



Town of Aurora Additional Items to General Committee Meeting Agenda

Tuesday, December 6, 2016
7 p.m.
Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Item 15 – PRCS16-048 – Award of Tender PRS 2016-59 Construction of Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park**
- **Item 16 – PBS16-091 – Applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment, Leslie – Wellington Developments Inc., 1289 Wellington Street East, Part of Block 13 and Part of Block 2, Plan 65M-3436, File Numbers: SUB-2016-01, OPA-2016-01 and ZBA-2016-03**
- **Item 17 – Parks and Recreation Advisory Committee Meeting Minutes of November 17, 2016**
- **Item 18 – Trails and Active Transportation Committee Meeting Minutes of November 18, 2016**
- **Item 19 – Environmental Advisory Committee Meeting Minutes of November 24, 2016**
- **Item 20 – Correspondence from Association of Municipalities of Ontario, dated December 1, 2016
Re: Federal Infrastructure Phase 2 Incrementality Resolution**
- **Notice of Motion (a) Councillor Abel; Re: Library Square**
- **Notice of Motion (b) Councillor Abel; Re: Downtown Revitalization Plan**



**Town of Aurora
General Committee
Meeting Agenda (Revised)**

Tuesday, December 6, 2016
7 p.m.
Council Chambers

Councillor Thompson in the Chair

- 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. Determination of Items Requiring Separate Discussion**
- 4. Adoption of Items Not Requiring Separate Discussion**
- 5. Delegations**
 - (a) Denis Van Decker, Resident**

Re: Recommended Improvements to Aurora By-law Department
- 6. Presentations by the Advisory Committee Chair**

7. Consideration of Items Requiring Separate Discussion

8. Notices of Motion

(a) Councillor Abel

Re: Library Square

(Added Item)

(b) Councillor Abel

Re: Downtown Revitalization Plan

(Added Item)

9. New Business/General Information

10. Closed Session

11. Adjournment

Agenda Items

1. CAO16-007 – Update on Collaborative Municipal Initiatives of the Six Northern Municipalities of York Region

Recommended:

1. That Report No. CAO16-007 be received for information.

2. IES16-088 – Award of Recycling and Garbage Collection Contract for Northern Six Partnership

Recommended:

1. That Report No. IES16-088 be received; and
2. That Tender CRP2016-0210 for the collection of recycling and garbage materials be awarded to Green For Life Environmental Inc. for a period of eight (8) years starting January 1, 2018; and
3. That the Mayor and Town Clerk, in concert with the other five (5) municipalities of the Northern Six Municipalities of York Region, be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same; and
4. That the 2018 contract award value be \$2,290,000 excluding taxes for Aurora's waste collection cost; and
5. That annual increases be based on the cost escalation protocol established in the tender documents based on established inflationary benchmarks; and
6. That the Director of Infrastructure and Environmental Services be authorized to renew Tender CRP2016-0210 for an additional two (2), one (1) year optional years, pending an annual analysis and satisfactory performance review, for a total contract duration of up to ten (10) years; and
7. That the Director of Infrastructure and Environmental Services be authorized to approve additional expenditures within the scope of the contract to an

amount up to the approved annual operating budget for these services over the term of the contract.

3. CS16-014 – Governance Review Ad Hoc Committee Terms of Reference

Recommended:

1. That Report No. CS16-014 be received; and
2. That the Terms of Reference for the Governance Review Ad Hoc Committee, Attachment 2 to this report, be approved; and
3. That staff be directed to commence recruitment.

4. FS16-037 – 2017 Interim Property Tax Levy

Recommended:

1. That Report No. FS16-037 be received; and
2. That a by-law be adopted to authorize the levying of 2017 Interim Property Taxes on all rateable properties and to establish installment due dates.

5. FS16-038 – 2016 Surplus Control By-law

Recommended:

1. That Report No. FS16-038 be received; and
2. That a by-law be adopted to authorize the Treasurer and the Chief Administrative Officer to make any necessary year-end financial adjustments and to allocate any 2016 Operating Fund surplus in the following order of priority:
 - i. That any unspent funds from various reserve funds allocated in the 2016 Budget for specific expenditures be returned to the respective original reserve fund sources from which they came; and
 - ii. That any net Building Permit revenue surplus/deficit be allocated to/funded from the Building Permit Fees Reserve; and

- iii. That the remainder of any surplus be allocated to budget carry-forward items, being Council approved special projects or initiatives funded in the Operating Fund in the subject year, but not started by year end; and
- iv. That up to a maximum of \$389,600.00 of any then remaining surplus be allocated to the Tax Rate Stabilization Reserve Fund to assist with the stabilization of tax rates in future years which may be subject to fluctuations due to significant changes in service levels or municipal costs, or changes in expected revenues; and
- v. That the remainder of any surplus be allocated proportionately to the tax rate funded Repair & Replacement reserves; and

Or, alternatively, in the event of a year-end operating deficit, that adjustments i. and ii. above are authorized, with the remaining net shortfall being funded from the Tax Rate Stabilization reserve; and

3. That the provisions made within By-law 5928-16 be adopted to authorize the Treasurer and the Chief Administrative Officer to allocate any 2016 surplus or alternatively fund any deficit in the Water, Wastewater, or Stormwater budgets to or from the appropriate related reserve accounts; and
4. That the adjustments authorized herein are to occur with an effective date of December 31, 2016, and which may be made prior to or after December 31, 2016; and
5. That the Treasurer and Chief Administrative Officer report to Council through General Committee after the year-end surplus/deficit control adjustments and allocations have been performed.

6. IES16-089 – Purchase Order Increase for HVAC Services

Recommended:

1. That Report No. IES16-089 be received; and
2. That the Contract for Carmichael Engineering Ltd, and Dunlis Mechanical Services as established through RFP IES 2015-35 be extended to the 2017 option year; and

3. That Purchase Order No. 713 in favour of Carmichael Engineering Ltd. be increased by \$170,000 from the amount of \$125,000 to \$295,000, excluding taxes, for the contract term of 2016 and 2017; and
4. That Purchase Order No. 714 in favour of Dunlis Mechanical Services be increased by \$270,000 from the amount of \$125,000 to \$395,000, excluding taxes, for the contract term of 2016 and 2017.

**7. IES16-090 – Acceptance of Municipal Services
Brookvalley Developments (Aurora) Ltd.
Registered Plan 65M-4084**

Recommended:

1. That Report No. IES16-090 be received; and
2. That ownership, operation and maintenance of the works within the roads, rights-of-way and other lands dedicated to the Town as contained within Registered Plan 65M-4084, being Brookvalley Development Residential Subdivision, be assumed; and
3. That the necessary by-law be brought forward for enactment to assume for public use the highways within Registered Plan 65M-4084 and to establish as public highway any applicable reserves.

**8. PBS16-096 – Application for Exemption from Part Lot Control
Countrywide Homes at Aurora
Blocks 1, 2, 3, 4, 5, and 6, Plan 65M-4467
File Number: PLC-2016-14
Related File Numbers: SUB-2011-04, ZBA-2011-12**

Recommended:

1. That Report No. PBS16-96 be received; and
2. That the Application for Exemption from Part Lot Control submitted by Countrywide Homes at Aurora to divide Blocks 1, 2, 3, 4, 5, and 6, Plan 65M-4467, into 33 townhouse lots, be approved; and

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

9. PBS16-097 – Delegated Development Agreements, 2016 Summary Report

Recommended:

1. That Report No. PBS16-097 be received for information.

10. PBS16-101 – Planning Applications Status List

Recommended:

1. That Report No. PBS16-101 be received for information.

11. Community Recognition Review Advisory Committee Meeting Minutes of October 25, 2016

Recommended:

1. That the Community Recognition Review Advisory Committee meeting minutes of October 25, 2016, be received for information.

12. Accessibility Advisory Committee Meeting Minutes of November 2, 2016

Recommended:

1. That the Accessibility Advisory Committee meeting minutes of November 2, 2016, be received; and
2. That the Accessibility Advisory Committee recommend to Council:
 2. **2017 Draft Repair & Replacement Capital Project Referred from Special General Committee – 2017 Capital Budget Meeting of October 15, 2016; Re: Capital Project 72259 – Victoria Hall – Accessibility Ramp Installation**
 - (a) That Capital Project 72259 – Victoria Hall – Accessibility Ramp Installation be approved as an initial accessible feature; and

- (b) That an accessible entranceway with automatic door openers and an accessible universal washroom be approved; and
- (c) That additional accessible features to facilitate possible future uses of the building, including visual and audible building alert and alarm signals, be considered; and
- (d) That any future proposed renovation plans for Victoria Hall be submitted to the Accessibility Advisory Committee for review and comment.

13. Heritage Advisory Committee Meeting Minutes of November 14, 2016

Recommended:

1. That the Heritage Advisory Committee meeting minutes of November 14, 2016, be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - 1. HAC16-015 – Heritage Permit Application, 70-72 Centre Street, File Number: NE-HCD-HPA-16-09**
 - (a) That Heritage Permit Application NE-HCD-HPA-16-03 be approved to permit the demolition of a 9.25m² accessory structure (mudroom); and
 - (b) That, in the removal of the 9.25m² accessory structure, that the Owner minimize any damage to the main building.
 - 2. HAC16-016 – Request to Remove a Property from the Aurora Registrar of Properties of Cultural Heritage Value or Interest, 111 Metcalfe Street**
 - (a) That the property located at 111 Metcalfe Street remain listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

New Business Motion No. 1

1. That staff investigate opportunities for signage to identify the North East Heritage District.

14. Memorandum from Mayor Dawe

**Re: Lake Simcoe Region Conservation Authority Board Meeting
Highlights – October 28, 2016**

Recommended:

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights – October 28, 2016, be received for information.

**15. PRCS16-048 – Award of Tender PRS 2016-59 Construction of Multi-Purpose
Synthetic Turf Sports Field at Stewart Burnett Park**

(Added Item)

Recommended:

1. That Report No. PRCS16-048 be received; and
2. That Tender PRS 2016-59 Construction of Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park be awarded to Rutherford Contracting Ltd. in the amount of \$1,956,936, 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.

**16. PBS16-091 – Applications for Official Plan Amendment, Draft Plan of
Subdivision and Zoning By-law Amendment**

Leslie – Wellington Developments Inc.

