUNICATION TOWER/ANTENNA FACILITY, BEING **40.0 METRES (131 FEET)** IN HEIGHT, ON THIS PROPERTY (1360 BLOOMINGTON ROAD).

A PUBLIC OPEN HOUSE HAS BEEN SCHEDULED FOR **(MONDAY DECEMBER 7, 2015) @ (6:00-7:00 P.M.) AT: OAK RIDGES COMMUNITY CENTRE—12895 BAYVIEW AVE, RICHMOND HILL, ON L4E 3G2)**

THE PURPOSE OF THIS OPEN HOUSE BEING HELD BY BELL MOBILITY IS TO ALLOW THE PUBLIC TO DISCUSS THE PROPOSED LOCATION OF THE ANTENNA SYSTEM.

THE CLOSING DATE FOR SUBMISSION OF WRITTEN COMMENTS IS **4:30PM ON FRIDAY DECEMBER 11, 2015**

FOR FURTHER INFORMATION, CONTACT SHEHRYAR KHAN AT

W3661.BELL.INFO@FONTURINTERNATIONAL.COM

FAX: 866-234-7873

ATTENTION: TOWER ISSUE-1360 BLOOMINGTON ROAD

TELECOMMUNICATION TOWER/ANTENNA FACILITIES ARE EXCLUSIVELY REGULATED BY FEDERAL LEGISLATION UNDER THE RADIOCOMMUNICATION ACT AND ADMINISTERED BY INDUSTRY CANADA. THEREFORE, PROVINCIAL LEGISLATION SUCH AS THE PLANNING ACT, INCLUDING ZONING BY-LAWS, DOES NOT APPLY TO THESE FACILITIES.

THE TOWN OF AURORA CAN ONLY PROVIDE COMMENTS TO INDUSTRY CANADA AND DOES NOT HAVE THE AUTHORITY TO STOP THE CONSTRUCTION OF A TELECOMMUNICATION TOWER/ANTENNA FACILITY.

Municipal Contact Information

Marly Rokos, MCIP RPP
Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, ON, L4G 6J1
905-727-3123 ext. 4350
mrokos@aurora.ca

Industry Canada Contact

55 St. Clair Avenue East
Toronto, Ontario
M4T 1M2
416-973-8215
Spectrum.toronto@ic.gc.ca

Appendix D- Public Notice Sign – Continued



Appendix E- Public Meeting Sign-In Sheet



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
info@fonturinternational.com



Sign-In Sheet

Public Information Session - Proposed Telecommunication Tower located at 1360
Bloomington Road, Aurora, ON

07/12/2015

Name (Please Print)	Address/Contact Info	Signature
Nail	5760 Vail Trail	Nail
DL	1082 Bloomington 22	X
T.R.	1082 Bloomington Rd	T.R.
Susan	29 L'Esperance Court	Susan
Lili Khan	15 Babcock Blvd.	Lili Khan
AZM KHAN	15 BABCOCK BLVD	Az Khan
Lisa Khan	15 Babcock Blvd	Lisa Khan
Sarah O'Brien	48 Offord Ave	Sarah O'Brien

Appendix E- Public Meeting Sign-In Sheet - Continued



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
info@fonturinternational.com



Sign-in Sheet

Public Information Session - Proposed Telecommunication Tower located at 1360 Bloomington Road, Aurora, ON

07/12/2015

Name (Please Print)	Address/Contact Info	Signature
Parvinder Dhillon	25 Urquhart Court Aurora, ON L4B 5K5	
Nadia Lewis	1082 Bloomington Rd	
Pita R.	1082 Bloomington Rd	PR
Zubin George	24 Urquhart Court	
Huss, AKBAR	57, OFFORD Crescent	

Appendix F- Public Meeting Comment Sheets



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



Comment Sheet

NOTE: In order to be considered, this comment must be received by ~~June 22, 2015~~ Dec 11, 2015

RE: Proposed Telecommunication Tower located at 13 Howland Dr., Huntsville, ON

07/02/2015

NAME (Please Print):

Zubin George

ADDRESS/CONTACT INFORMATION:

24 Urquhart Court, Aurora, Ontario

COMMENTS:

There There are enough towers in the area.
We have already a strong signal. There is no
need for another tower.

SIGNATURE:



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



Comment Sheet

NOTE: In order to be considered, this comment must be received by ~~June 22, 2015~~ Dec 11, 2015

RE: Proposed Telecommunication Tower located at ~~12 Howland Dr., Huntsville, ON~~

~~07/01/2015~~

NAME (Please Print):

Neil Gaur

ADDRESS/CONTACT INFORMATION:

57 Buvair Trail, Aurora, Ontario

COMMENTS:

The Tower should be moved ~~East~~ more North East to be acceptable. The Tower should allow colocation with other providers like the smaller or independent CLEC's.

SIGNATURE:



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



Comment Sheet

NOTE: In order to be considered, this comment must be received by ~~June 22, 2015~~.

*Dec 11, 2015
SK*

RE: Proposed Telecommunication Tower located at ~~12 Howland Dr., Huntsville, ON~~

~~09/02~~/2015

NAME (Please Print):

ADAM KHAN

ADDRESS/CONTACT INFORMATION:

15 BABCOCK BLVD, AURORA ON.

COMMENTS:

BELL HAS NOT DEMONSTRATED CO-LOCATION

SIGNATURE:



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



Comment Sheet

NOTE: In order to be considered, this comment must be received by June 22, 2015.

RE: Proposed Telecommunication Tower located at ~~13 Howland Dr., Huntsville, ON~~

09/06/2015

Dec 11/15
1360 Bloomington Rd.

NAME (Please Print):

LILI KHAN

ADDRESS/CONTACT INFORMATION:

15 Babcock Blvd.

COMMENTS:

WHERE IF FIBRE IN THE AREA?

SIGNATURE:



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



W4483

Dec 11/15

Comment Sheet

NOTE: In order to be considered, this comment must be received by June 22, 2015.

RE: Proposed Telecommunication Tower located at 13 Howland Dr., Huntsville, ON

09/02/2015

1360 Bloomington

NAME (Please Print):

LISA KHAN

ADDRESS/CONTACT INFORMATION:

15 Babcock Blvd

COMMENTS:

No one needs better cell reception in our
area, our reception is perfect.

Only until recently have cigarettes been
described to cause cancer. You can not
convince us that being close to cell towers
have no health risks. Health Canada is
behind the times. Europe has very different guidelines.

[Handwritten signature]

SIGNATURE:

[Handwritten signature]



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



Comment Sheet

NOTE: In order to be considered, this comment must be received by ~~June 22, 2015~~

Dec 11/15
1360 Bloomington

RE: Proposed Telecommunication Tower located at ~~13 Howland Dr., Huntsville, ON~~

04/08/2015

NAME (Please Print):

AZAM KHAN

PLEASE SEND AURORA PROTOCOL

ADDRESS/CONTACT INFORMATION:

15 BARCOCK BLVD. AURORA ON L4G 0K5

COMMENTS:

WILL BELL DEMONSTRATE WHAT NEEDS
THERE IS? VOICE? DATA? CAPACITY?

IF THIS FOR CURRENT NEEDS CAN YOU
SHOW CURRENT TOWERS ARE AT CAPACITY?

IF NOT, HOW CAN WE BE INVOLVED?

SIGNATURE:

Azam Khan

Appendix G- Public Consultation Correspondence

Shehryar Khan

From: W3661
Sent: November-23-15 2:09 PM
To: kamal samuel; W3661
Subject: RE: Tower Issue - 1360 Bloomington Rd, Aurora ON - W3661
Attachments: W3661-Public Consultation Information.pdf

Hello Mr. Kamal,

Thank you for sending in your comments. However, I feel you are being very unreasonable with your demand without even understanding the proposal. The proposed tower is almost 610 metres from your residence, which I am certain will not be visible from your street. In fact, you are as equally closer to an existing Telus tower west of Bayview north of Bloomington. This proposed location is an alternative to the tower proposed by Rogers last year, which was a lot closer to your residence.

Notices were sent to all property owners within a distance of 120 metres radius as per the Town of Aurora's protocol for establishing telecommunication facilities. We have placed 2 notices signs along the property and newspaper notices in the Aurora Banner and The Auran. It is important to note that telecommunication infrastructure is a federal jurisdiction through Industry Canada.

I have attached the public information package produced with links to further understand health and safety. It is important to understand when you do your research that most studies in this field on health are on cell phone use and not cell phone towers. I would really encourage you to ask me any questions you have on this matter before propagating false notions by way of protest. If the attached does not answer your questions, please make a list of questions so that I may help clear things. We are currently in public consultation and we would like to have a respectable dialogue.

[Health Canada Fact Sheet on Safety Code 6](#)

http://www.hc-sc.gc.ca/ahc-asc/media/tir-ati/_2014/2014-0231s-eng.php

[Industry Canada's Fact sheet on radio frequency energy and safety code 6](#)

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL INC.
70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

From: kamal samuel
Sent: November-21-15 7:32 AM
To: W3661
Subject: Tower Issue - 1360 Bloomington Rd, Aurora ON - W3661

We come to know this project of yours through a third person, we as a neighboring residence should have been informed and consulted,

We are at 38 Offord crescent ,and strongly oppose for this tower to be erected at this location,we will do anything in our ability to protest against this and take any level of measure to stop this, as our health and welfare of our family and neighbors are at risk.

Therefore we demand you to cancel this project immediately.

Thank you for your cooperation,

kamal

Shehryar Khan

From: W3661
Sent: December-04-15 2:40 PM
To: susan; W3661; mrokos@aurora.ca
Cc: allcouncillors@aurora.ca; jabel@aurora.ca
Subject: RE: Tower Issue - 1360 Bloomington Road
Attachments: Aerial Map-Proposed Tower.JPG; W3661--Public Consultation Information.pdf

Hi Ms. George,

Thank you for sending in your comments. The proposed tower is almost 920 metres from your residence (more than ½ mile), which I am certain will not be visible from your street. In fact, you are closer to an existing Telus tower west of Bayview north of Bloomington (see attached map). This proposed location is an alternative to the tower proposed by Rogers last year, which was a lot closer to the residential subdivision.

Notices were sent to all property owners within a distance of 120 metres radius as per the Town of Aurora's protocol for establishing telecommunication facilities. We have placed 2 notices signs along the property and newspaper notices in the Aurora Banner and The Auroran. It is important to note that telecommunication infrastructure is a federal jurisdiction through Industry Canada.

I have attached the public information package produced with links to further understand health and safety. It is important to understand when you do your research that most studies in this field on health are on cell phone use and not cell phone towers. I would really encourage you to ask me any questions you have on this matter. If the attached does not answer your questions, please make a list of questions so that I may help clear things. We are currently in public consultation and we would like to have a respectable dialogue. Please feel free to attend the open house on Monday Dec 7 (details are in the public consultation package). As noted above, you can always contact me through email with any questions you may have regarding this.

[Health Canada Fact Sheet on Safety Code 6](#)

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct/safety_code_6/fs-code_securite_6_fr-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/radiofreq/index-eng.php>

[Industry Canada's Fact sheet on radio frequency energy and safety code 6](#)

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL INC.
70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

From: susar
Sent: December-04-15 11:58 AM
To: W3661; mrokos@aurora.ca
Cc: allcouncillors@aurora.ca; jabel@aurora.ca
Subject: Tower Issue - 1360 Bloomington Road

To
Shery Khan

Fontur International

70 East Beaver Creek Road

Richmond Hill, Ontario

&

Marty Rokos MCIP, RPP

Planner, Planning and Department Services

Town of Aurora

Aurora, Ontario

Dear Shery and Marty ,

It is quite unfortunate that the residents on Bloomington road in Aurora has to fight with big corporations every 6 months with proposals to erect Cell Tower in our neighbourhood.

Two studies , one in Germany and the other in Israel reveal that living in the proximity of a cell phone tower or antenna could put your health at significant risk. I am a concerned resident living within 1/4 mile proximity of the proposed Bell Cell Tower.

As a very concerned and scared resident, I request you to put a stop to this menace immediately. Corporations do not care about the health and well being of the residents of Aurora, they care only about their bottom line. It is the duty of the elected law makers to protect the residents from the corporation's abuse of power.

Does Bell want to be the next Philip Morris? Does it want to take care of a community plagued with childhood leukemia, cancer, genetic mutations, heart problems etc. 10 or 20 years from now ?