1289 Wellington Street East

Part of Block 13 and Part of Block 2, Plan 65M-3436

File Numbers: SUB-2016-01, OPA-2016-01 and ZBA-2016-03

(Added Item)

Recommended:

1. That Report No. PBS16-091 be received; and

2. That Application to Amend the Official Plan File No. OPA-2016-01 (Leslie – Wellington Developments Inc.) to re-designate the land use to allow single detached uses on the subject lands be approved; and
3. That Application to Amend the Zoning By-law File No. ZBA-2016-03 (Leslie – Wellington Developments Inc.) to implement the proposed draft plan of subdivision be approved; and
4. That Application for Draft Plan of Subdivision File No. SUB-2016-01 (Leslie – Wellington Developments Inc.), to allow the development of 145 single detached dwellings on the subject lands be approved, subject to the conditions outlined in Schedule “A” of this report; and
5. That the implementing Official Plan and Zoning By-law Amendments be presented at a future Council Meeting; and
6. That a total of 145 units of water and sewage capacity be allocated to the Draft Plan of Subdivision; and
7. That the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all documents and all of the Agreements referenced in the Conditions of Draft Plan Approval, including any ancillary agreements required to give effect to same.

17. Parks and Recreation Advisory Committee Meeting Minutes of November 17, 2016

(Added Item)

Recommended:

1. That the Parks and Recreation Advisory Committee meeting minutes of November 17, 2016, be received; and
2. That the Parks and Recreation Advisory Committee recommend to Council:

1. **Proposed New Terms of Reference for Parks and Recreation Advisory Committee**

- (a) That the proposed new Terms of Reference for the Parks and Recreation Advisory Committee be endorsed and implemented in 2017.

New Business Motion No. 1

- (a) That staff be directed to investigate the feasibility of control and/or eradication of invasive species in Aurora and report back.

New Business Motion No. 2

- (a) That the development of Library Square be endorsed.

18. Trails and Active Transportation Committee Meeting Minutes of November 18, 2016

(Added Item)

Recommended:

1. That the Trails and Active Transportation Committee meeting minutes of November 18, 2016, be received; and
2. That the Trails and Active Transportation Committee recommend to Council:

1. Extract from Council Meeting of October 11, 2016

Re: Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses Construction

- (a) That the construction of Leslie Street Underpass C be approved and funded as recommended by staff in Report No. PRCS16-044.

New Business Motion No. 1

- (a) That the proposed option to demolish the former library at 56 Victoria Street, and the former seniors centre at 52 Victoria Street, be endorsed; and
- (b) That any development proposal criteria include affordable housing or mixed uses.

New Business Motion No. 2

- (a) That staff be directed to investigate the possibility of cost sharing with the Town of Newmarket in the construction of Leslie Street Underpass C; and
- (b) That any potential cost sharing not be contingent on the approval of the Town of Aurora's 50 per cent share in the construction costs of Leslie Street Underpass C.

19. Environmental Advisory Committee Meeting Minutes of November 24, 2016
(Added Item)

Recommended:

1. That the Environmental Advisory Committee meeting minutes of November 24, 2016, be received; and
2. That the Environmental Advisory Committee recommend to Council:

New Business Motion No. 1

- (a) That staff be directed to investigate the feasibility of eliminating single-use plastic bottles at all Town facilities, and report back; and
- (b) That a "bring your own bottle" initiative be implemented at all Town facilities.

New Business Motion No. 2

- (a) That the concept plans for Library Square and Town Park, and removal of the former library and seniors centre, be endorsed; and
- (b) That green and sustainable development aspects are incorporated in the final designs.

New Business Motion No. 3

- (a) That staff be directed to investigate the feasibility of containment or removal of phragmites, and report back to Council within the first quarter of 2017; and

- (b) That a public education strategy be developed, regarding phragmites, dog-strangling vine, and Japanese knotwood.

New Business Motion No. 4

- (a) That staff be directed to investigate the feasibility of joining the ClimateWise Business Network.

20. Correspondence from Association of Municipalities of Ontario (AMO), dated December 1, 2016

Re: Federal Infrastructure Phase 2 Incrementality Resolution

(Added Item)

Recommended:

1. That the Correspondence from Association of Municipalities of Ontario (AMO), dated December 1, 2016, regarding Federal Infrastructure Phase 2 Incrementality Resolution be received; and
2. That Council provide direction.



Town of Aurora

General Committee Report No. PRCS16-048

Subject: Award of Tender PRS 2016-59 Construction of Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park

Prepared by: Jim Tree, Manager of Parks

Department: Parks, Recreation and Cultural Services

Date: December 6, 2016

Recommendation

- 1. That Report No. PRCS16-048 be received; and**
- 2. That Tender PRS 2016-59 Construction of Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park be awarded to Rutherford Contracting Ltd. in the amount of \$1,956,936, 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.**

Executive Summary

- To obtain Council approval to award Tender PRS2016-59 to Rutherford Contracting Ltd.;
- To provide Council with a plan of action in addressing a recent request from the Aurora Soccer Club (AYSC) to substitute the proposed multi-purpose facility at Stewart Burnett Park to a dedicated full sized regulation soccer field and the following;
- Completion of a high priority community park facility as recommended in previous and current Parks & Recreation Master Plan;
- Provide a cost effective solution to AYSC request for dedicated clubhouse facilities;
- Complete a comprehensive procurement process and maintain the Town's reputation as a sound organization to conduct business with;
- Realize considerable savings and efficiencies in constructing a new additional sports field and upgrading an existing sports field.

Background

At its June 26, 2012 meeting, Council authorized staff to proceed with Tendering a multi-purpose synthetic sports field at Stewart Burnett Park for possible construction in 2012. This facility was recommended as a high priority in the previous Parks and Recreation Master Plan where it was identified for construction in 2011.

Pursuant to Council direction, Tender No. 2012-51 Multi-Purpose Synthetic Turf Sports Field was issued on August 23, 2012. Six (6) Tenders were received for this project. Prices ranged from the low bid of \$2,066,737 to a high of \$2,553,908.

The available approved budget for the project in 2012 was \$1,500,000. As a result of this insufficient funding and several other site related issues Council did not award the Tender as recommended in the staff report PR12-037. The recently revised Parks and Recreation Master Plan includes this project as a high priority. The increasing demand for sports field facilities by our user groups and the fact that our existing facilities are at or above capacity the construction of this new facility is necessary in order to meet existing and future service levels.

Analysis

Multi-Purpose sports field defined as a priority facility since 2012

The multi-purpose sports field has been identified as a high priority facility for a considerable period of time and has appeared in both the previous and current Parks and Recreation Master Plan.

Site servicing of the Stewart Burnett Park lands was the primary driver in delaying the start of this project as it was necessary to time the site servicing work with the adjacent 2C land developer in order to maximize on significant site serving cost savings that would have been borne by the Town had the project proceeded in 2012. Site Servicing to facilitate the multi-purpose field has now been installed by the 2C developers at no cost to the Town and the project can now move forward immediately.

Recent request from AYSC to provide a dedicated soccer field can be accommodated without the need to re-tender the project or construct a new Club House at Sheppard's Bush

As presented by staff at the 2017 Capital budget discussions, the AYSC recently made a request for the Town to consider substituting the Multi-Purpose Sports Field proposed at Stewart Burnett Park for a dedicated regulation Soccer Pitch.

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AYSC has indicated that a dedicated Soccer facility at Stewart Burnett Park would satisfy their needs for change rooms and club house requirements as these needs would be serviced by the availability of facilities in the nearby Stronach Aurora Recreation Centre (SARC). As such, the AYSC would withdraw their request for capital funds to construct a permanent facility at Sheppard's Bush Conservation Area. Staff evaluated this proposal and believes the request for a dedicated soccer facility at Stewart Burnett Park can be accommodated without the need to reject the current Tender.

Staff have also confirmed with all other users who require the multi-use facility that they are satisfied their needs can be met with the multi-purpose facility being located at Sheppard's Bush.

Tender PRS 2016-59 was issued as a unit price Tender as opposed to a lump sum Tender. As such, the proposed multi-purpose facility can be downsized with a single line layout for soccer by simply recalculating quantities and applying the unit prices accordingly. This will require a minor revision to the working drawings and quantities, the issuance of a change order and result in a project credit with an overall decrease in the capital cost of the project.

Staff does not recommend re-tendering this project a third time in recognition of the time and costs invested in this process to date by both the Corporation and the project Bidders. To re-tender this project a third time may result in disinterest on the part of the contractors and or increased prices and a possible perception on the part of the contractors as a lack of credibility in our procurement process.

Conversion of Sheppard's Bush soccer field to a multi-purpose playing field in 2018 should not significantly impact user groups

Sheppard's Bush artificial turf replacement was presented to Council in the draft 2107 Capital Budget. Upon approval of this project staff would have tendered the project in the spring of 2017 with an anticipated project start date at the close of the 2017 Soccer playing season.

In recognition of the fact that Sheppard's Bush field is a very heavily utilized facility, it is not possible to conduct any field upgrades of construction work until the new facility comes on board at Stewart Burnett Park.

Under the proposed scenario of converting Sheppard's Bush to a multi-purpose facility, it will be necessary to expand the footprint of the field and include additional lighting components. If Council approve this proposal, staff will proceed with all the necessary

facility design work and specification and issue a Tender in late 2017 for project commencement in early 2018 which will permit uninterrupted use of Sheppard's Bush for all of 2017.

All permitted use associated with Sheppard's Bush would then transfer to Stewart Burnett field and our natural turf fields for part of the 2018 playing season until completion of the multi-purpose facility. Staff will work to minimize disruption to our user groups during the transition period.

Cost savings realized from reconfiguring Stewart Burnett from multi-purpose facility to dedicated Soccer field will be returned to source to offset increased cost associated with Sheppard's Bush multi-purpose field

If Council approves moving forward with this proposal, there will be a cost savings associated with converting Stewart Burnett multi-purpose field to a dedicated soccer field. These savings will result from a decrease in the overall field size, lighting layout and single playing field lines. As such, any savings can be applied to the increased costs associated with enlarging the Sheppard's Bush field and lighting system.

Tender Results

Staff released Tender PRS 2016-59 for Construction of a Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park in the Town of Aurora on September 23, 2016.

Tender PRS 2016-59 closed on October 20, 2016 and a total of ten (10) firms submitted Tenders. Four (4) Tenders were deemed compliant.

The lowest compliant Tender was submitted by Rutherford Contracting Ltd. at \$1,956,936.22 excluding taxes. The below Table is a breakdown of compliant prices submitted for Tender PRS 2016-59.

Firm	Bid Amount
Rutherford Contracting Ltd.	\$1,956,936.22
TDI International Ag Inc.	\$2,024,664.42
Mopal Construction Ltd.	\$2,148,117.90
Gateman-Milloy Inc.	\$2,552,477.79

Advisory Committee Review

Not Applicable

Financial Implications

The approved Capital Budget for Project 73161 Stewart Burnett Park Site Servicing is \$2,593,698. The below Table is a financial summary for Capital Project 73161 as based on the Tender submitted by Rutherford Contracting Ltd.:

Approved Budget	
Capital Project 73161	\$2,593,698
Total Approved Budget	\$2,727,300
Less previous commitments	*133,602
Funding available for subject Contract	\$2,593,698
Contract Award excluding HST	\$1,956,936
Non-refundable taxes (1.76%)	\$34,442
10% Project Contingency	\$195,693
Sub-Total	\$2,187,071
Total Funding Required	\$2,187,071
Budget Variance	\$406,627

*Previous Commitments included site surveying, and detailed design costs

Communications Considerations

There is no external communication required.

Link to Strategic Plan

The Award of Tender supports the Strategic Plan Goal of Supporting an Exceptional Quality of Life for All by encouraging an active and healthy lifestyle.

Develop a long-term needs assessment for recreation programs, services and operations to march the evolving needs of the growing and changing population.

Alternative(s) to the Recommendation

Option 1: Council could reject Tender PRS 2016-59 and direct staff to re-tender the project including the work required to concert the existing sports field at

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Report No. PRCS16-048

Sheppard's Bush to a multi-purpose field. Staff does not recommend this alternative as it may compromise the credibility in our procurement process and result in a possible increase in overall project costs.

Conclusions

Based on the lowest compliant bid submitted for this project and the positive references obtained by staff on the past performance of this contract, staff recommend awarding Tender No. PRS 2016-59 the Construction of the Synthetic Turf Sports Field at Stewart Burnett Park be awarded to Rutherford Contracting Ltd.in the amount of \$1,956,936, excluding taxes.

Attachments

None.

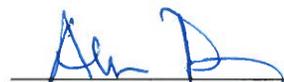
Previous Reports

PRS16-026 Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park, May 17, 2016

Pre-submission Review

Agenda Management Meeting review on October 26, 2016.

Departmental Approval



Allan D. Downey
Director, Parks, Recreation and Cultural
Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



Town of Aurora

General Committee Report

No. PBS16-091

Subject: Applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment
Leslie – Wellington Developments Inc.
1289 Wellington Street East
Part of Block 13 and Part of Block 2, Plan 65M-3436
File Numbers: SUB-2016-01, OPA-2016-01 and ZBA-2016-03

Prepared by: Lawrence Kuk, Planner

Department: Planning and Building Services

Date: December 6, 2016

Recommendations

1. That Report No. PBS16-091 be received;
2. That Application to Amend the Official Plan File No. OPA-2016-01 (Leslie – Wellington Developments Inc.) to re-designate the land use to allow single detached uses on the subject lands be APPROVED;
3. That Application to Amend the Zoning By-law File No. ZBA-2016-03 (Leslie – Wellington Developments Inc.) to implement the proposed draft plan of subdivision be APPROVED;
4. That Application for Draft Plan of Subdivision File No. SUB-2016-01 (Leslie – Wellington Developments Inc.), to allow the development of 145 single detached dwellings on the subject lands be APPROVED, subject to the conditions outlined in Schedule “A” of this report;
5. That the implementing Official Plan and Zoning By-law Amendments be presented at a future Council Meeting;
6. That a total of 145 units of water and sewage capacity be allocated to the Draft Plan of Subdivision;
7. That the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all documents and all of the Agreements referenced in the Conditions of Draft Plan Approval, including any ancillary agreements required to give effect to same.

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Report No. PBS16-091

Executive Summary

This report seeks Council's approval to the application for an Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment on 1289 Wellington Street East. The proposed Draft Plan of Subdivision consists of 145 single detached residential lots on a 11.8 hectare parcel of land.

- The proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the Provincial and Regional policies;
- York Region has no objection to the approval of the Draft Plan of Subdivision subject to the conditions outlined in Schedule "A";
- The proposed site specific Official Plan Amendment is in keeping with the intent of the Density, Height and Urban Design requirements of the Official Plan;
- Town Staff and the Lake Simcoe Conservation Authority have no concerns with the proposed LID techniques used for stormwater management;
- The Region has no concerns with the proposed full access at Wellington Street East without a traffic signal;
- The proposed subdivision was discussed at the Trails and Active Transportation Committee with no further comments;
- No comments from the public circulation. No members of the Public came forward to speak at the June 29, 2016 Public Planning Meeting.

Background

Application History

Application for the subject Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment was heard at the Public Planning Meeting on June 29, 2016. At that meeting, Council received the report and directed the applications to proceed to a future General Committee meeting for consideration.

At that meeting Council passed the following resolution:

"That Report No. PDS16-048 be received; and

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

Location / Land Use

The subject lands, municipally known as 1289 Wellington Street East, are located between Adena Meadow Way and Leslie Street on the south side of Wellington Street East (Figure 1). The property has a lot area of 11.8 hectare and a frontage of 493.3 m on Wellington Street East. The site characteristics were outlined in Planning Report PDS16-048.

The surrounding land uses are as follows:

North: Residential (townhouse development under construction), Town Fire Hall and Stronach Aurora Recreation Complex;
South: Residential (estate condominium residential development) and Adena Meadows private golf course;
East: Vacant land and Leslie Street;
West: Magna International Headquarters facility.

Policy Context

All Planning Act development applications are subject to provincial policies. Overviews of the Provincial Policy Statement (PPS), Growth Plan for the Greater Golden Horseshoe (GGH), Lake Simcoe Protection Plan (LSPP) and York Region Official Plan (2010), as amended were outlined in Planning Report PDS16-048.

Town of Aurora Official Plan - Area 2B (OPA 30) Secondary Plan

The subject lands are currently designated as “Medium-High Density Residential”, “Low-Medium Density Residential” and “Linear and Other Open Space” by the Bayview Northeast Area 2B Secondary Plan (OPA 30) (Figure 2). The Low-Medium Density Residential has a maximum density of 25 units per net residential hectare (10 units per net acre). The Medium-High Density Residential has a maximum density of 99 units per hectare (40 units per acre).

Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Rural (RU) Zone”, “Detached Dwelling First Density Residential (R1-39) Exception Zone” and “Environmental Protection (EP-15) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended. (Figure 3) The existing zoning reflects the approved planning applications as noted in the background portion of Planning Staff report no. PDS16-048.

Reports and Studies

A comprehensive list of submission materials as part of a complete application to the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications were outlined in Planning Staff report no. PDS16-048.

Proposed Applications

Proposed Plan of Subdivision

As illustrated on Figure 4, the proposed Draft Plan of Subdivision proposes 145 single detached dwelling lots; and a 1.0 ha environmental protection block. A full move non-signalized vehicular access is proposed to align with the existing townhouse development (Elyse Court) directly north of Wellington Street East. There is no vehicular access into the subdivision from Adena Meadows Way. There is one emergency access off Wellington Street on the westerly portion of the subject lands over Street "D". Block B is a proposed connection to the environmental protection area. The following is a breakdown of the major land uses within the proposed Draft Plan of Subdivision application:

Proposed Land Use	Lot and Block #	# of Units	Area (ha)
Single Detached Residential with 18.3m frontage	Lots 74-92	20	2.123
Single Detached Residential with 13.7m frontage	Lots 9-15, 57-72, 93-98, 132-139	34	1.901
Single Detached Residential with 12.1m frontage	Lots 1-8, 16-34, 39, 45-50, 100-131, 140-145	76	3.701
Single Detached Residential with 11.1m frontage	Lots 35-38, 40-44, 51-56	15	0.627
Environmental Protection Area	Block A		1.034
Access	Block B		0.020
Roads – Public Right of Way	Streets A -D		2.383
Totals		145	11.789

Proposed Official Plan Amendment

As shown in Figure 5, the Applicant proposes a site specific Official Plan policy area designation to the existing Medium-High Density Residential designation. The site specific policy would allow for single detached dwellings. All other policies remain the same. The applicant is not proposing to amend the existing "Linear and Other Open Space" designation or the "Low-Medium Density Residential" designation.

Proposed Zoning By-law Amendment

As shown in Figure 6, the Applicant proposes to rezone the subject lands from “Rural (RU) Zone”, “Detached Dwelling First Density Residential (R1-39) Exception Zone” and “Environmental Protection (EP-15) Exception Zone” to “Detached Dwelling Second Density Residential (R2-X) Exception Zone” and “Environmental Protection (EP-15) Exception Zone”.

An amendment to the Zoning By-law is required to reflect the four different lot frontages and areas within the Draft Plan of Subdivision. The following is a table to compare the difference between the parent R2 zoning requirements with the proposed R2 Exception Zones.

	Parent R2 Zone Requirement	Proposed R2 Exception Zone “a”	Proposed R2 Exception Zone “b”	Proposed R2 Exception Zone “c”	Proposed R2 Exception Zone “d”
Permitted Uses	<ul style="list-style-type: none"> - One detached dwelling per lot - Home Occupation 				
Lot Area (minimum)	460 sq. m	770 sq. m	435 sq. m	385 sq. m	355 sq. m
Lot Frontage (minimum)	15 m	18 m	13.7 m	12 m	11 m
Front Yard (minimum)	6.0 m	4.5 m			
Rear Yard (minimum)	7.5 m	6.0 m			
Side Yard					
Exterior (minimum)	6.0 m	<ul style="list-style-type: none"> - Main Building (3.0m) - Garage Accessed over a flankage lot line (6.0 m) 			
Interior (minimum) - 1 storey - 2 storey	1.2 m 1.5 m	One side – 1.2m Other side – 0.6m			
Floor Area (minimum) - 1 storey - 2 storey	120 sq. m 130 sq. m				
Lot Coverage (Maximum)	35 %	50%			
Height (maximum)	10 m	12m			

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In addition to the above, the applicant is seeking minor technical exceptions to the zoning by-law to clarify the provisions with regards to setbacks to air conditioners units, daylight triangle, 0.3m reserve, encroachment provisions for porches and decks.

Note: Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Analysis

Planning Considerations

Provincial Policy Statement (PPS)

It is Planning Staff's opinion that the proposed Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications are consistent with the PPS.