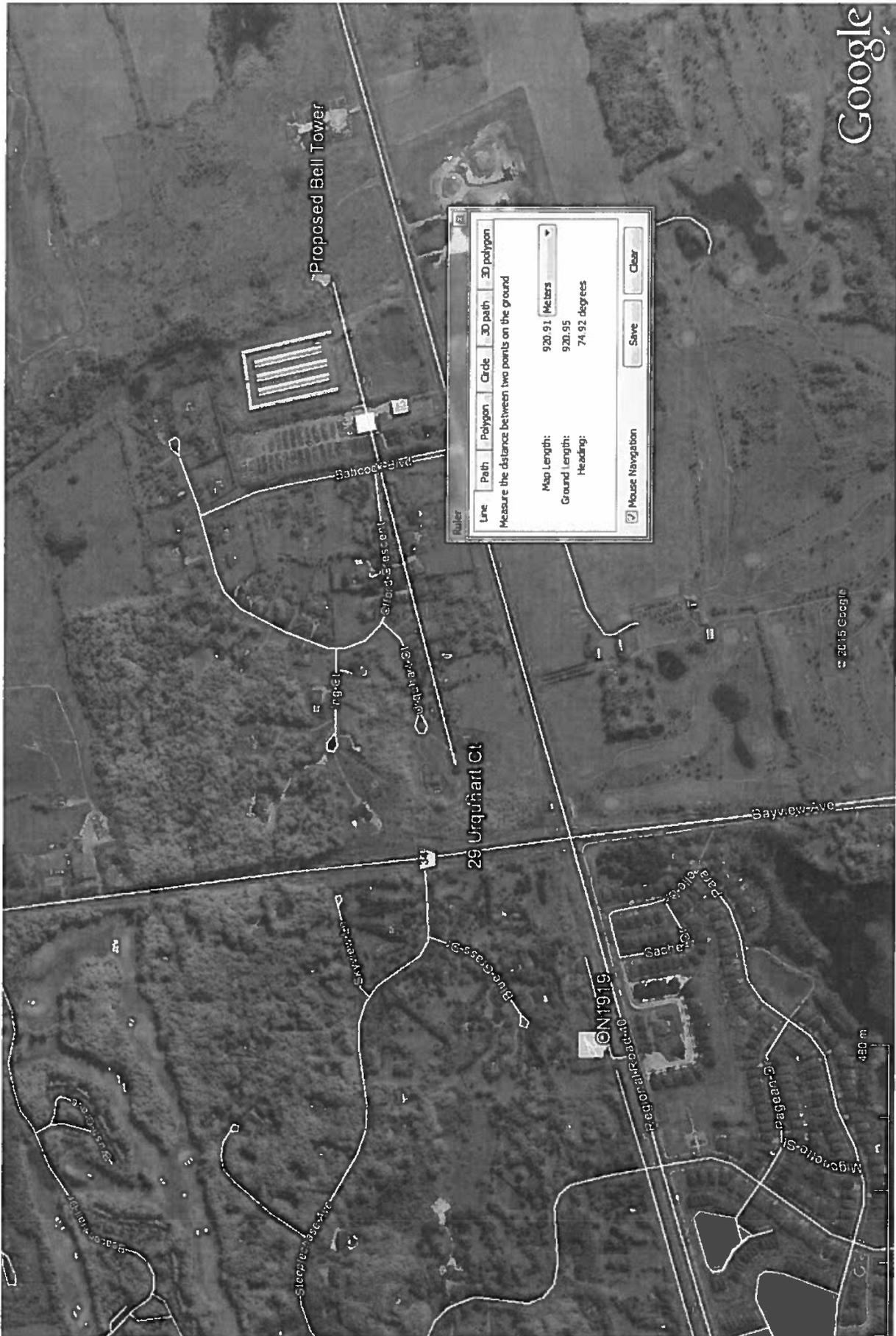
Please Act Now.

Cancel the tower from our neighbourhood.

Bell can always find locations where there are no residents or schools. Why it has to be in our neighbourhood where there are hundreds of residents within 1/2 mile proximity? Proposing to build a tower in a residential area shows the irresponsible and inconsiderate position of the corporation.

Cell towers near residential areas can become another Tobacco or Asbestos fiasco. So, I plead with Bell and authorities at the town of Aurora (and council members) to fulfill your moral obligation of taking care of the community's well being by cancelling the proposed cell tower in our neighbourhood.

Thanking you in advance,
Susan George
29 Urquhart Court
Aurora, Ontario



Shehryar Khan

From:
Sent: December-07-15 10:17 AM
To: zubin.george@ecobioplas.com; W3661; MRokos@aurora.ca
Cc: PMoyle@aurora.ca; GDawe@aurora.ca
Subject: RE: Tower Issue - 1360 Bloomington Road

Mr. George,

Thank you for your email. While municipalities are encouraged to participate in the process and feedback is sought from local residents Cell Towers are regulated by the Federal Government and they have the final say on whether or not a tower will be erected. I encourage you to attend any public meetings associated with the proposed location as well as to visit Industry Canada's website and read the information that the Federal Government has posted about Cell Towers

<http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html>

Regards,

Michael Thompson
Councillor, Town of Aurora
C: 905-751-8351
O: 905-727-3123 ext.4268
www.aurora.ca

From: Zubin George |
Sent: Saturday, December 05, 2015 2:47 PM
To: w3661.bell.info@fonturinternational.com; Rokos, Marty
Cc: Mayor and Councillors
Subject: Tower Issue - 1360 Bloomington Road

Dear Mr. Khan/Mr. Rokos,

It has been brought to the attention of the residents of Aurora of the construction of the Bell Cell tower which is to be placed at 1360 Bloomington Road.

I am writing to express my disapproval of this move to support the big telecommunications companies to erect this tower as it will be a dangerous health hazard to the residents in the area.

A study in Australia has shown that children in Sydney who are living near cell towers are twice as likely to develop leukemia than children living 7 miles away. Also, according to a study by Mount Shasta Bioregional Ecology Center, even at low levels of this radiation, there is evidence of damage to cell tissue and DNA, and it has been linked to brain tumours, cancer, suppressed immune function, depression, miscarriage, Alzheimer's disease, and numerous other serious illnesses.

Short term profits will result in serious long term health implications.

I hope that you will take this into serious consideration.

Thank you,

Zubin George

EcoBioPlas Inc.
29 Urquhart Court
Aurora, Ontario
Canada
L4G 0K5

Shehryar Khan

From: W3661
Sent: December-07-15 10:40 AM
To: Dorothy O'Beirne; W3661; mrokos@aurora.ca; geoff@geoffdawe.com; cballard.mnn.cn@liberal.ola.org; lkuk@aurora.ca
Cc:
Subject: RE: Bell Tower Issue - 1360 Bloomington Rd, Aurora ON - W3661: OPPOSING IT!
Attachments: W3661--Public Consultation Information.pdf

Hello Mr. and Mrs. O'Beirne,

Thank you for sending in your comments. In response to your opposition, I feel that it is important to fully understand Bell's proposal. I would really for you to read my response below and ask me any questions you may have.

First off, the tower is not proposed beside your house, it is located approximately more than 0.5 km from your house. From a planning perspective the location chosen exceeds the requirements set out by the Town of Aurora's Telecommunication tower protocol and Industry Canada's protocol CPC-2-0-003 Issue 5. In fact, you are closer to an existing Telus tower west of Bayview north of Bloomington. This proposed location is an alternative to the tower proposed by Rogers last year, which was a lot closer to the residential subdivision.

Second, you have stated that you feel it's unacceptable to have a tower located beside estate properties because it's unsightly. Infrastructure of any kind including power lines, railway tracks, roads and highways are often thought of as unsightly but are no doubt a necessary part of modern life. Tower installations have similarly become a necessary part of modern life. The fact is, more and more people are using their wireless devices inside their homes. By locating telecommunication towers very far away from where the demand is coming from doesn't meet its purpose. A single tower has the capacity to service thousands of households. A landline service to that many households would require literally thousands of telephone poles. So in terms of visual impact a cell tower creates a much smaller visual impact footprint than does a traditional landline distribution. It is also important to understand the land use context we are working in. The current tower proposal is located across the Miller aggregates business. It's well distanced from a residential area and a location that fits well within the context of the site. We feel the tower will blend well with the existing transmission power lines.

In regards to property values, there is no factual evidence on your statement. The concern on the impact of property values comes up frequently when a new tower is proposed in an area. Many things affect the value of a property including external influences. There are other market factors that exert a strong influence on the price/value of real property. These factors include: strength of market demand, interest rates, employment/unemployment levels, tax levels, utility costs etc. As mentioned above, every year there are tens of thousands of new and amended tower installations. Many are located near residential yet house prices have increased year after year.

Lastly, your concern regarding health. The tower will be located approximately 0.5km from your property. We feel it will not affect your quality of life and enjoyment of your property. Given the context of the tower location (Aggregates business), we feel that the tower is located in a suitable area.

With respect to the health concerns being expressed, Industry Canada requires that all radio stations be installed and operated in a manner that complies with Health Canada's "Limits to Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3 kHz to 300 GHz - Safety Code 6 (2015)":http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php.

Bell's tower will be in compliance with Safety Code 6 and is generally less than 1% of it. Industry Canada requires all radiocommunication and broadcasting installations to comply with its regulatory limits on an ongoing basis so that the general public is not subjected to exposure levels above them. Antenna proponents are required to perform an assessment of RF exposure on proposed antenna systems prior to installation to ensure compliance, and to keep records of the assessment.

Every year there are tens of thousands of new and amended radiocommunication and broadcasting installations in Canada. The vast majority of these installations comply with the regulatory limits by a very wide margin. Industry Canada has confirmed this by conducting many RF field measurements. Experience has also shown that calculations based on sound engineering practices ensure the protection of the general public. This is because Industry Canada has compared the results of calculations with those from actual measurements and because certain safety factors are included in the calculations. For example, the analysis assumes that all transmitters are operating at the same time, which has a low probability of actually occurring for most radiocommunication installations. Several other precautionary assumptions serve to further ensure the protection of the public.

Industry Canada and Health Canada have also jointly produced Frequency Asked Questions (FAQ) available at: <http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08792e.html>.

The following links provide additional reference information from Industry Canada and Health Canada regarding health concerns and radiofrequency energy.

Health Canada Fact Sheet on Safety Code 6

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct/safety_code_6_fs-code_securite_6_fr-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/radiofreq/index-eng.php>

Industry Canada's Fact sheet on radio frequency energy and safety code 6

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

It is also important to understand that Bell Mobility Inc. does not create the regulations but ensures to follow them in order to maintain their license. Any issues you have with Safety Code 6 should be addressed to Health Canada; you may contact them at ccrpb-pcrpcc@hc-sc.gc.ca.

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL INC.
70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

From: Dorothy O'Beirne
Sent: December-06-15 1:37 PM
To: W3661; mrokos@aurora.ca; qeoff@geoffdawe.com; cballard.mpp.co@liberal.ola.org; lkuk@aurora.ca
Cc: |
Subject: Bell Tower Issue - 1360 Bloomington Rd, Aurora ON - W3661: OPPOSING IT!

Shehryar Kham/ Marty Rokos,

This is in regards to the proposed Bell tower (1360 Bloomington Road) which is proposed beside our house.

We strongly oppose this tower because it's unacceptable to have it located beside estate properties.
It will decrease our property value, it's unsightly and a health risk!

CC: Mr. Chris Ballard, MPP Newmarket- Aurora
Mr. Geoff Dawe, Town of Aurora, Mayor
Mr. Lawrence Kuk, Town of Aurora, Planner
Marty Rokos, MCIP, RPP, Planner, Planning & Development Services

Regards,

Dorothy and Michael O'Beirne
48 Offord Crescent
Aurora, ON
L4G 0K5

Mohan George
Zubin George
Susan George
29, Urquhart Court,
Aurora, Ontario.
CANADA L4G 0K5

December 07, 2015

RE: Response to "Bell Tower Issue - 1360 Bloomington Rd, Aurora ON - W3661: OPPOSING IT!"

Hello Mr. George,

Since your comments are the same as the comments received from your household members at 29 Urquhart Court, my response will be similar but I will elaborate a bit further. We are conducting a public open house today and I would encourage you to come out, meet us and learn more about our proposal (Check out the public information package for details). If you cannot attend you can always email me with any questions you have. We are in public consultation and I feel this is a great opportunity to ask any questions you have about how telecommunication towers work. Often people are concerned about property values, visual aesthetics and health. We feel that the location chosen to service the residential area and passerby traffic is suitable and meets the Town of Aurora's Telecommunication tower protocol and Industry Canada's procedure CPC-2-0-03 Issue 5.