The PPS encourage the development of strong communities through the promotion of efficient land use and development patterns. The proposed subdivision development is considered as an appropriate residential development to meet the long-term needs. It protects the natural features for the future. It ensures that the stormwater management practices minimize the stormwater volumes and contaminant loads.

Growth Plan for the Greater Golden Horseshoe

It is Planning Staff's opinion that the proposed Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications are consistent with the Growth Plan.

The Growth Plan requires development through intensification and compact urban form. The proposed subdivision provides the framework for the increased use and improvement of infrastructure to support the future population growth. The proposed subdivision promotes co-ordination and consistency among land uses and transportation planning and investment in municipal services including water and wastewater systems.

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Lake Simcoe Protection Plan (LSPP)

The proposed Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications are consistent with the LSPP through the Lake Simcoe Conservation Authority's draft plan conditions.

The subject site is situated within the Lake Simcoe Watershed and therefore the applications are subject to the applicable policies of the Lake Simcoe Protection Plan. The regulated features located on site include a watercourse, floodplain, meanderbelt associated with the watercourse, unevaluated wetland and valley land. A portion of the site identified as being significant woodland within the Environmental Protection area. The entire site is located within a Wellhead Protection Area.

The Lake Simcoe Conservation Authority (LSRCA) reviewed the Natural Heritage, Hydrogeology and Engineering aspect of the subdivision development. In principle, the LSRCA has no further comments; all technical matters will be addressed through the attached draft plan conditions. As such, it is Planning Staff's opinion that the proposed applications will conform to the Lake Simcoe Protection Plan.

York Region Official Plan (YROP)

York Region has no objection to the approval of the Official Plan Amendment and Draft Plan of Subdivision subject to the conditions outlined in Schedule "A".

York Region Development Planning staff are of the opinion the proposed Official Plan Amendment is generally in keeping with the policy intent of York Region Official Plan - 2010. York Region has no further comments subject to the conditions outlined in Schedule "A" and provided all natural heritage matters have been addressed to the satisfaction of the LSRCA.

Town of Aurora Official Plan – Aurora 2B Secondary Plan – OPA 30

The proposed site specific Official Plan Amendment is in keeping with the general intent of the Density, Height and Urban Design requirements of the Official Plan.

The previous development approval over the subject lands has a combined density of 9.97 units per hectare. The proposed subdivision will have a total density of 17.36 units per hectare. The proposed density is in keeping with the general direction of the Official Plan.

Most of the new housing in this neighbourhood will be two storey. The introduction of a third storey will come in the form of a loft space within the roof area. As such, the

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overall height is considered to conform to the Official Plan's height requirement (Maximum three storeys).

The subject lands are situated in between the existing townhouse development to the north and the existing golf course open space to the south. In addition, this portion of Wellington Street East is not identified as a Regional Corridor within the Region's Transportation Master Plan. As a result, it is Planning Staff's opinion that the proposed single detached lotting provides an appropriate land use and built form which is complimentary and provides a suitable transition within the 2B Community.

Zoning By-law 2213-78, as amended

Planning Staff supports the proposed Zoning By-law Amendment to allow the development of 145 single detached dwellings.

To implement the proposed Draft Plan of Subdivision and to achieve the goals and vision of the urban design guidelines, the applicant has requested to re-zone the subject lands. Recognizing that each subdivision and home design has differing characteristics, the proposed site specific provisions are necessary to apply specificity to the bylaw with respect the proposed subdivision being considered by Council. As a result, Planning staff are of the opinion that the proposed rezoning is appropriate and consistent with the development standards of the Town, the Urban Design Guideline and is compatible with adjacent and neighbouring development.

Department / Agency Comments

The proposed applications were circulated to all internal and external agencies for review and comments. All circulated agencies are satisfied and have no further comments subject to the conditions outlined in Schedule "A". The following are highlighted discussions from the circulation.

Low Impact Development (LID) and Stormwater Management

Town Staff and the Lake Simcoe Conservation Authority have no concerns with the proposed LID techniques used for stormwater management.

Low Impact Development (LID) is an innovative stormwater management. LID replicates a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. The proposed Draft Plan of subdivision proposed the following LID and stormwater management measures:

- 18.0 m municipal right of way;
- Increased Topsoil Depth to promote the storage and infiltration of storm runoff;

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- Roof overflow to Grassed Areas;
- Street Catachbasin infiltration system to treat runoff from the street; and
- in lieu of a stromwater management pond, an oversized storm sewers “superpipes” is used to treat the quantity and erosion control targets prior to discharge.

Traffic and Access

The Region has no concerns with the proposed full access and does not require intersection signalization.

The Region Transportation division and YRT/ Viva have reviewed the proposed applications with the associated traffic study prepared by NextTrans Engineering. The Region has no concerns with the proposed full move non-signalized intersection subject to the conditions outlined in Schedule “A”.

The Region and the Owner’s traffic consultant (NextTrans Engineering) both agreed that the proposed site access does not currently meet the minimum requirement for signalization. Currently, the proposed site access off Wellington Street East is operating with sufficient capacity and acceptable level of service. However, due to high volumes forecasted along Wellington Street East, NextTrans Engineering recommends the proposed site access should be signalized or protected for future signalization. As a result, Staff has included a draft plan condition to ensure the Owner will pay for the construction or provide cash-in-lieu for the future signalization at the intersection of Wellington Street East and proposed Street “A”.

Trails

The trails within the Town’s Trails Master Plan are located outside of the subject property. The proposed subdivision was discussed at the Trails and Active Transportation Committee with no further comments.

In accordance to the Trails Master Plan, there are no proposed trails running through the proposed subdivision. However, a 6.0m wide access (identified as Block “B”) into the environmental protection area provides a connection to a potential trail outside of the proposed subdivision. The proposed Draft Plan of Subdivision was brought to the Trails and Active Transportation Committee on September 16, 2016 with no further comments with regards to trail connection.

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Urban Design Guidelines

The Urban Design peer review has no further comments with regards to the proposed streetscape on Wellington Street East.

Architectural and Urban Design Guidelines have been prepared by John G. Williams Ltd. The Urban Design Peer Reviewer, The Planning Partnership are satisfied that the applicant has taken all of their comments into consideration. A pedestrian access has been added to the east side of the plan to link the development with the open space to the east. From an urban design point of view, the peer reviewer is satisfied with the streetscape design of the reversed lot frontages along Wellington Street east and the applicant's proposed decorative fencing and landscaping treatment.

Based on the review of the urban design guidelines, Planning Staff have included their comments within the Town's Draft Plan Conditions.

Public Comments

Planning Staff did not receive any comments from the public circulation. No members of the Public came forward to speak at the June 29, 2016 Public Planning Meeting.

Advisory Committee Review

The proposed Draft Plan of Subdivision was brought to the Trails and Active Transportation Committee on September 16, 2016 with no further comments with regards to trail connection.

Financial Implications

The site will be developed through a Subdivision Agreement; as such fees & securities will be required with the Subdivision Agreement. The development of this site will also generate development charges and cash in lieu of parkland. In addition, the proposed development will generate yearly tax assessment to the Town.

Communications Considerations

There are no interested parties identified to the subject Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications.

Notice of Complete Application and Notice of Public Planning Meeting for the subject applications were outlined in Planning Staff report no. PDS16-048.

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Link to Strategic Plan

The subject applications support the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: The approval of the residential Plan of Subdivision will provide additional housing units through collaborations with the development community to ensure future growth and housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Direct staff to report back to Council addressing any issues that may be raised at the General Committee Meeting; or
2. Refusal of the applications with an explanation for the refusal.

Conclusions

Planning and Building Services has reviewed the proposed Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment in accordance with Provincial policy, the provisions of the Regional and Town's Official Plan, and in context of the surrounding and future land uses. The subject proposal is considered to represent proper and orderly development of the subject lands and conforms to the policies of OPA 30. Therefore, Staff recommends approval of the Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment subject to conditions of approval set out in Schedule 'A'. Furthermore, Staff recommends Council to allocate a total of 145 units of water and sewage capacity to the subject Draft Plan of Subdivision.

Attachments

- Figure 1- Location Plan
- Figure 2- Existing Official Plan Designation
- Figure 3- Existing Zoning By-Law
- Figure 4- Proposed Draft Plan of Subdivision
- Figure 5- Proposed Site Specific Official Plan Amendment
- Figure 6- Proposed Zoning By-law

Schedule A - Conditions of Draft Plan Approval

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Previous Reports

Public Planning Meeting Report No. PDS16-048, dated June 29, 2016.

Pre-submission Review

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

Departmental Approval

Approved for Agenda



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



**Doug Nadorozny
Chief Administrative Officer**



LOCATION PLAN

APPLICANT: Leslie-Wellington Developments Inc.
FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

FIGURE 1

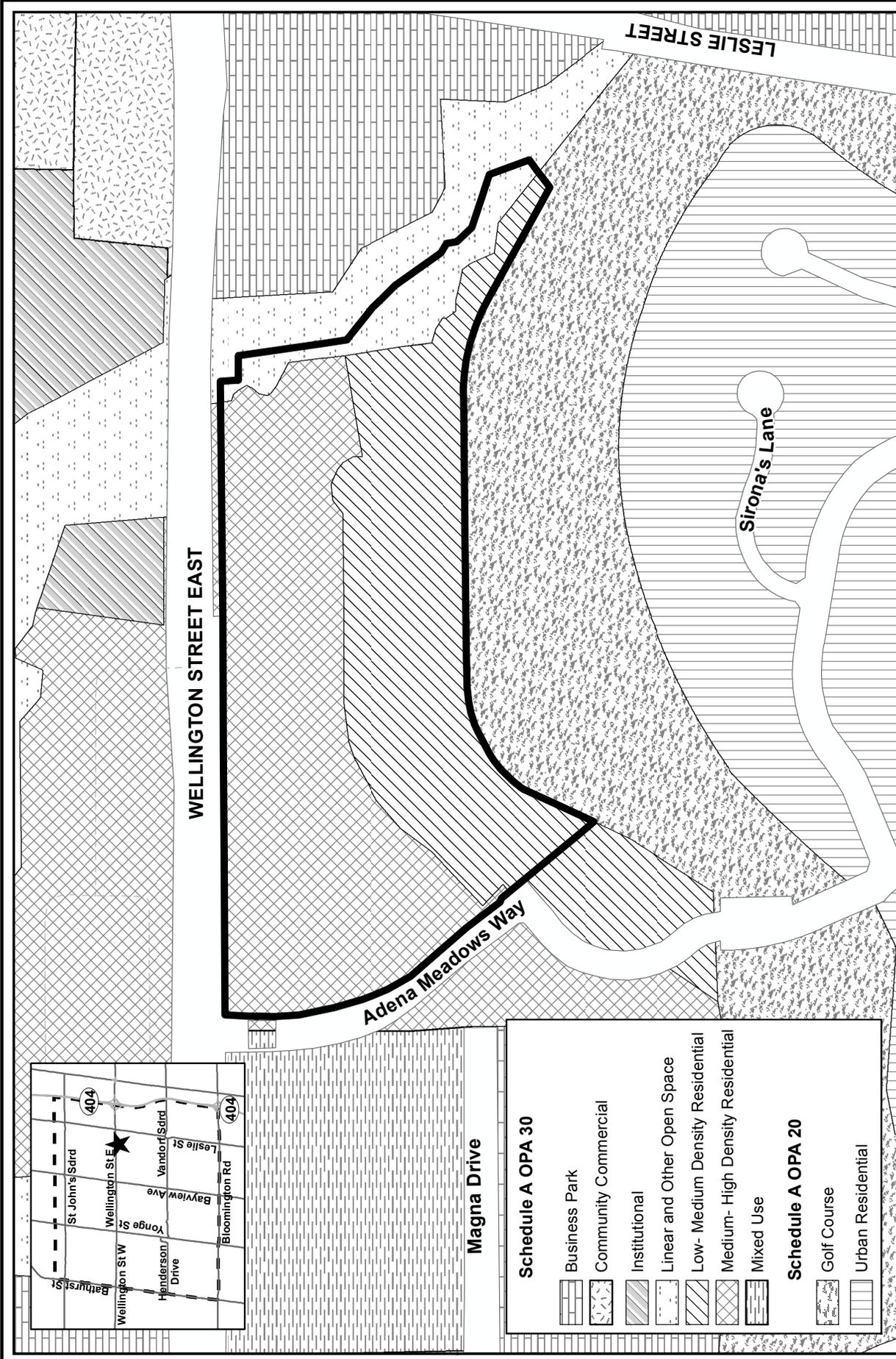
 **SUBJECT LANDS**

 N





Map created by the Town of Aurora Planning and Building Services Department, November 23, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016. © First Base Solutions Inc., 2016 Orthophotography.



EXISTING OFFICIAL PLAN DESIGNATION



SUBJECT LANDS

	Schedule A OPA 30
	Business Park
	Community Commercial
	Institutional
	Linear and Other Open Space
	Low-Medium Density Residential
	Medium-High Density Residential
	Mixed Use
	Schedule A OPA 20
	Golf Course
	Urban Residential

APPLICANT: Leslie-Wellington Developments Inc.
FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

FIGURE 2

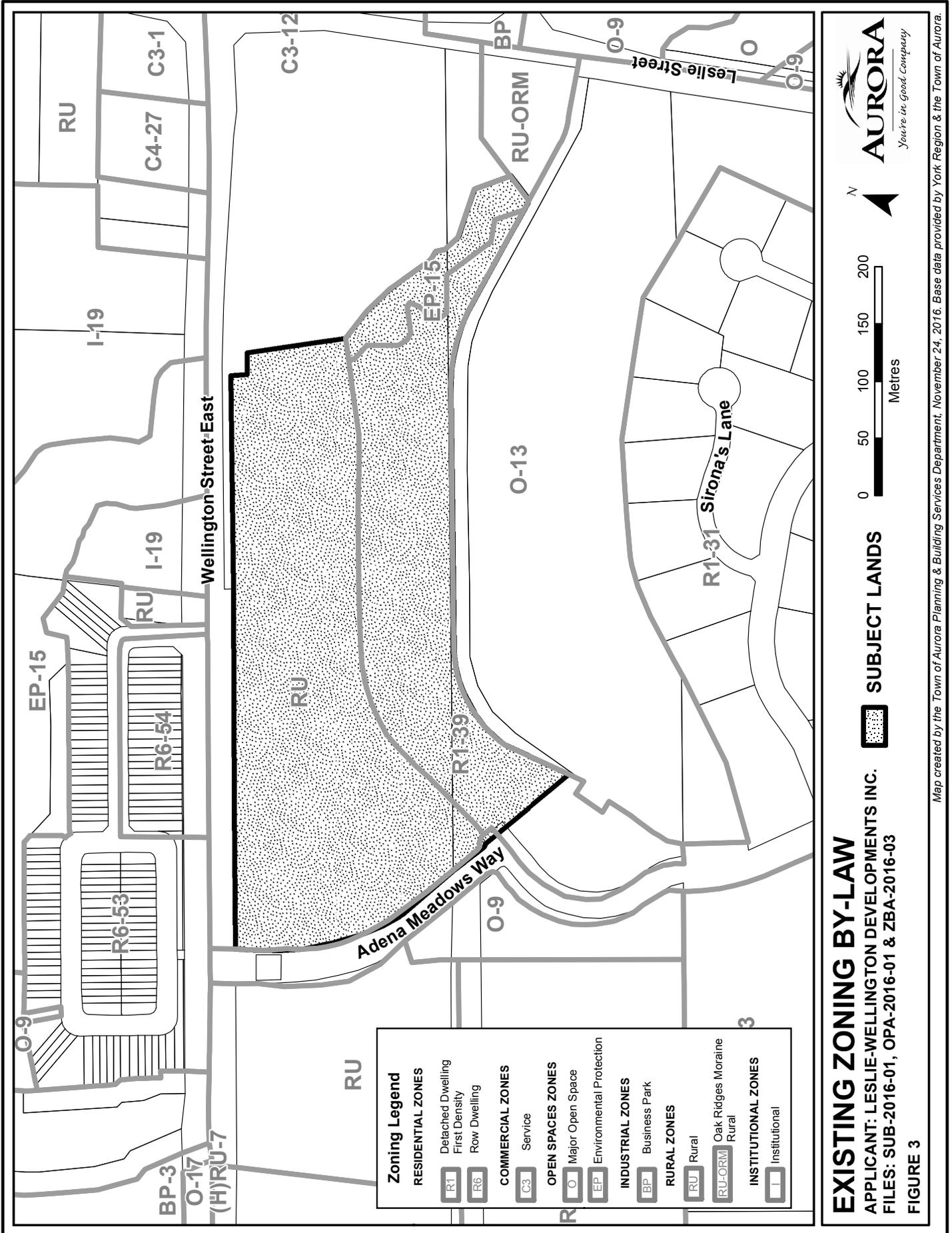
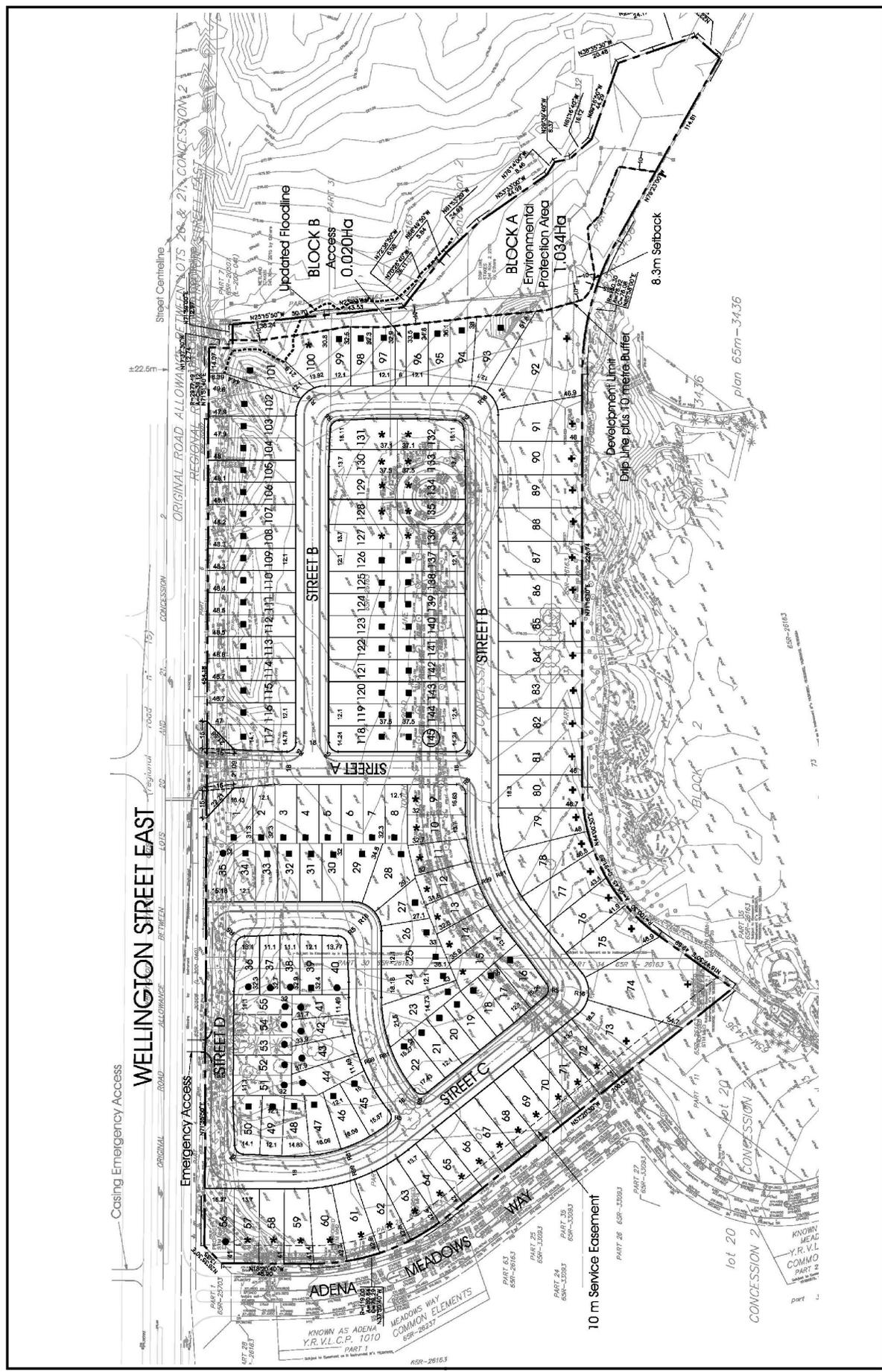