It is important to understand that Bell Mobility Inc. does not create the regulations on health but ensures to follow them in order to maintain their license. Any issues you have with Health Canada's guideline for safe exposure from RF called "Safety Code 6" should be addressed to Health Canada; you may contact them at ccrpb-pcrpcc@hc-sc-gc.ca. I will make an attempt to further explain.

Your main issue is of health and I see you have made references to the IARC and classifying RF radiation as class 2b carcinogen. However, the IARC working group concluded: there is **limited evidence** in humans for the carcinogenicity of RF-EMF based on positive associations between glioma and acoustic neuroma and exposure to RF-EMF from wireless telephones. They've stated there is no solid data at this point to for environmental exposure to RF-EMF.

Please check out the links from Health Canada and Industry Canada that I have provided at the end of this response. Also, there are many peer reviewed studies that have concluded there is limited or no evidence to prove health effects associated from radiofrequency exposure. There are many references on the internet that are the results of the opinions of a self-selected group of individuals who each have a strong belief that does not accord with that of current scientific consensus. I am not saying what is written by them is invalid, but it means Health Canada would not judge the merits of these conclusions from an independent authoritative body. Please see the chart below outlining the conclusions by various organizations from the global medical community on the conclusions on EMF in relation to health effects.

Review Completed By	Conclusions
International Agency for Research on Cancer (IARC) 2013	Overall evaluation of RF fields as Group 2B carcinogen. The Working Group concluded: there is limited evidence in humans for the carcinogenicity of RF-EMF based on positive associations between glioma and acoustic neuroma and exposure to RF-EMF from wireless telephones. Environmental exposure to RF-EMF: no solid data.
Norwegian Institute of Public Health (NIPH) 2012	The large total number of studies provides no evidence that exposure to weak RF fields (i.e., exposure within ICNIRP* reference values) causes adverse health effects. Some measurable biological/ physiological effects cannot be ruled out. There is no reason to recommend reduced exposure to RF fields to reduce general concerns about the hazardous effects of electromagnetic fields.
UK Health Protection Agency's Independent Advisory Group on Non-Ionising Radiation (AGNIR) 2012	Although a substantial amount of research has been conducted in this area, there is no convincing evidence that RF field exposure below guideline levels causes health effects in adults or children.
Swedish Council for Working Life and Social Research (FAS) 2012	Extensive research for more than a decade has not detected anything new regarding interaction mechanisms between RF fields and the human body and has found no evidence for health risks below current exposure guidelines. While absolute certainty can never be achieved, nothing has appeared to suggest that the long established interaction mechanism of heating would not suffice as basis for health protection.
Health Council of the Netherlands. 2011.	More data are available, but not on effects in young children: studies were conducted almost exclusively in children over the age of 10 years. At this time, it can only be concluded that the still relatively limited available data do not indicate any effects on the development of the brain or on health if

	children are exposed to RF electromagnetic fields such as those generated by mobile telephones, mobile telecommunications antennas or Wi-Fi facilities.
Latin American Experts Committee on High Frequency Electromagnetic Fields and Human Health 2010	Current science-based evidence points to there being no adverse effects in humans below thermal thresholds, no hazardous influences on the well-being and health status of users and non-users of cell phones and people living near base stations, and that no convincing evidence for adverse cognitive, behavioral and neurophysiological and other physiological effects exist.
European Commission Scientific Committee on Emerging and Newly Identified Health Risks (SCENIHR) 2009	Three independent lines of evidence (epidemiological, animal and in vitro studies) show that exposure to RF fields is unlikely to lead to an increase in cancer in humans. Further studies are required to identify whether considerably longer-term (well beyond ten years) human exposure to mobile phones might pose some cancer risk.
International Commission on Non-Ionizing Radiation Protection (ICNIRP) 2009	The scientific literature published since the 1998 (ICNIRP) guidelines has provided no evidence of any adverse effects below the basic restrictions and does not necessitate an immediate revision of the guidance on limiting exposure to high frequency electromagnetic fields.
Royal Society of Canada (RSC) 2014	No clear evidence of adverse health effects associated with RF fields, although continued research is recommended to address specific areas of concern, including exposure to RF fields among children using mobile phones.
Forschungszentrum Jülich GmbH Institute of Neuroscience and Medicine (INM) 2009	The balance of evidence does not indicate an evaluated risk of RF EMF exposure for children's health.

Table 1: List of world recognized institutions that have concluded no evidence of health risks associated with low electromagnetic frequencies.

It is significant to understand that under that same group classification of radiofrequency electromagnetic fields (Group 2B) includes the following agents:

- Pickled Vegetables
- Talc-based body powder
- Aloe Vera, whole leaf extract
- Coconut oil diethanolamine condensate
- Coffee
- Dry cleaning (occupational exposures in)

The agents above can be found in everyday households and are also labeled as “possibly carcinogenic”. However, these are all based on observational data – information gathered on past behaviors, which were not in a controlled scientific setting. More importantly, the association of EMF as a “possible carcinogen” is with wireless phone use, not telecommunication facilities.

With respect to the health concerns being expressed, Industry Canada requires that all radio stations be installed and operated in a manner that complies with Health Canada’s “Limits to Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3 kHz to 300 GHz - Safety Code 6 (2015)”:http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php.

Bell's tower will be in compliance with Safety Code 6 and is generally less than 1% of it. Industry Canada requires all radiocommunication and broadcasting installations to comply with its regulatory limits on an ongoing basis so that the general public is not subjected to exposure levels above them. Antenna proponents are required to perform an assessment of RF exposure on proposed antenna systems prior to installation to ensure compliance, and to keep records of the assessment.

Every year there are tens of thousands of new and amended radiocommunication and broadcasting installations in Canada. The vast majority of these installations comply with the regulatory limits by a very wide margin. Industry Canada has confirmed this by conducting many RF field measurements. Experience has also shown that calculations based on sound engineering practices ensure the protection of the general public. This is because Industry Canada has compared the results of calculations with those from actual measurements and because certain safety factors are included in the calculations. For example, the analysis assumes that all transmitters are operating at the same time, which has a low probability of actually occurring for most radiocommunication installations. Several other precautionary assumptions serve to further ensure the protection of the public.

Industry Canada and Health Canada have also jointly produced Frequency Asked Questions (FAQ) available at:
<http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08792e.html>.

The following links provide additional reference information from Industry Canada and Health Canada regarding health concerns and radiofrequency energy.

Health Canada Fact Sheet on Safety Code 6

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct/safety_code_6_fs-code_securite_6_fr-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/radiofreq/index-eng.php>

Industry Canada's Fact sheet on radio frequency energy and safety code 6

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Sincerely,



Shehryar Khan
FONTUR International Inc.
On contract to Bell Mobility

Shehryar Khan

From: W3661
Sent: December-07-15 11:38 AM
To: Mohan George; Zubin George; W3661; mrokos@aurora.ca
Cc: allcouncillors@aurora.ca
Subject: RE: Tower Issue - 1360 Bloomington Road
Attachments: Response to Mr. George - Bell Tower 1360 Bloomington Rd.pdf; W3661--Public Consultation Information.pdf

Hello Mr. George,

Thank you very much for sending in your comments. Please see my response as the letter attached. I've also attached the public consultation information package for this site. Please note that we are conducting a public open house today (details are found in the information package).

I would really encourage you to ask questions about anything in relation to telecommunication towers. I would also encourage you to take a look at the links from Health Canada and Industry Canada provided below.

Health Canada Fact Sheet on Safety Code 6

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct/safety_code_6_fs-code_securite_6_fr-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/radiofreq/index-eng.php>

Industry Canada's Fact sheet on radio frequency energy and safety code 6

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL INC.
70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

From: Mohan George
Sent: December-05-15 12:45 AM
To: W3661; mrokos@aurora.ca
Cc: allcouncillors@aurora.ca
Subject: Tower Issue - 1360 Bloomington Road

To:
Shery Khan
Fontur International Inc.
&
Marty Rokos
Planner

All Councillors
Town of Aurora,
Ontario, Canada.

Dear Shery, Marty and Councillors,

It has been brought to the attention of the residents of Aurora that Bell is proposing to erect a Telecommunication Tower at 1360 Bloomington Road.

We strongly oppose this move by the BIG Business to erect this tower as it will be a dangerous Health Hazard to the residents in the area.

With due respect, we would urge you, if you have not already done due diligence, to read and comprehend the report from the International Agency for the Research on Cancer (IARC)
Classified RF radiation as Group 2B-Possibly Carcinogenic together with Asbestos, Tobacco and Benzene.
The long term health cost will far supersede the short term gains the BIG businesses make.

If the planning and development services of the Town gives the permission to Bell to erect the Cell tower, then we do not see any problem in approving Smoking and the use of Asbestos(which again will help BIG companies to Profit !)

We oppose this move and will request you at this time, to intervene on behalf of the residents and do the right thing for the residents of Aurora.

We would expect our elected councillors to carry out their responsibility thinking of the long term effect on the health and well being of their citizens.

Thank you for acting responsibly,

Mohan George
29, Urquhart Court,
Aurora, Ontario.
CANADA L4G 0K5

Shehryar Khan

From: W3661
Sent: December-14-15 2:50 PM
To: bloomington storage; W3661; Marty Rokos Town of Aurora
Subject: RE: Tower Issue - 1360 Bloomington Rd, Aurora, ON - W3661

Hi Ms. Romano,

Thank you very much for attending the open house. This is to confirm receipt of your comments.

You mentioned in your email about the possibility of increasing the height of an existing tower in the area and you have mentioned concerns regarding health and that the negative aesthetic effects will result in a drop of property values.

We feel that due to the context of the area, the proposed location would work well for a telecommunication tower. Nearby you have your storage facility, power lines and Miller aggregates facility. Bell has completed their due diligence and have decided to install a tower in this area based off of customer complaints, demand, trend of data usage, traffic and for co-location purposes. Bell would not invest their money and resources in an area if there were no need. In fact, co-location of an existing tower would be optimal as the construction cost and application process would be eliminated. People at the meeting seemed more open to increasing the height of the tower of the nearby area. That is something that Bell can look further into but it's not completely up to us. There are many factors required, one major factor is if the property owner would be willing to enter into an agreement to build something taller. Also, this limits the possibility for other carriers to co-locate if the increase will only be for Bell. But my question is, is there no concern for property values and health if the existing tower height is increased especially when the existing tower is closer to the residences? How is that option better than building a new tower which will accommodate other carriers and limit the growth of future towers.

The concern on the impact of property values comes up frequently when a new tower is proposed in an area. Many things affect the value of a property including external influences. There are other market factors that exert a strong influence on the price/value of real property. These factors include: strength of market demand, interest rates, employment/unemployment levels, tax levels, utility costs etc. Every year there are tens of thousands of new and amended tower installations. Many are located near residential yet house prices have increased year after year.

I understand many people at the meeting were concerned about health as you are. However, Bell Mobility Inc. does not create the regulations but ensures to follow the regulations created by Health Canada in order to maintain their license. The document Health Canada has produced is called Safety Code 6 which also governs the limits for devices like baby monitors, garage door openers, fm/am radio etc.. Bell is typically less than 1% of Safety Code 6's maximum allowable exposure limits.

Please see the links below produced by Health Canada and Industry Canada that speak more closely about Safety Code 6.

[Health Canada Fact Sheet on Safety Code 6](#)

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct/safety_code_6 fs-code_securite_6_fr-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/radiofreq/index-eng.php>

[Industry Canada's Fact sheet on radio frequency energy and safety code 6](#)

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL INC.
70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

From: bloomington storage
Sent: December-10-15 1:11 PM
To: W3661; Marty Rokos Town of Aurora
Subject: Tower Issue - 1360 Bloomington Rd, Aurora, ON - W3661

Attention: Shehryar Khan
FONTUR International Inc.

We are a family owned and operated self storage facility located just west of the proposed site for the wireless structure at 1360 Bloomington Road in Aurora, in fact it will border our property. We are strongly opposed to the proposed erection of this tower as is the rest of the community. We were approached by Bell a couple of years ago and rejected their offer to put one on our own property as we are very concerned about the detrimental effects this source of electromagnetic radiation will have on the health and well being of our customers and our neighbours. The presence of this structure will also have negative aesthetic effects and will undoubtedly result in a drop of property value to those in close proximity.

We attended the public information session on Monday December 7, 2015, however most of our concerns and questions were unanswered by the Bell representatives. The response was to send an email with these questions and that they would be addressed at a later date. The representatives claimed that the purpose of this tower was to service the community--of which the majority of the community is opposed. Also, the Bell representative mentioned an alternative to building a new tower would be to increase the height of nearby existing tower which should be considered as a viable option.

We are in complete disagreement with this project and we strongly suggest that it be cancelled. As we are the owner of several small businesses in the community and have been Bell customers for decades, we hope that you will consider our requests and that a more suitable location be considered.

Regards,
Nadia Romano
Bloomington Self Storage Inc.



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



May 11, 2016

RE: Bell Mobility Inc. 40 metre Telecommunication tower proposal at 1360 Bloomington Road, Aurora.

Dear Residents,

This information package is in response to the concerns/comments the public provided surrounding the proposed 40m Bell tower at 1360 Bloomington Road, Aurora, ON. The comments received were mainly towards need and health/safety.

Map of owners that attended the public information session on December 11, 2015



Demonstrated Need

The proposed location was carefully selected to address Bells' coverage requirements while meeting the Town of Aurora's requirements. The location of the tower maintains a fair distance from existing residential dwellings. Furthermore, the lattice self-support tower, base and compound would be screened and blend well with the existing powerlines. The distance to the closest residential dwelling is approximately 370 metres from the tower location.



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



Factors considered in the site selection criteria include:

- Land use planning considerations
 - Sharing of existing telecommunication towers or facilities
 - Analyzing existing rooftops or water towers
 - Historic and environmental land use sensitivities
 - Aesthetic and landscaping preferences
 - Maximizing distance from residential and environmental protection
 - Locate sites that would obscure public views
- Interested and willing landlords
- Airport height restrictions
- Site conditions
- Soil type
- Availability of electrical power
- Ground space requirements

Bell's radio frequency team has done some further study on this area after the public open house in December 2015. The primary need for this site is coverage improvement. There is an urban area of over 5 km² here that has poor coverage. It is one of the top 20 longstanding customer complaint areas for Bell's network sharing partner Telus. The coverage is poor even at low frequencies which provide further and deeper coverage than high frequencies. The radio frequency engineers have gone out to do signal testing and found poor coverage in the subdivision southwest of Bloomington and Bayview. The coverage might not be the worst for the residents by Babcock Blvd since they are on slighter higher ground and can thus get coverage from the towers farther away. However, the subdivision southwest of Bloomington and Bayview has a dip in terrain and the poor coverage becomes very noticeable as the farther sites cannot reach there.

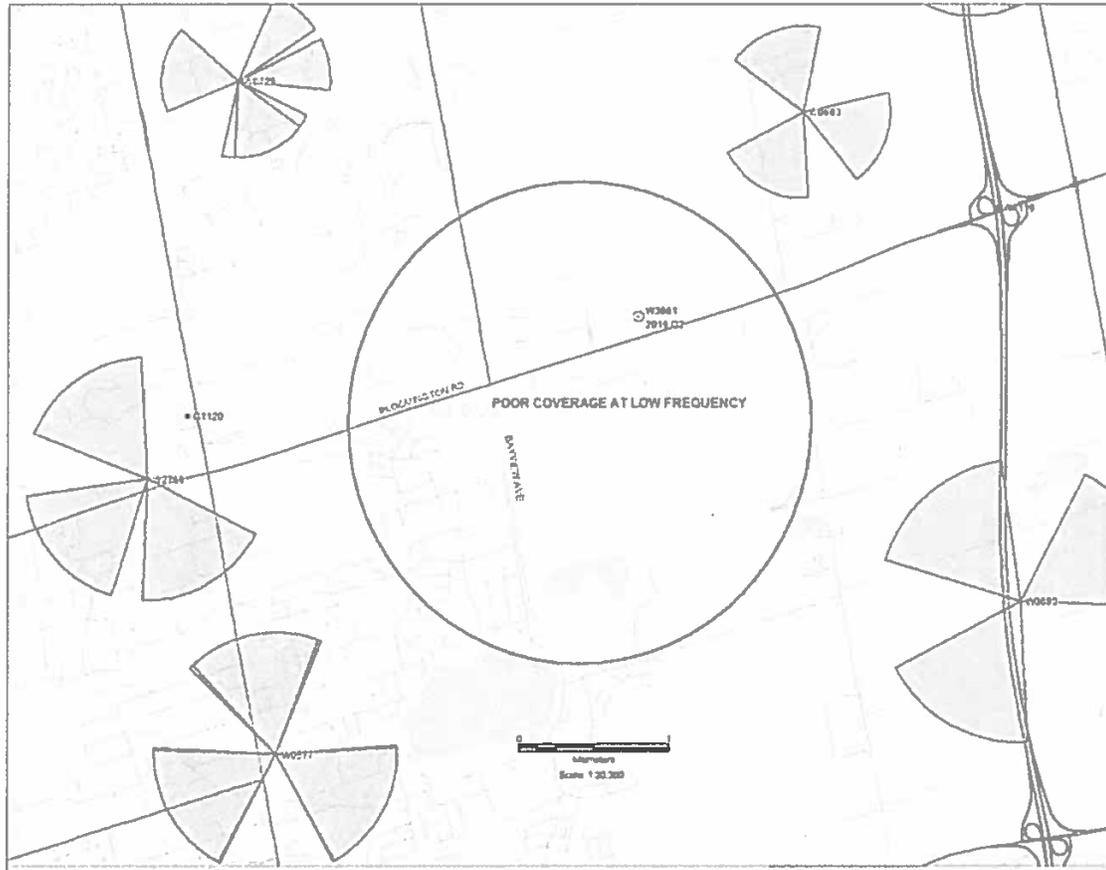
This area has quite low site density for an urban area. This worked fine for our older Second Generation and early Third Generation networks. However, it is not possible to provide adequate Fourth Generation (4G/LTE) service to an urban area with the coverage levels and site density found here. See map below:



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



BLOOMINGTON & BAYVIEW URBAN COVERAGE GAP



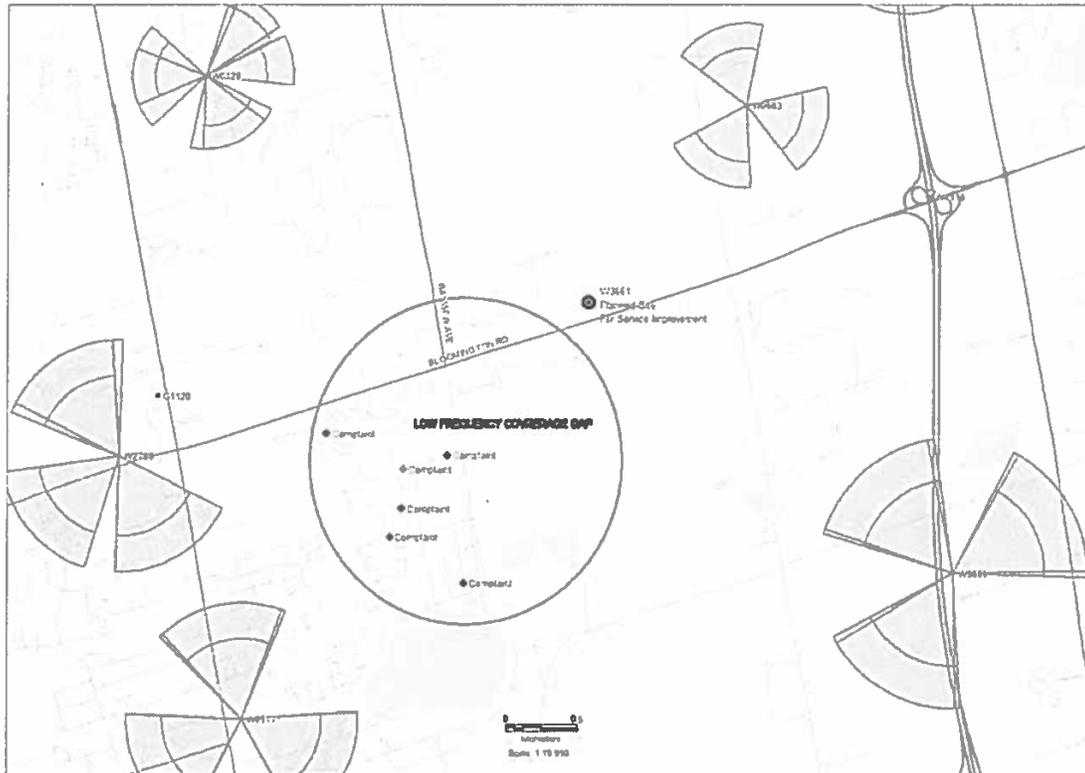
Bell's radio frequency engineers have obtained the latest customer complaints map and have confirmed documented customer complaints in the subdivision south west of Bloomington and Bayview. As you may know, Bell and Telus are network sharing partners. This area is a Telus top customer complaints area that they have been unable to serve for a very long time which has Bell customer complaints as well. Also, the complaints map area match the low frequency coverage gap. See map on next page.



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



BELL CUSTOMER COMPLAINTS MAP – Bloomington & Bayview



An alternative site could not be found due to not meeting one or more of the factors listed previously.

Co-location

Bell, Telus and Rogers all have shown an interest in this area to improve their network for their customers. When a carrier requests to co-locate onto an existing tower, Bell as part of their license is required to let them add equipment. This is to limit the number of towers in an area. Safety Code 6 measurements are cumulative. If a carrier is to co-locate, then all equipment including the additional equipment is calculated in the safety code 6 analyses and must be below the required limit. As the community and Town of Aurora knows, Rogers Communications Inc. is interested in a joint-build with Bell Mobility Inc.



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
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Property Values

Concerns have been received over the reduction in property values should the tower be installed. Bell does not feel there is a correlation between the two. There are other market factors that exert a strong influence on the price/value of real property. These factors include: strength of market demand, interest rates, employment/unemployment levels, tax levels, utility costs etc. Every year there are tens of thousands of new and amended tower installations. Many are located near residential yet house prices have increased year after year.

Health and Safety

Bell understands the community has many questions/concerns regarding health and safety. It is important to know that Bell does not hold the regulation itself and can only follow the guidelines produced by Health Canada and Industry Canada. We are happy to share the information on health and safety using reputable peer-reviewed sources. It is important to note that most studies in this field with concerns are towards cell phone use and not cell towers. Any issues the public has with Safety Code 6 (Health Canada guideline) should be addressed to the Consumer and Clinical Radiation Protection Bureau; you may contact them at ccrpb-ccrpsc@hc-sc-gc.ca. Bell will provide on-going monitoring to assure we are operating below the safety limits and provide a copy to anyone upon request. Industry Canada also conducts audits to ensure compliance.

It is a condition of any broadcaster's licence that it must meet Safety Code 6. If Safety Code 6 changes after the current review, then the service provider must be compliant the very day it is implemented. There is not a grace period or grandfathering clause in the license document. If a broadcaster cannot meet the safety code, then they must shut off the transmitter. In public areas towers are typically 100 times below the limit of Safety Code 6.

Bell Mobility's radiofrequency engineers have conducted a safety code 6 analysis and have calculated that the proposed antennas will be less than 1% of safety code 6 limits in a controlled and uncontrolled environment. Health Canada has stated there will be no adverse health effects provided that the exposure limits set in Safety Code 6 are respected.



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



Conclusion

We believe that Bell Mobility has demonstrated that the proposed wireless telecommunication facility meets the language and intent of Industry Canada's guideline document CPC 2-0-03. In terms of our circulation to the Town, we feel that all technical concerns and requirements received through and after the circulation have been addressed.

We feel that our proposal does not impede on the use and enjoyment of surrounding land uses. There are existing similar structures and facilities in the area that make the location well suited. As mentioned above, the distance of the tower location to the nearest residential dwelling is more than 350 metres and will blend in well with the existing powerlines.

The Town of Aurora has requested Bell to provide the public with 21 days to respond to this notice before sending a final summary report to the Town. Please send your comments by mail, fax, email to the contact below by Monday June 6, 2016.

Shehryar Khan
FONTUR International Inc.
Mail: 70 East Beaver Creek Road, Unit 22
Richmond Hill, L4B 3B2
Fax: 866-234-7873
Email: w3661.bell.info@fonturinternational.com

SUBJECT: Tower Issue –1360 Bloomington Rd, Aurora, ON—W3661

Shehryar Khan

From: Zubin George
Sent: June-01-16 9:02 AM
To: mrokos@aurora.ca; W3661
Cc: 'Huss'
Subject: RE: CELL TOWER - BLOOMINGTON ROAD, Please Read

Dear Mr. Rokos/Mr. Khan,

I am writing to express my DISAPPROVAL of the cell tower to be erected at 1360 Bloomington Road.