FIGURE 3



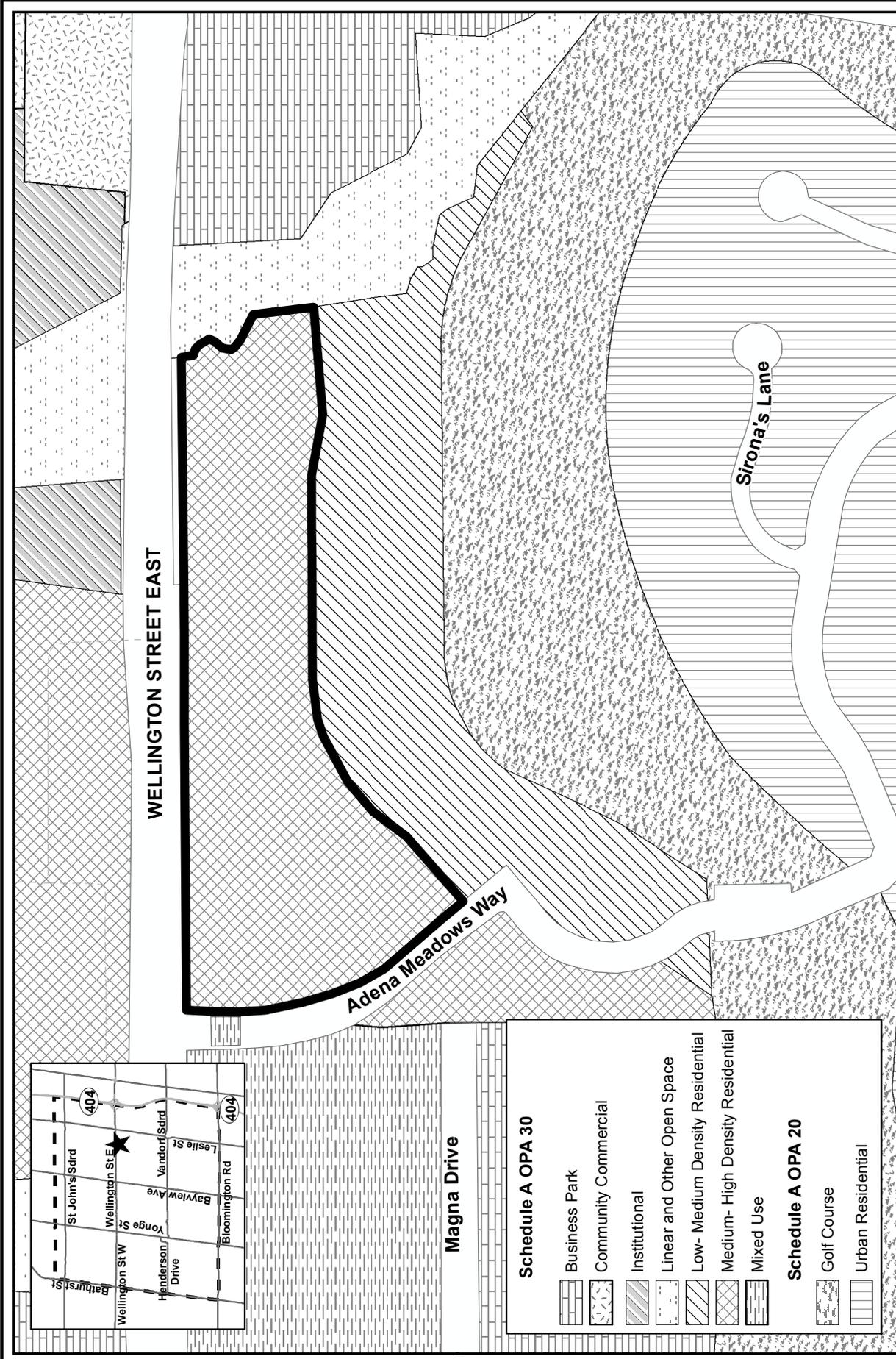
PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: Leslie-Wellington Developments Inc.
FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

FIGURE 4

AURORA
You're in Good Company

Map created by the Town of Aurora Planning & Building Services Department, November 24, 2016. Drawing provided by Architectural CAAD Studio.



PROPOSED SITE SPECIFIC OFFICIAL PLAN AMENDMENT

APPLICANT: Leslie-Wellington Developments Inc.
FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

FIGURE 5

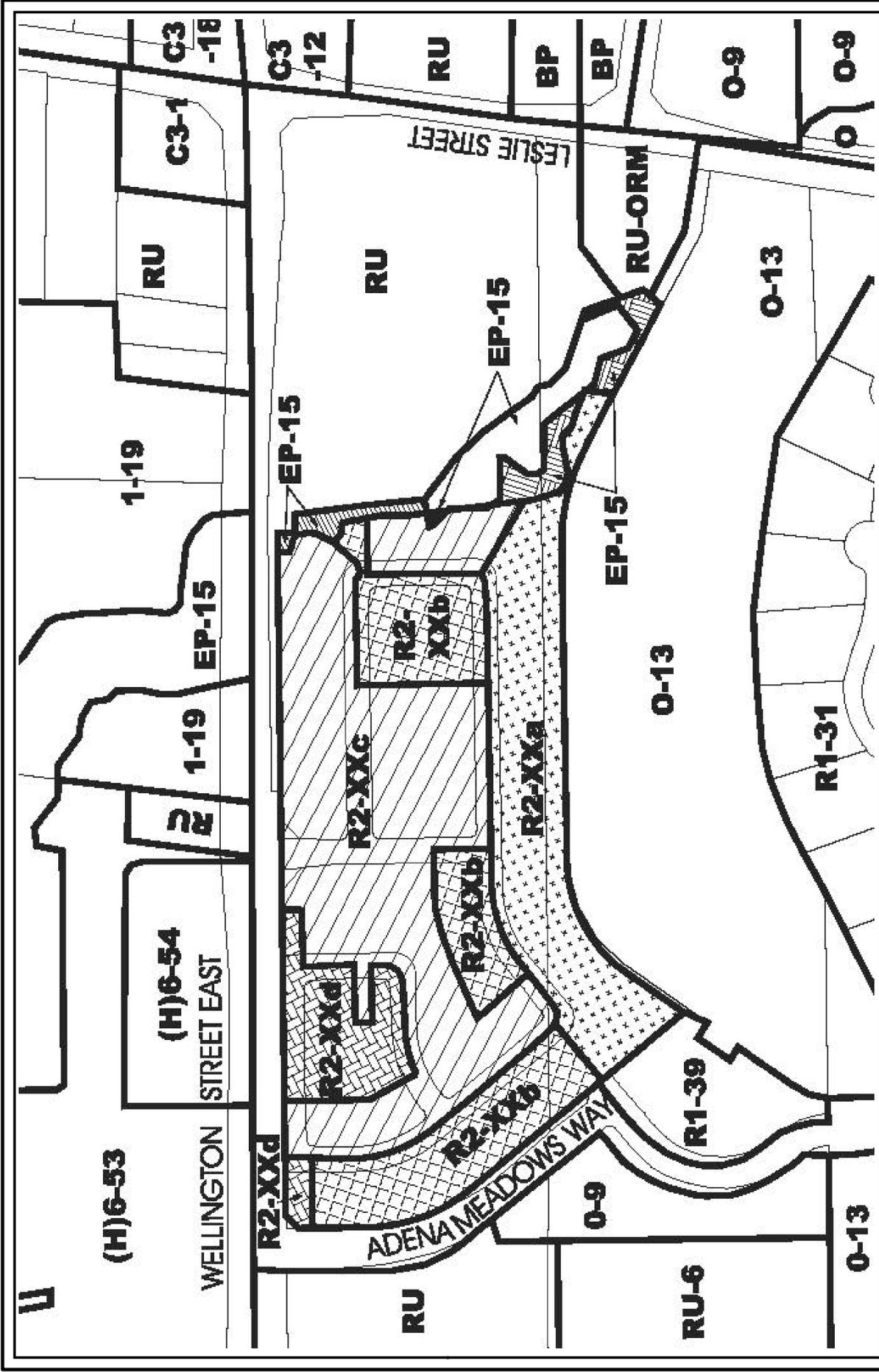
SUBJECT LANDS

AURORA
You're in Good Company

N

0 50 100 150 200
Metres

Map created by the Town of Aurora Planning and Building Services Department, November 24, 2016. Base data provided by York Region & the Town of Aurora.



PROPOSED ZONING BY-LAW

APPLICANT: Leslie-Wellington Developments Inc.
FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

FIGURE 6



Schedule "A"

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION SUB-2016-01
Leslie – Wellington Developments Inc. (the "Owner")
1289 Wellington Street East, legally described as Part Lot 2, Concession 2, designated as
Parts 2, 4, 5 to 9, Plan 65R-36523 (the "Lands")**

THE CONDITIONS OF AURORA COUNCIL THAT SHALL BE SATISFIED BY THE OWNER PRIOR TO THE RELEASE FOR REGISTRATION OF ANY M-PLAN OF THE LANDS (the "Plan"), ARE AS FOLLOWS:

Planning and Building Services: Planning Division Conditions

1. Approval shall relate to Draft Plan of Subdivision SUB-2016-01 prepared by Macaulay Shiomi Howson Ltd. dated May 4, 2016 and revised on October 21, 2016 attached thereto (the "Draft Plan").
2. A clause shall be added to the Subdivision Agreement stating that the Owner acknowledges and agrees that the Draft Plan and associated conditions of draft plan approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from studies required as a condition of draft approval. Further, minor redline revisions to the Draft Plan may be required to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this Draft Plan .
3. Prior to registration of the proposed M-Plan, the site specific Official Plan Amendment (OPA) shall be approved by York Region and shall be in full force and effect.
4. The Owner shall, prior to registration, withdraw, in writing, any and all previous applications made under the *Planning Act* on the Lands.
5. Prior to Registration of the Plan, the Lands shall be appropriately zoned by a Zoning By-law that has come into effect in accordance with the provisions of the Planning Act, R.S.O. 1900, c.P.13, as amended (the "*Planning Act*"). The Holding provisions of Section 36 of the *Planning Act* may be used in conjunction with any zone category to be applied to the Lands in order to ensure that development does not occur until such time as the Holding "H" symbol is removed in accordance with the provisions of the *Planning Act*. The Zoning By-law Amendment shall specify the terms under which the Town's Council will consider the removal of the Holding "H" symbol.
6. The Owner shall, prior to registration of the Plan, enter into and execute agreement(s) with The Corporation of the Town of Aurora, including but not limited to a Subdivision Agreement, agreeing to satisfy all conditions, legal, financial (including fees and securities) and otherwise of the Town. The Subdivision Agreement and related documents shall be registered on title against the Lands, as provided for in the *Planning Act*, at the sole expense of the Owner.