As a resident of Aurora, I am VERY CONCERNED about the health hazard that will be imposed on us.

The residents NEVER asked nor requested that this tower be placed into our vicinity.

I am most certain that the telecommunications companies can find another location where there are not many residents and construct the cell tower.

Zubin George
29 Urquhart Court
Aurora, Ontario
L4G 0K5

From: Huss
Sent: Tuesday, May 31, 2016 7:14 AM
To: 'B&N Kraft'; 'Mohan George'
Cc:

Subject: RE: CELL TOWER - BLOOMINGTON ROAD, Please Read

To Mr. Khan:

My family and I, have lived at our current address for almost 20 years. We do not want or need this Tower. Please review the last council meetings minutes on this subject. It seems your corporate organizations are still trying the same old tactics. Most councilors and area residents were NOT in favor of a Tower near our community, for a number of reasons, including since it was NOT required by our community, and was mainly to service other areas, specifically the new subdivisions and residents of Northern Richmond Hill. Town Councilors and residents of our community suggested you place the Tower in Richmond Hill. Please do so, and far away from our subdivision and community. Thank you.

Huss Akbar
57, Offord Crescent

From: B&N Kraft
Sent: Monday, May 30, 2016 8:26 PM
To: Mohan George

Cc:

Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read

To Shehryar Khan;

Our position has not changed since the last time this was attempted to be thrust upon our neighbourhood. In addition to Mr. George's remarks, it is simply inappropriate to locate this tower WITHIN our *estate* residential community, and abutting so close to the Bloomington Storage business who have realistic and serious health concerns about spending 10-12 hours a day underneath such a hazardous transmission device.

The site just south of this is virtually vacant land - about 500 acres or more!! If this is the area that needs to be served, then that is where you can put your tower, not on our front yards.. we are not in need of this service. Locate the tower where the residents are complaining.

With respect to your studies, we have also done studies of our own, and refute every one of your points: property values will be lowered, and the health risk is documented and profound! Do not try to profess otherwise.

Once again, as a group, our residents will oppose this installation vigorously and with every available resource. Spare yourselves the trouble and build elsewhere.

Norbert Kraft
105 Offord Cres.

On 30 May 2016 at 20:57, Mohan George
Dear Mr.Shehryar Khan,

> wrote:

Re: Bell Mobility Inc. 40 meter Telecommunication tower Proposal at 1360 Bloomington Road, Aurora.

We appreciate you sending us the letter on the above Proposal and the concerns of the residents in the area. I am opposed to this PROPOSAL, in caps because this is just a proposal and we do not want it to go any further than that.

Among the factors to be considered in the site selection criteria, there is a point as to *Interested and willing landlords*, we as property owners are not interested in your proposal and will strive to stop it from being implemented.

The very fact that Bell, Telus and Rogers who are competitors in the telecommunications business, are willing to co-locate and share in this proposal, shows that they have no other recourse but to impose this plan on the homeowners.

Regarding the Property Value issue, since when has Bell been in the real estate business to advise the property owners about the market demand and other factors that will adversely effect the property value?

As to the Health and Safety issue, what assurance can be provided that there will not be any adverse effect when 5G/LTE is introduced in the near future? I am sure then the Safety Code 6 will have to be amended.

We also would like to know who owns the property at 1360 Bloomington Road, Aurora and if there are any pre-existing violations on this property or owner and any due diligence has been done on the property or the owner.

As a home owner I strongly oppose this proposal and will strongly oppose the implementation of this proposal.

Thanks,

Mohan George
29 Urquhart Court
Aurora, Ontario
L4G 0K5

On Mon, May 30, 2016 at 7:45 PM, bloomington storage

wrote:

Hello Everyone,

Please read the attached letter that was received by us recently in the mail. Bell and Rogers are once again attempting to erect a tower in our community.

You can send your comments by mail fax or email by **MONDAY JUNE 6, 2016**.

Send comments to:

Shehryar Khan, FONTUR International Inc.

email: w3661.bell.info@fonturinternational.com

fax: [866-234-7873](tel:866-234-7873)

mail: 70 East Beaver Creek Road, Unit 22, Richmond Hill, ON L4B 3B2

SUBJECT: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Please support us in our efforts to stop this, we need to all participate to make our voices heard!

Thank you so much for your time,

Nadia Romano

--
Mohan George

Shehryar Khan

From: Danielle O'Beirne <dobeirn@gmail.com>
Sent: June-02-16 3:22 PM
To: W3661
Cc:

Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read

Mr Khan,

Thank you for your response however I am extremely disappointed in your firm's ability to support you arguments.

I live on Offord Crescent and I continue to be strongly opposed to the cell tower being placed at 1360 Bloomington road.

In regards to your response about to property values:



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



Property Values

Concerns have been received over the reduction in property values should the tower be installed. Bell does not feel there is a correlation between the two. There are other market factors that exert a strong influence on the price/value of real property. These factors include: strength of market demand, interest rates, employment/unemployment levels, tax levels, utility costs etc. Every year there are tens of thousands of new and amended tower installations. Many are located near residential yet house prices have increased year after year.

Where is your research?

Yes, the factors you listed do have a strong influence on property value but so do cell towers. Homes in the area of a cell phone tower will obviously rise in value- this is just a reflection of the overall market. Homes close to cell towers rise with the market but then will be devalued relative to the market due to the proximity of a cell tower.

Research conducted by the National Institute for Science, Law and Public Policy's (1,000 respondents) showed that:

- "The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it."
- **"79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna."**

An extensive case study on The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods found that:

- "Respondents would pay from 10%–19% less to over 20% less for a property if it were in close proximity to a CPBS. "

These are just a few sources which show that if this tower is built, it will devalue our homes. There are many more. I could not find any legitimate sources which show that cell phone towers don't affect property value.

Regards,

Danielle O'Beirne

On Wed, Jun 1, 2016 at 6:33 PM, <
Mr Khan,

wrote:

We live at 19 Ing Court. We are completely opposed to any such development near our estate subdivision. We find it absolutely ridiculous that any organization would try to force install a structure which would clearly reduce the value of our properties and risk the health of those living near the structure.

Less than 1/2 of a mile away on the south side of Blooming side road there is an industrial development with plenty of land. I suggest that you study that location. If you need to make your tower another 10' taller no one will care.

If this proposal persists we will take legal action to block the development.

If for some reason you would like to discuss this issue, I am sure our community would be happy to host a discussion. I would offer my front yard for the meeting.

Paul LaCroix

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Zubin George
Sent: Wednesday, June 1, 2016 9:31 AM
To: mrokos@aurora.ca; w661.bell.info@fonturinternational.com
Cc:

'bloomington storage'; 'Huss';

'B&N Kraft'; 'Mohan George'
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29 Urquhart Court

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email: w3661.bell.info@fonturinternational.com

fax: [866-234-7873](tel:866-234-7873)

mail: 70 East Beaver Creek Road, Unit 22, Richmond Hill, ON L4B 3B2

SUBJECT: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Please support us in our efforts to stop this, we need to all participate to make our voices heard!

Thank you so much for your time,

Nadia Romano

--
Mohan George

--
Danielle O'Beirne
HBA/BHSc 2014
Richard Ivey School of Business

Shehryar Khan

From:
Sent: June-03-16 12:19 PM
To: 'Danielle O'Beirne'; W3661
Cc:

Subject: CELL TOWER - BLOOMINGTON ROAD, Please Read - STRONGLY OPPOSE!

Dear Mr. Rokos/Mr. Khan,

This is in regards to the proposed Bell tower (1360 Bloomington Road) which is proposed close to our house (48 Offord Crescent).

We strongly oppose this tower because it's unacceptable to have it located beside estate properties. It will decrease our property value, it's unsightly and a health risk!

Regards,

Dorothy O'Beirne
48 Offord Crescent
Aurora

CC: Mr. Chris Ballard, MPP Newmarket- Aurora
Mr. Geoff Dawe, Town of Aurora, Mayor
Mr. Lawrence Kuk, Town of Aurora, Planner
Marty Rokos, MCIP, RPP, Planner, Planning & Development Services

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Richmond Hill, ON, L4B 3B2
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Huss Akbar

57, Offord Crescent

From: B&N Kraft
Sent: Monday, May 30, 2016 8:26 PM
To: Mohan George
Cc:

bloomington storage
Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read

To Shehryar Khan;

Our position has not changed since the last time this was attempted to be thrust upon our neighbourhood. In addition to Mr. George's remarks, it is simply inappropriate to locate this tower WITHIN our *estate* residential community, and abutting so close to the Bloomington Storage business who have realistic and serious health concerns about spending 10-12 hours a day underneath such a hazardous transmission device.

The site just south of this is virtually vacant land - about 500 acres or more!! If this is the area that needs to be served, then that is where you can put your tower, not on our front yards.. we are not in need of this service. Locate the tower where the residents are complaining.

With respect to your studies, we have also done studies of our own, and refute every one of your points: property values will be lowered, and the health risk is documented and profound! Do not try to profess otherwise.

Once again, as a group, our residents will oppose this installation vigorously and with every available resource. Spare yourselves the trouble and build elsewhere.

Norbert Kraft

105 Offord Cres.

On 30 May 2016 at 20:57, Mohan George wrote:

Dear Mr. Shehryar Khan,

Re: Bell Mobility Inc. 40 meter Telecommunication tower Proposal at 1360 Bloomington Road, Aurora.

We appreciate you sending us the letter on the above Proposal and the concerns of the residents in the area.

I am opposed to this PROPOSAL, in caps because this is just a proposal and we do not want it to go any further than that.

Among the factors to be considered in the site selection criteria, there is a point as to *Interested and willing landlords*, we as property owners are not interested in your proposal and will strive to stop it from being implemented.

The very fact that Bell, Telus and Rogers who are competitors in the telecommunications business, are willing to co-locate and share in this proposal, shows that they have no other recourse but to impose this plan on the homeowners.

Regarding the Property Value issue, since when has Bell been in the real estate business to advise the property owners about the market demand and other factors that will adversely effect the property value?

As to the Health and Safety issue, what assurance can be provided that there will not be any adverse effect when 5G/LTE is introduced in the near future? I am sure then the Safety Code 6 will have to be amended.

We also would like to know who owns the property at 1360 Bloomington Road, Aurora and if there are any pre-existing violations on this property or owner and any due diligence has been done on the property or the owner.

As a home owner I strongly oppose this proposal and will strongly oppose the implementation of this proposal.

Thanks,

Mohan George

29 Urquhart Court

Aurora, Ontario

L4G 0K5

On Mon, May 30, 2016 at 7:45 PM, bloomington storage

wrote:

Hello Everyone,

Please read the attached letter that was received by us recently in the mail. Bell and Rogers are once again attempting to erect a tower in our community.

You can send your comments by mail fax or email by **MONDAY JUNE 6, 2016**.

Send comments to:

Shehryar Khan, FONTUR International Inc.

email: w3661.bell.info@fonturinternational.com

fax: [866-234-7873](tel:866-234-7873)

mail: 70 East Beaver Creek Road, Unit 22, Richmond Hill, ON L4B 3B2

SUBJECT: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Please support us in our efforts to stop this, we need to all participate to make our voices heard!

Thank you so much for your time,

Nadia Romano

--

Mohan George

--

Danielle O'Beirne
HBA/BHSc 2014
Richard Ivey School of Business

Shehryar Khan

From: susan <susanpgeorge@hotmail.com>
Sent: June-04-16 5:49 PM
To: W3661
Cc: Zubin George; mrokos@aurora.ca; w661.bell.info@fonturinternational.com;

Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read - STRONGLY OPPOSE!

Dear Mr. Khan,

This is the second time within a year that Bell is bothering our community with the proposal to build a Telecommunication Tower in our neighbourhood.

None of the radio frequency studies so far conducted have conclusive evidence that it is 100% safe, so there is no point in arguing about it.

If Bell has to provide service to the customers in Richmond Hill, build a tower in Richmond Hill two miles away from our vicinity. Our community STRONGLY OPPOSE this proposal.

Don't impose this hazard on us which will affect our health and wealth.

Regards,

Susan George

29 Urquhart Court

Aurora.

From:
Sent: June 3, 2016 12:19 PM
To: 'Danielle O'Beirne'; w3661.bell.info@fonturinternational.com
Cc: '

Subject: CELL TOWER - BLOOMINGTON ROAD, Please Read - STRONGLY OPPOSE!

Dear Mr. Rokos/Mr. Khan,

This is in regards to the proposed Bell tower (1360 Bloomington Road) which is proposed close to our house (48 Offord Crescent).

We strongly oppose this tower because it's unacceptable to have it located beside estate properties.

It will decrease our property value, it's unsightly and a health risk!

Regards,

Dorothy O'Beirne
48 Offord Crescent

Aurora

CC: Mr. Chris Ballard, MPP Newmarket- Aurora
Mr. Geoff Dawe, Town of Aurora, Mayor
Mr. Lawrence Kuk, Town of Aurora, Planner
Marty Rokos, MCIP, RPP, Planner, Planning & Development Services

From: Danielle O'Beime
Sent: June-02-16 3:22 PM
To: w3661.bell.info@fonturinternational.com
Cc:

Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read

Mr Khan,

Thank you for your response however I am extremely disappointed in your firm's ability to support you arguments.

I live on Offord Crescent and I continue to be strongly opposed to the cell tower being placed at 1360 Bloomington road.

In regards to your response about to property values:



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



Property Values

Concerns have been received over the reduction in property values should the tower be installed. Bell does not feel there is a correlation between the two. There are other market factors that exert a strong influence on the price/value of real property. These factors include: strength of market demand, interest rates, employment/unemployment levels, tax levels, utility costs etc. Every year there are tens of thousands of new and amended tower installations. Many are located near residential yet house prices have increased year after year.

Where is your research?

Yes, the factors you listed do have a strong influence on property value but so do cell towers. Homes in the area of a cell phone tower will obviously rise in value- this is just a reflection of the overall market. Homes close to cell towers rise with the market but then will be devalued relative to the market due to the proximity of a cell tower.

Research conducted by the National Institute for Science, Law and Public Policy's (1,000 respondents) showed that:

- "The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it."
- **"79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna."**

An extensive case study on The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods found that:

- **"Respondents would pay from 10%–19% less to over 20% less for a property if it were in close proximity to a CPBS. "**

These are just a few sources which show that if this tower is built, it will devalue our homes. There are many more. I could not find any legitimate sources which show that cell phone towers don't affect property value.

Regards,

Danielle O'Beirne

On Wed, Jun 1, 2016 at 6:33 PM,
Mr Khan,

wrote:

We live at 19 Ing Court. We are completely opposed to any such development near our estate subdivision. We find it absolutely ridiculous that any organization would try to force install a structure which would clearly reduce the value of our properties and risk the health of those living near the structure.

Less than 1/2 of a mile away on the south side of Blooming side road there is an industrial development with plenty of land. I suggest that you study that location. If you need to make your tower another 10' taller no one will care.

If this proposal persists we will take legal action to block the development.

If for some reason you would like to discuss this issue, I am sure our community would be happy to host a discussion. I would offer my front yard for the meeting.

Paul LaCroix

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Zubin George
Sent: Wednesday, June 1, 2016 9:31 AM
To: mrokos@aurora.ca; w661.bell.info@fonturinternational.com
Cc:

'B&N Kraft'; 'Mohan George'

Subject: RE: CELL TOWER - BLOOMINGTON ROAD, Please Read

Dear Mr. Rokos/Mr. Khan,

I am writing to express my DISAPPROVAL of the cell tower to be erected at 1360 Bloomington Road.

As a resident of Aurora, I am VERY CONCERNED about the health hazard that will be imposed on us.

The residents NEVER asked nor requested that this tower be placed into our vicinity.

I am most certain that the telecommunications companies can find another location where there are not many residents and construct the cell tower.

Zubin George
29 Urquhart Court
Aurora, Ontario
L4G 0K5

From: Huss [mailto:
Sent: Tuesday, May 31, 2016 7:14 AM
To: 'B&N Kraft'; 'Mohan George'
Cc:

Subject: RE: CELL TOWER - BLOOMINGTON ROAD, Please Read

To Mr. Khan:

My family and I, have lived at our current address for almost 20 years. We do not want or need this Tower. Please review the last council meetings minutes on this subject. It seems your corporate organizations are still trying the same old tactics. Most councilors and area residents were NOT in favor of a Tower near our community, for a number of reasons, including since it was NOT required by our community, and was mainly to service other areas, specifically the new subdivisions and residents of Northern Richmond Hill. Town Councilors and residents of our community suggested you place the Tower in Richmond Hill. Please do so, and far away from our subdivision and community. Thank you.

Huss Akbar
57, Offord Crescent

From: B&N Kraft
Sent: Monday, May 30, 2016 8:26 PM
To: Mohan George
Cc:

Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read

To Shehryar Khan;

Our position has not changed since the last time this was attempted to be thrust upon our neighbourhood. In addition to Mr. George's remarks, it is simply inappropriate to locate this tower WITHIN our *estate* residential community, and abutting so close to the Bloomington Storage business who have realistic and serious health concerns about spending 10-12 hours a day underneath such a hazardous transmission device.

The site just south of this is virtually vacant land - about 500 acres or more!! If this is the area that needs to be served, then that is where you can put your tower, not on our front yards.. we are not in need of this service. Locate the tower where the residents are complaining.

With respect to your studies, we have also done studies of our own, and refute every one of your points: property values will be lowered, and the health risk is documented and profound! Do not try to profess otherwise.

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Norbert Kraft
105 Offord Cres.

On 30 May 2016 at 20:57, Mohan George wrote:
Dear Mr. Shehryar Khan,

Re: Bell Mobility Inc. 40 meter Telecommunication tower Proposal at 1360 Bloomington Road, Aurora.
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The very fact that Bell, Telus and Rogers who are competitors in the telecommunications business, are willing to co-locate and share in this proposal, shows that they have no other recourse but to impose this plan on the homeowners.

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As a home owner I strongly oppose this proposal and will strongly oppose the implementation of this proposal.

Thanks,
Mohan George
29 Urquhart Court
Aurora, Ontario
L4G 0K5

On Mon, May 30, 2016 at 7:45 PM, bloomington storage wrote:
Hello Everyone,

Please read the attached letter that was received by us recently in the mail. Bell and Rogers are once again attempting to erect a tower in our community.

You can send your comments by mail fax or email by **MONDAY JUNE 6, 2016.**

Send comments to:

Shehryar Khan, FONTUR International Inc.

email: w3661.bell.info@fonturinternational.com

fax: [866-234-7873](tel:866-234-7873)

mail: 70 East Beaver Creek Road, Unit 22, Richmond Hill, ON L4B 3B2

SUBJECT: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Please support us in our efforts to stop this, we need to all participate to make our voices heard!

Thank you so much for your time,

Nadia Romano

--

Mohan George

--

Danielle O'Beirne

HBA/BHSc 2014

Richard Ivey School of Business

Shehryar Khan

From: Michael O'Beirne
Sent: June-05-16 6:07 PM
To: W3661
Cc: mayor@aurora.ca
Subject: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Shehryar Khan, FONTUR International Inc.

email: w3661.bell.info@fonturinternational.com

fax: [866-234-7873](tel:866-234-7873)

Dear Shehryra Khan,

No doubt you always hear that people don't want a cell tower in close proximity to their property. I won't repeat all the health and property value concerns that have been previously voiced. I simply ask the question as to why the tower proposal is to site the tower in Aurora when your documents show that the tower is required due to the population growth in Richmond Hill South of Bloomington Road.

Previously the town council of Aurora asked Rogers to find a site in Richmond Hill when it became obvious that this is to service residents in Richmond hill. Richmond Hill has opted for fairly high density housing south of Bloomington so of course this will require new service infrastructure. Asking Aurora residents in an estate subdivision to pay for the required Richmond Hill infrastructure is patently unfair. (payment in terms of property value, health, encumbrance of our neighbourhood site lines)

Rogers would have hosted Bell on their tower. Now Bell is proposing the same tower that was previously rejected when proposed by Rogers. (actually, it's worse as the Rogers tower was a monopole) I'm sure the intent of sharing towers was not so every cell company could take turns proposing the same rejected site.

Please find a site in Richmond Hill to service your Richmond Hill users.

Regards,

Michael O'Beirne
48 Offord Cr
Aurora, ON

Shehryar Khan

From: bloomington storage
Sent: June-06-16 10:30 AM
To: W3661
Subject: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Mr. Khan,

We are a family owned and operated self storage facility located just west of the proposed site for the wireless structure at 1360 Bloomington Road in Aurora, in fact it will border our property. We have operated our business for the last 30 years in Aurora and spend hundreds of thousands of dollars in taxes every year so we expect the town's support in this matter once again. We are strongly opposed to the proposed erection of this tower as is the rest of the community.

We are very concerned about the detrimental effects this will have on the health and well being of our customers and our neighbours. Given the close proximity to our rental office, this puts are employees and customers at ground zero being exposed to high levels of electromagnetic radiation. Furthermore, the presence of this structure will undoubtedly result in a drop of property value to those in close proximity.

We attended the Bell public information session on Monday December 7, 2015, however most of our concerns and questions were unanswered by the Bell representatives. The response was to send an email with these questions and that they would be addressed at a later date. The representatives claimed that the purpose of this tower was to service the community--of which the majority of the community is strongly opposed.

The community was strongly opposed to having a tower in our vicinity just a few months ago and the Town of Aurora supported us. There is no need to go through the whole process all over again.

Regards,
Nadia Romano Lewis
Bloomington Self Storage Inc.

Shehryar Khan

From: Azam Khan
Sent: June-07-16 12:05 AM
To: W3661
Cc:

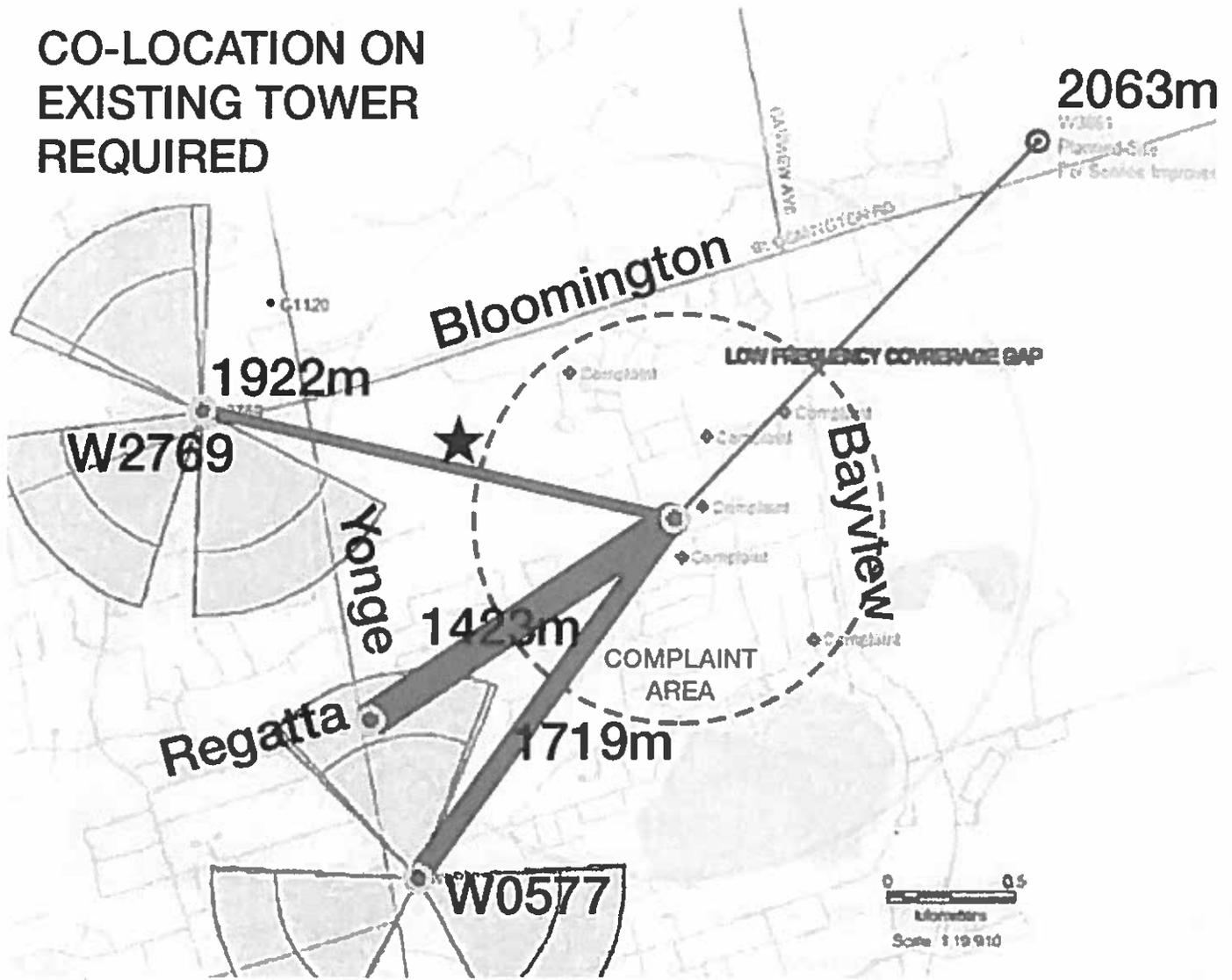
Subject: CELL TOWER - OPPOSED DUE TO LACK OF CO-LOCATION / PROXIMITY TO ALTERNATE LOCATIONS
Attachments: Image0001.PDF

Dear Shehryar Khan,

With regard to your attached proposal, you have not met the requirements of the FCM Section 6.1 requiring CO-LOCATION, nor have you proposed ANY potential alternative locations as stated in Section 5.2. Furthermore, I feel you have made three misleading indications in your diagrams provided in the proposal.