7. Prior to registration of the Plan, the Owner shall prepare a Green Building and Development report for the development of the Lands related to Environmental Protection, Energy Efficiency, Solar Gain, Energy Technologies, Water Conservation, Green Materials and Waste Reduction, Reduction of Noise Pollution, Indoor Air Quality and Residential Information/ Education Package, all to the satisfaction of the Town's Director of Planning & Building Services. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement any and all recommendations of this report to the satisfaction of the Town.
8. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement any and all recommendations of the Phase 2 Environmental Site Assessment, prepared by Soil Engineers Ltd. dated November 18, 2016, as amended.
9. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement the recommendations and measures contained within the Urban Design Guidelines prepared by John G. Williams Limited dated March 24, 2016, as amended for the design and construction of all residential dwelling units, walkways, landscaping and all other elements within the Draft Plan. Strict compliance with the Urban Design Guidelines shall be undertaken by the Owner unless otherwise approved by the Town's Director of Planning & Building Services.
10. The road allowances included within the Draft Plan shall be named to the satisfaction of the Director of Planning & Building Services and the Regional Planning Department.

Legal Services Conditions

11. A clause shall be added to the Subdivision Agreement stating that, prior to registration of the Plan, the Owner shall provide a Solicitor's Title Opinion for the Lands.
12. A clause shall be added to the Subdivision Agreement stating that Prior to registration of the Plan the Owner shall (grant, convey and dedicate the following property interests in the Lands at no cost and free of all encumbrances to the Town to the satisfaction of the Town Solicitor:
 - all streets and road widenings shall be dedicated on the M-Plan as public highways;
 - all 0.3 m reserves shall be conveyed as may be required;
 - all lands required for municipal purposes shall be conveyed as may be required; and,
 - all easements required for municipal purposes shall be granted as may be required.
13. A clause shall be added to the Subdivision Agreement stating that the Owner shall consent to registration by the Town of the Subdivision Agreement and any ancillary agreements as necessary in priority of all encumbrances to the Town to the satisfaction of the Town Solicitor and to pay to the Town its associated fees for the preparation and registration of same.

14. A clause shall be added to the Subdivision Agreement stating that the Owner shall satisfy any cash-in-lieu of parkland requirements to the satisfaction of the Town Solicitor in accordance with: a) the Town's By-law Number 4291-01.F, as amended or successor thereto and applicable policies; and b) any related Parkland Agreements imposed by the Town.

Noise Impact Study Conditions

15. A clause shall be added to the Subdivision Agreement stating that the owner shall implement all recommendations of the Environmental Noise Report, prepared by YCA Engineering Limited dated October 2016, as amended to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
16. Prior to the registration of the Plan, the Owner shall submit a Detailed Noise Impact Study (Environmental Noise Analysis), which assesses projected nuisances caused by noise or vibration (as necessary) within the development of the Lands prepared by a qualified noise consultant with recommended mitigation measures for noise generated by the development's internal road network to the satisfaction of the Town (the "Noise Impact Study"). The Noise Impact Study shall demonstrate how noise levels can be made to be acceptable in accordance with current Provincial standards from the Ministry of the Environment guidelines, Ontario Provincial Standards, Regional and Town policies, and address the long-term functionality and maintenance of any recommended mitigation measures which are deemed appropriate and acceptable to the Town. The recommendations of the Noise Impact Study shall address to the satisfaction of the Town, the 55dBA limit on all Lots and/or Blocks on the Draft Plan of Subdivision. All attenuation measures and mitigating measures proposed for acoustical purposes shall be approved by the Town's Director of Infrastructure & Environmental Services, Director of Parks, Recreation & Cultural Services, Director of Planning & Building Services, and the York Region Transportation Services Department.
17. Prior to registration of the Plan, the Owner shall make any revisions to the Plan that may be required to achieve the recommendations of the Noise Impact Study to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
18. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement noise control measures and warning clauses as recommended by the approved Noise Impact Study, to the satisfaction of the Town's Director of Infrastructure & Environmental Services., in consultation with the Region of York.
19. Details of the noise attenuation barriers for outdoor living areas, location, dimensions, including top and bottom of barrier elevations, and construction details and notes shall be provided on the detailed engineering plans and approved by the Town's Director of Infrastructure & Environmental Services.

Stormwater Management

20. Prior to the registration of the Plan, the Owner shall submit a detailed Stormwater Management Report, to the satisfaction of the Town, to substantiate that the Lands meet the current stormwater balance, quantity and quality requirements in accordance with the latest Ministry of Environment guidelines and the Town's Infrastructure & Environmental Services Department Policy #68 (Stormwater Management Pond and Pond Block Design, Safety and Maintenance). The Owner shall also meet the stormwater management control targets to protect surface and ground water and other natural resources in accordance with the criteria and objectives set out in the Town's master plan for stormwater management. Prior to the registration of the Plan, in accordance with the Town's Policy # 68, the Owner shall pay to the Town a cash contribution to be determined as per the recommended maintenance and monitoring requirements of the storm water management report to the satisfaction of the Town.
21. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement all the recommendations contained in the Functional Servicing and Stormwater Management Report by SCS Consulting Group Ltd dated March 2016 to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
22. Prior to registration of the Plan, the Owner shall provide landscape design plans detailing landscape works on any block that may be used for stormwater management facilities on the Draft Plan in accordance with the latest MOEE Stormwater Management Practices Planning and Design Manual and in accordance with Town standards. Landscape Works shall include the placement of 300mm topsoil and plantings to the satisfaction of the Town's Director of Parks, Recreation & Cultural Services. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement all the said landscape works.
23. A clause shall be added to the Subdivision Agreement stating that the Owner shall
 - (a) Implement if necessary, onsite black vinyl chain link fencing or other fencing as may be approved to Town standards on the municipal side of the lot lines for all lots and blocks adjacent to the stormwater management facility; and
 - (b) include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of lots or blocks adjacent to the stormwater management facilities, in a manner satisfactory to the Director of Parks, Recreation & Cultural Services, advising that fence gates and/or any other means of access to the stormwater management facility lands will not be permitted.

Roads and Municipal Services

24. Prior to registration of the -Plan, the Owner shall prepare and submit detailed engineering design drawings and reports for the layout and construction of roads and services (i.e. water, storm and sanitary) in accordance with the Town of Aurora Infrastructure and

Environmental Services Design Criteria Manual to the satisfaction of the Town's Director of Infrastructure & Environmental Services.

25. The Owner shall, prior to registration of the Plan, provide detailed engineering drawings which will include but not be limited to grading control plans (including any retaining walls and details), plan and profile drawings of all underground and above ground services, general plans (notes, above and below ground), drainage plans, composite utility plans (to include above and non-standard below ground utilities, services, driveways and boulevard tree locations etc), stormwater management plans, detail plans, erosion and sediment control plans, illumination and signalization plans etc. to the satisfaction of the Town, for approval. Any proposed final grading shall eliminate retaining walls, unless approved otherwise by the Director of Infrastructure and Environmental Services. Construction details and notes, material descriptions, location and dimensions including top and bottom of wall elevations, heights and length of all retaining walls approved by the Director of Infrastructure and Environmental Services shall be provide in the detailed engineering plans. The approved retaining walls shall include drainage systems with positive outlets, shall not permit surface drainage to drain over the top of wall and when there is the option shall be located on private property instead of public property.
26. The Owner shall, prior to registration of the Plan, submit a capacity study of the Town's water distribution system to the Lands in order to determine that the proposed development can be adequately serviced to the satisfaction of the Town.
27. Prior to registration of the Plan, the Owner shall submit a detailed sanitary sewer capacity study including review of existing sewer conditions in order to determine that the proposed development can be adequately serviced to the satisfaction of the Town. A clause shall be added to the Subdivision Agreement stating that the Owner shall upgrade or remediate any sewers that the study reports require remediation or upgrading.
28. Prior to registration of the Plan, the Owner shall submit plans acceptable to the Town, detailing any phasing of construction and development, together with the means by which construction access to the Lands will be gained during any construction or phasing. Should phasing be necessary or requested, a clause shall be added to the Subdivision Agreement stating that the Owner shall comply with the phasing plan and make all builders aware of the phasing plan.
29. A clause shall be added to the Subdivision Agreement stating that all construction access to the completion of house construction may be limited as may be determined in consultation with the Town and the Region, to the satisfaction of the Town and approved by Central York Fire Services until such time as the first occupancy (as approved by the Town's Director of Planning & Building Services) of the subdivision.
30. The Owner shall provide engineering fees to the Town at the time of submission for the review of the detailed engineering drawings for the construction of services within the development. Said engineering fees shall be 1% of the estimated cost of all the works

necessary for the construction of the subdivision servicing including all grading, drainage and infrastructure works etc., as estimated by the consultant for the project and provided at the time of second submission of detailed engineering drawings. An additional fee to a total fee of 6% in accordance with the Town's Fees and Services By-Law as amended or successor thereto, of the estimated cost of all works by the Owner's consultant to the satisfactory approval of the Town is to be provided prior to final approval of the Subdivision Agreement to the satisfaction of the Town's Director of Infrastructure & Environmental Services.