- 1) In circling the "Complaint Area" you placed the centroid of the region entirely outside the area of any complaints. The only purpose in doing so is to mislead the reader to believe there is a need for coverage in half of the circled region which is completely uninhabited. See my corrected diagram below which more accurately places the center of the complaint area, enclosing the 6 complaint locations.
- 2) You omitted the significant cell antennae site at Yonge and Regatta (on the Oak Ridges Medical Center). Why was this omitted? In fact, this "potential alternative location" is a full 640m closer to the complaint area than the location you have proposed!
- 3) You omitted the Coons Road water tower as a potential alternate location. Why was this omitted? This location is at least 100m closer even than W2769.

CO-LOCATION ON EXISTING TOWER REQUIRED



As you can see in the figure provided, there are at least 2 locations in Richmond Hill to support the 6 complaining customers in Richmond Hill. Including the Coons Road water tower, there are 3 viable locations in Richmond Hill that are ALL closer to the issue than the Aurora locations. Both the Aurora locations (the W2769 water tower location and the proposed location) are hundreds of meters (500m and 640m) further away from the complaint area. Furthermore, as another new Richmond Hill development will fill in the current vacant land in the south east corner of Yonge and Bloomington, the centroid of any complaint region will only move further away from the proposed location AND closer to the existing towers.

In summary, to meet the FCM requirements of pre-consultation with the community, we would like to see full transparency from you in disclosing the exact reason why these more beneficial sites are not being considered by you. Furthermore, there seems to be NO reason at all not to CO-LOCATE with W0577, W2769 or the Yonge/Regatta location (or the other omission: the Coons road water tower located between W2769 and the Yonge/Regatta location).

Thanks,
Azam

Azam Khan, Ph.D.
Director, Complex Systems Research
www.autodeskresearch.com/azam
Autodesk Research

**Council Meeting Agenda
Tuesday, October 25, 2016**

**Item 4
Page 91 of 96**

Founder, Parametric Human Project
www.parametrichuman.org

210 King Street East, Suite 500
Toronto, Ontario M5A 1J7
Canada

Direct 416-874-8231
Mobile 416-706-6538
Fax 416-369-6150



Shehryar Khan

From:
Sent: June-07-16 12:49 AM
To: W3661
Cc: mrokos@aurora.ca; allcounsellors@aurora.ca
Subject: RE: Bell Mobility Inc. 40 metre Telecommunication Tower Proposal at 1360 Bloomington Rd., Aurora

By this email, my wife and I wish to respond to the above-noted proposal being made by Bell Mobility and Fontur International.

We are the homeowners of 25 Urquhart Court in Aurora, and we are therefore residents of the Babcock community. We are writing to respond to the latest request, this time by Bell Mobility, to erect a Tower nearby, at 1360 Bloomington Road., and to express our opposition and concern with such proposal.

Our neighbourhood of homes are situated closest to where Bell Mobility proposes to erect its Tower. In fact, with the eastern-most homes off of Babcock only a few hundred metres away from the proposed site, no other residential neighbourhood is even comparatively close.

We are an estate-home community, and many of our homes are relatively new. Like my wife and I, many of the properties have been custom-built by its owners who continue to own and reside here. As can be seen from a drive through our neighbourhood, we along with our neighbours have invested a great amount of our time and resources/savings for the construction and upgrade of our homes. We have chosen to invest in this neighborhood over others as it is one of Aurora's estate communities and we wanted a higher standard of home. As such, I am sure I speak for all the neighbours when I say that upholding the value of our homes is of utmost importance to us.

Bell/Fontur's proposal is particularly concerning because of the very apparent impact and effect its erection will no doubt have on the market value of our homes and surrounding area, as well as its negative aesthetic effects of a residential community. What is just as bothersome is how us residents have had to now repeatedly lobby against this and prior tower proposals at this very same location, before the Town of Aurora. Why are the homeowners made to repeatedly have to confront such proposals when time and time again we have fought before counsel to deny them??

My wife and I have recently consulted with more than one local area real estate agent and we submit that contrary to the vague and one-sided comments included in Fontur's proposal, regarding market value effects, no doubt the erection of such tower will have a negative impact on our property values. The property values of our homes are particularly sensitive to surrounding area factors because of the type of market they fall in, and the category of purchasers who purchase our type of homes. For these reasons, we submit that the erection of such a tower near our neighbourhood stands a stronger chance of negatively impacting market values than the erection of such a tower near a regular subdivision.

The Towns of Aurora and Richmond Hill have already permitted such negatively impacting properties as the Miller Waste site, Carconi's auto wreckers, waste disposal and other properties of the like to encircle our very nicely developed homes. The erection of such tower would be yet another permitted impediment to our community development, which would surely negatively impact us, and frankly, continuing to permit such development around our homes rather than others is quite unfair.

As Bell/Fontur's proposal itself states, the primary beneficiaries of such tower would be the homeowners on the south side of Bloomington Road, on the Richmond Hill side, and with respect, I cannot understand how it would be equitable that this target audience will stand to enjoy all of the benefits of such a tower, while our small concentration of estate residences would have to alone bear the potential negative drawbacks.

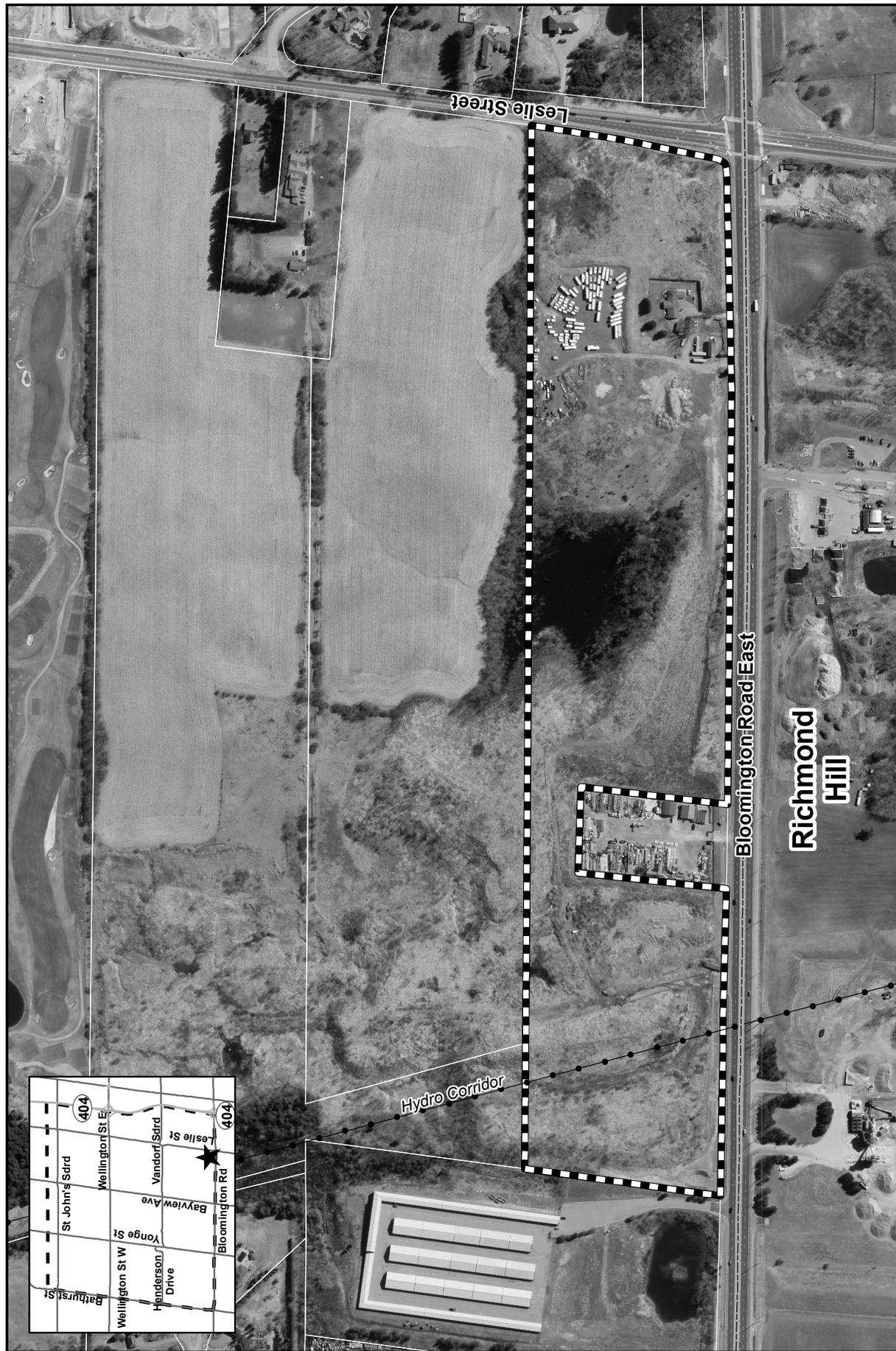
The negative impact to our neighbourhood would also be caused by the aesthetically displeasing effect of the tower, not to mention its potential health hazards to the community, which we as the adjacent community should deserve to review and properly examine before such a major structure is erected next to us.

For the foregoing reasons, we strongly urge Bell/Fontur to withdraw this proposal, and for the Town of Aurora (and other relevant public authorities) to reject same, for the future benefit of our residential community.

We furthermore ask to be notified of any future developments and discussions on this matter.

Respectively submitted,

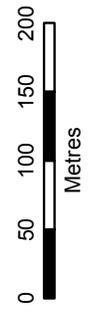
Corrado and Lucia Artale
Owners,
25 Urquhart Court
Aurora ON L4G 0K5

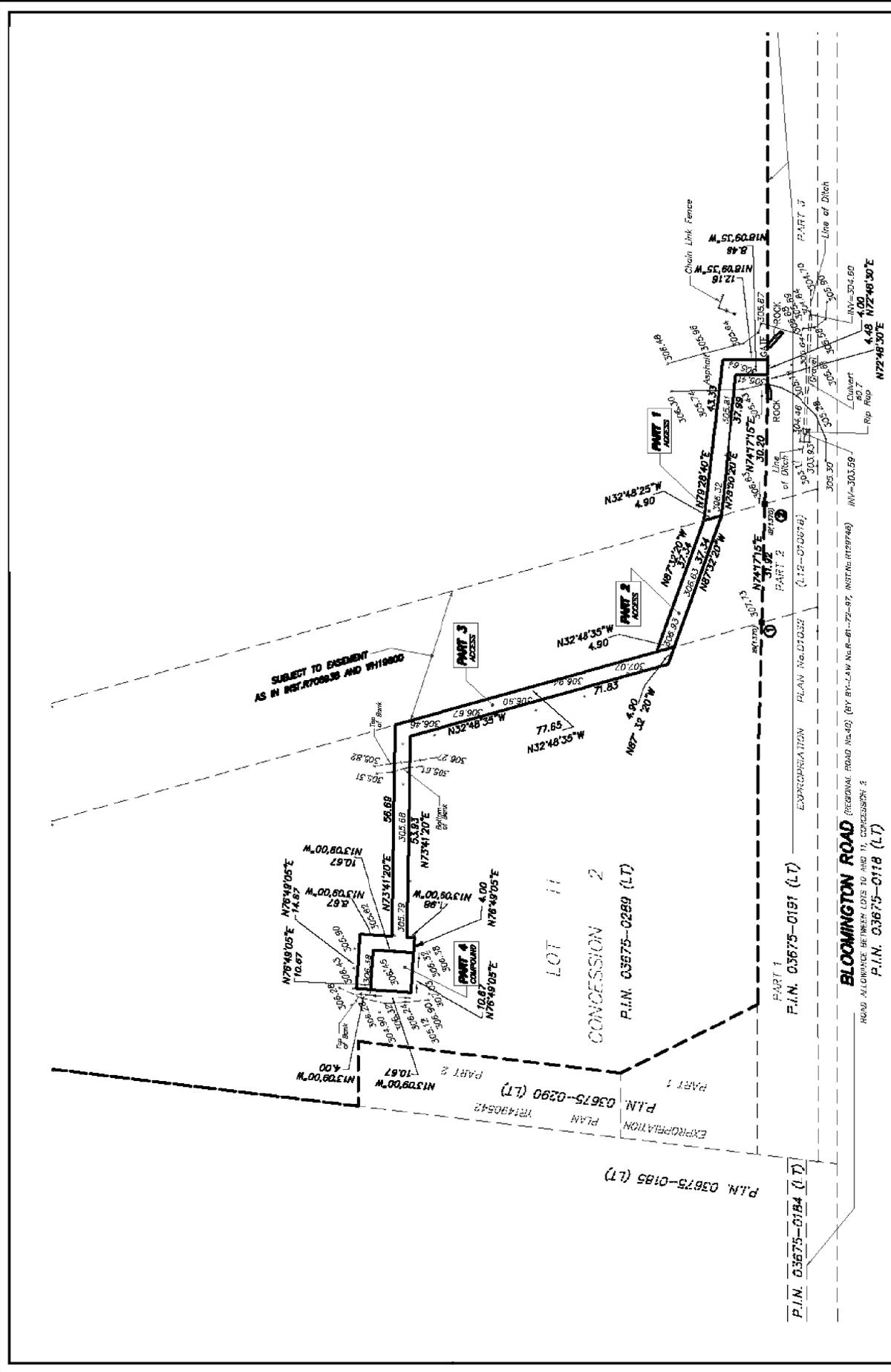


LOCATION MAP
 APPLICANT: Gaetano DiBlasi
 FILES: SP(T)-2014-02
FIGURE 1



SUBJECT LANDS

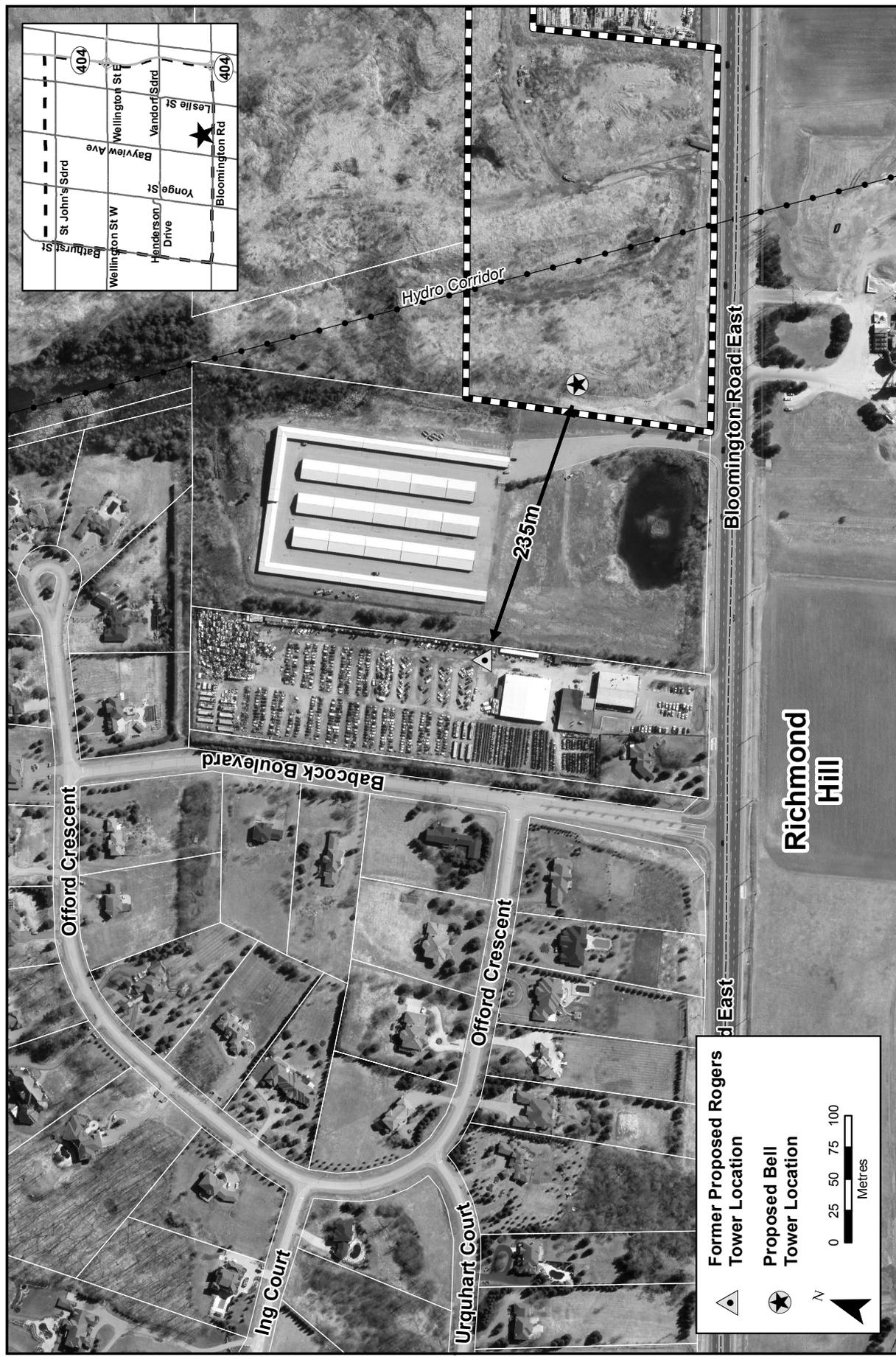




SURVEY OF THE PROPOSED LOCATION

APPLICANT: Gaetano DiBiasi
 FILES: SP(T)-2014-02
FIGURE 2





Proposed Bell Tower and Former Proposed Rogers Tower

APPLICANT: Gaetano DiBlasi
 FILES: SP(T)-2014-02

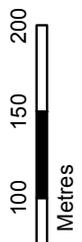


FIGURE 3

Map created by the Town of Aurora Planning & Building Services Department, September 16, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



**Motion for Which Notice Has
Been Given** (October 18, 2016)

Councillor John Abel

Date: October 25, 2016

To: Mayor and Members of Council

From: Councillor Abel

Re: **Construction of Planned Secondary School in Official Plan**

Whereas The Town of Aurora has an Official Plan, approved by York Region and in conformity with the Province of Ontario; and

Whereas the Official Plan for the Town of Aurora complies with sound planning principles, to guide development of major new neighbourhoods, known in Aurora as the Bayview - Wellington Centre Planning Area, and the 2B and 2C Planning Area; and

Whereas these neighbourhoods on either side of Bayview Avenue are complete and home to 13,000 residents; and

Whereas the 2C community is nearing completion and will be home to another 9,000 residents for a total of 22,000 residents; and

Whereas there is a York Region District School Board (YRDSB) Secondary School indicated in the Town's Official Plan, on Bayview Avenue at Borealis Avenue, to serve these residents, and the land is still undeveloped and vacant for the past 15 years; and

Whereas the residents of this catchment area have been told that they will have their Secondary School enrollment needs met at Dr. G. W. Williams Secondary School; and

Whereas this does not meet the needs of the residents, nor does it comply with our Official Plan, nor does this type of commute conform with the orderly function of the Town, that the students must commute an average of 6 km to school, through the already congested GO Transit Station area; and

Motion for Which Notice Has Been Given
Re: Construction of Planned Secondary School in Official Plan
October 25, 2016

Page 2 of 2

Whereas the residents of this catchment area are approaching 60% of the student body at Dr. G. W. Williams Secondary School, and it will only increase as this area grows and ages; and

Whereas there are further enrollment issues that reduce specialized programs, extracurricular activities, and the number of specialized teachers and staff; and

Whereas 20% of a resident's annual Property Tax, which is collected and then paid by the Municipality to the treasury of the YRDSB; and

Whereas, if the YRDSB property was sold to development, this would further add to the catchment area population and increase the YRDSB Treasury with little to show for the residents' needs; and

Whereas the residents could simply walk to the Secondary School as planned; and

Whereas, if the YRDSB has funding challenges, they could collaborate with the Municipality, York Region, the Ministry of Education, and the Province, to engage with expediency to arrive at a solution;

1. Now Therefore Let It Be Hereby Resolved That Council supports the Official Plan and the construction of the planned YRDSB Secondary School, on the property purchased by the YRDSB, to serve the needs of the catchment area; and
2. Be It Further Resolved That a copy of the Council resolution be forwarded to the Ministry of Education, MPP Chris Ballard, and York Region; and
3. Be It Further Resolved That dialogue/collaboration take place beginning in the last quarter of 2016, between the Town of Aurora and the YRDSB, and that invitations be extended to MPP Chris Ballard, York Region, and other interested partners to arrive at a solution.

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5911-16

**BEING A BY-LAW to exempt Lots 195, 196,
197, 198, 199, 200, 201, 202 and 212 and
Block 215 on Plan 65M-4462 from Part-Lot
Control (Paradise Homes Leslie Inc.)**

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

AND WHEREAS the Council of The Corporation of the Town of Aurora deems it necessary and expedient to enact a by-law to exempt Lots 195, 196, 197, 198, 199, 200, 201, 202 and 212 and Block 215 on Plan 65M-4462 from those provisions of the Act dealing with part-lot control;

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

1. THAT subsection 50(5) of the Act shall not apply to the following lands, all situated in the Town of Aurora, Regional Municipality of York:

Lots 195, 196, 197, 198, 199, 200, 201, 202 and 212 and Block 215 on Plan 65M-4462.
2. THAT a copy of this By-law shall be registered in the appropriate Land Registry Office on title to the lands set out herein.
3. THAT this By-law shall come into full force and effect upon final passage hereof, shall remain in force and effect for a period of two (2) years from the date of its passing, and shall expire on the 25th day of October, 2018.

READ A FIRST AND SECOND TIME THIS 25th DAY OF OCTOBER, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 25th DAY OF OCTOBER, 2016.

*Approved as to Form
By Legal Services*
Signature: 
Date: Oct 20/16

GEOFFREY DAWE, MAYOR

LISA LYONS, TOWN CLERK

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5912-16

**BEING A BY-LAW to exempt Blocks 222, 224
and 225 on Plan 65M-4462 from Part-Lot
Control (TACC Developments (Aurora) Inc.).**

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

AND WHEREAS the Council of The Corporation of the Town of Aurora deems it necessary and expedient to enact a by-law to exempt Blocks 222, 224 and 225 on Plan 65M-4462 from those provisions of the Act dealing with part-lot control;

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

1. THAT subsection 50(5) of the Act shall not apply to the following lands, all situated in the Town of Aurora, Regional Municipality of York:

Blocks 222, 224 and 225 on Plan 65M-4462.
2. THAT a copy of this By-law shall be registered in the appropriate Land Registry Office on title to the lands set out herein.
3. THAT this By-law shall come into full force and effect upon final passage hereof, shall remain in force and effect for a period of two (2) years from the date of its passing, and shall expire on the 25th day of October, 2018.

READ A FIRST AND SECOND TIME THIS 25th DAY OF OCTOBER, 2016.

READ A THIRD TIME AND FINALLY PASSED THIS 25th DAY OF OCTOBER, 2016.

*Approved as to Form
By Legal Services*

Signature: 
Date: Oct 20/16

GEOFFREY DAWE, MAYOR

LISA LYONS, TOWN CLERK

The Corporation of The Town of Aurora

By-law Number 5915-16

**Being a By-law to Confirm Actions by Council
Resulting from a Council Meeting
on October 25, 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 October 25, 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 25th day of October, 2016.

Read a third time and finally passed this 25th day of October, 2016.

Geoffrey Dawe, Mayor

Lisa Lyons, Town Clerk