31. The Owner shall, prior to registration of the Plan, provide detailed engineering drawings and a clause shall be added to the Subdivision Agreement stating that the Owner shall be required to construct or pay for the construction of roads, bicycle lanes, curbs, gutters, sidewalks (in accordance with applicable Town policy), underground and above ground services, street lights and illumination, street signs, utilities, storm water management facilities, etc., and any and all other works necessary for the development and servicing of the subdivision to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
32. A clause shall be added to the Subdivision Agreement stating that the Owner shall pay for the construction of or provide cash-in-lieu for proposed or future signalization of the intersection of Wellington Street East and proposed Street 'A' to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
33. A clause shall be added to the Subdivision Agreement stating that the Owner shall reimburse the Town for snow removal and winter maintenance costs for the roads and sidewalks within the Draft Plan based on the ratio of occupied/unoccupied units/ lots and blocks within the said Draft Plan as determined by the Director of Infrastructure & Environmental Services.
34. A clause shall be added to the Subdivision Agreement stating that the Owner shall reimburse the Town for street lighting maintenance costs within the Draft Plan based on the current level of occupancy to the satisfaction of the Director of Infrastructure & Environmental Services.
35. Prior to undertaking any grading on the Lands, and in connection with the Town's issuance of a Topsoil Removal Permit (if required), the Owner shall submit a Lot Grading and Erosion Control Plan for any grading within the Draft Plan for approval by the Town and the Lake Simcoe Region Conservation Authority that shall include a Certificate of Decommissioning for any well(s) and septic systems and proposed methods for:
 - a) erosion and sediment control prior to and during construction including the extent of grading/filling, the access location and erosion control detail, the location of spoil pile storage and the location and nature of sediment control works; and

- b) progressive stripping and grading to ensure minimum duration of exposed soil areas to the extent practical.
36. Prior to the registration of the Plan, the Owner shall have an Environmental Site Assessment (under O. Reg. 153/04 as amended O. Reg. 511/09) undertaken by a qualified person registered to ensure that the land is suitable for the proposed use. If in the opinion of the qualified person, the Environmental Site Assessment indicates the land may not be suitable for the proposed uses, the qualified person shall so advise the Ministry of the Environment and the Town. Prior to registration of the Plan, the Owner shall do further investigative studies and do all work required to make the lands suitable for the proposed use.
37. A clause shall be added to the Subdivision Agreement stating that the Owner shall grade, seed and/or sod, and maintain, to the satisfaction of the Town, all Lots and/or Blocks on the Lands to be left vacant for longer than six (6) months, and all portions of public highways that are not paved and all drainage swales.
38. A clause shall be added to the Subdivision Agreement stating that the Owner shall grant required easements to the appropriate authority for public utilities, drainage purposes, turning circles, or any other services as deemed necessary. Any off site easements and works necessary to connect watermains, storm sewers and sanitary sewers to outfall trunks and storm water management facilities on external lands shall be satisfactory to and granted to the appropriate authorities. No works off site or connections to existing infrastructure may be undertaken prior to execution of the Subdivision Agreement.
39. The Owner shall satisfy the Director of Infrastructure and Environmental Services that the services to be installed within, and in conjunction with the Draft Plan will provide for sidewalks which meet the Town's standards along the Lands' frontage onto roadways that have/will have transit services.
40. The Owner shall satisfy the Director of Infrastructure and Environmental Services that the services include illumination in accordance with the Town's design standards along all streets which have or will have transit services, sidewalks, pedestrian access and bus stop locations.
41. A clause shall be added to the Subdivision Agreement stating that all exterior side yards of lots that require wood fencing shall have solid wood fences with 150mm x 150mm posts with house returns of a design required by urban and architectural design guidelines or as required by Town standards, to the satisfaction of the Director of Planning & Building Services.
42. The Owner shall, prior to registration of the Plan, submit a geotechnical report for review and approval by the Town, which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal services construction, to the satisfaction of the

Town's Director of Planning & Building Services and Director of Infrastructure & Environmental Services.

43. The Owner shall, prior to registration of the Plan, submit Internal and External Traffic Studies for review and approval by the Town. A clause shall be added to the Subdivision Agreement stating that all road work and construction shall be in accordance with the approved Internal and External Traffic Studies to the satisfaction of the Town's Director of Infrastructure and Environmental Services, which shall include works relating to road cross-sections (in accordance with the latest Alternative Development Standards as approved by the Town), parking controls, bike ways, pavement markings, pedestrian crossings, sidewalks, access driveways locations, traffic signage including bicycle route signage and other requirements as set out in the said Internal and External Traffic Study.
44. A clause shall be added to the Subdivision Agreement stating that the Owner shall install signage to the satisfaction of the Town on bicycle routes on the collector or minor collector road in accordance with TDM (Traffic Demand Management).
45. A clause shall be added to the Subdivision Agreement stating that the Owner shall construct and pay for a sidewalk along the frontage of the Lands with Wellington Street East and where directed by the Director of Infrastructure and Environmental Services.
46. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide on street parking, where required, to the satisfaction of the Town.
47. The Owner shall, prior to registration, demonstrate compliance with the Town's standard configuration with respect to all road bends on the Plan, to the satisfaction of the Town.
48. A clause shall be added to the Subdivision Agreement stating that the Owner shall design, pay for and construct all traffic control devices (including temporary pavement markings) as specified in the approved Internal Traffic Study prior to the occupancy of any dwelling, to the satisfaction of the Town.
49. The Owner shall, prior to registration, ensure that all dead end streets, sides of road allowances requiring restricted access, and exterior side yard and rear yard flankages of the Lots or Blocks on the Plan requiring restricted access, as designated by the Town's Director of Infrastructure & Environmental Services, shall be terminated in 0.3 metre reserves to prohibit access at certain locations. The 0.3 metre reserves shall be established as public highways by the Town at such times as determined by the Town's Director of Infrastructure & Environmental Services.
50. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide sanitary sewer and storm sewer inspection testing and acceptance. Sanitary sewer inspection testing and acceptance shall be in accordance with the York Region Sanitary Inspection, Testing and Acceptance Guideline requirements dated September

2011 and as amended from time to time. Storm sewer and manhole inspection testing and acceptance to follow the requirements and policies of the Town.

51. A clause shall be added to the Subdivision Agreement stating that the Owner shall:
- (a) retain and pay for a qualified company acceptable to the Town to provide a video (CCTV) inspection of all sanitary and storm sewers and to prepare a letter report of the findings and conclusions within 6 months prior to the Owner requesting assumption of the subdivision by the Town;
 - (b) if as a result of carrying out the video (CCTV) inspection, modifications or rectifications are required, provide for, at its own expense, such modifications or rectifications as required and through such means as agreed to by the Town
 - (c) not request for final release of securities or assumption of the roads on the Plan by the Town until such CCTV inspection and rectifications, if any, are complete and accepted by the Town's Director of Infrastructure & Environmental Services

The report shall summarize and identify sewer pipe material used in accordance to Town and Region Specification and any deleterious materials to be cleaned, settlements or deflections, if any, and provide qualified justification stamped by a Professional Engineer registered in the Province of Ontario, for possible deviation from required Region, Town and OPS standards and specifications with recommendations to mitigate construction impacts if any.

52. Prior to registration of the Plan, the Owner shall monitor the water balances by submitting a supplementary design brief addendum to the submitted Stormwater Management and Hydrogeological Reports. Such report shall also demonstrate that the post development water balance is acceptable and provide any recommendations required for mitigation. A clause shall be added to the Subdivision Agreement stating that the Owner shall carry-out said recommendations/mitigation measures to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.
53. A clause shall be added to the Subdivision Agreement stating that the Owner shall prepare and submit an overall Composite Utility Plan (CUP) showing the location (shared or otherwise) of all required utilities (on-grade, or above-grade or non-standard below grade, including on-site servicing facilities and streetscaping), to the satisfaction of the Town. The CUP shall consider the requirements of those utility providers (including natural gas, hydro, and telecommunications service providers) that will conduct works within the Lands and the respective standards and specification manuals, where applicable, of the utility providers.
54. A clause shall be added to the Subdivision Agreement stating that natural gas, telecommunication service providers and cable television services, including other street hardware, where possible, shall be constructed underground within the road allowances or other appropriate easements to the satisfaction of the Town.

55. A clause shall be added to the Subdivision Agreement stating that the Owner shall grant access, on reasonable terms and conditions, to any telecommunications service providers indicating an interest to locate within a municipal right-of-way. The Owner shall advise any telecommunications service provider intending to locate within a municipal right-of-way, of the requirement to enter into a Municipal Access Agreement with the Town, and to satisfy all conditions, financial and otherwise of the Town.

Environmental Protection Area

56. A clause shall be added to the Subdivision Agreement stating that the Owner shall convey Environmental Protection Area Block A on the Draft Plan ("Block A") to the Town as environmental protection lands, at no charge and free of all encumbrances, to the satisfaction of the Director of Parks, Recreation and Cultural Services.
57. A clause shall be added to the Subdivision Agreement stating that the Owner shall , in regard to Block A:
- a) Not disturb or otherwise use any portion of Block A for the storage of topsoil or fill materials.
 - b) Not encroach into Block A without prior written approval of the Director of Parks, Recreation and Cultural Services.
 - c) Install on-site temporary Paige wire protection fencing / silt fencing along the boundaries of Block A prior to any development disturbance, and maintain in place the temporary fencing in good condition for the duration of construction.
 - d) Upon completion of construction, install on-site permanent black vinyl chain link fencing, in accordance with Town standards, on the municipal side of lot lines for all Lots and Blocks abutting Block A.
 - e) Restore and revegetate any proposed disturbance or grading activities within Block A with extensive plantings using native species compatible with the surrounding environment.
 - f) Include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of Lots and Blocks adjacent to Block A in a manner satisfactory to the Director of Parks, Recreation and Cultural Services, advising that fence gates and/or other means of access will not be permitted to access Block A from private properties; and
 - g) Include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers Lots and Blocks adjacent to Block A advising that the environmental protection area adjacent to their Lot or Block is intended for conservation and naturalization, and portions may be used for a public trail system and trail amenities. The lands are to remain as much as possible in their natural state. The Town will not be responsible for any inconvenience or nuisance which may present itself as a result of the environmental protection lands and associated trail system.

Trails

58. A clause shall be added to the Subdivision Agreement stating that the Owner shall convey Access Block B on the Draft Plan to the Town for the purposes of a future trail access, at no charge and free of all encumbrances, to the satisfaction of the Director of Parks, Recreation and Cultural Services.

Vegetation Management

59. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement a Vegetation Management Plan to the satisfaction of the Director of Parks, Recreation and Cultural Services which shall include the following:
- a) A detailed vegetation inventory and assessment: identify all vegetation greater than 50mm DBH for individual tree assessments and/or identify perimeter at canopy of woodlands, groups or stands or vegetation; identify vegetation on adjacent property that may be impacted. Inventory shall include species, size and condition.
 - b) Identification of all vegetation removals and identification of all protection measures for vegetation designated to be preserved; an at-grade impact assessment to support vegetation removals and/or preservation measures.
 - c) A monetary evaluation for all vegetation identified to be damaged or removed based on the Town's Tree Removal and Compensation Policies.
 - d) Provision of compliance monitoring and protection/mitigation specifications including all arboricultural requirements for trees designated to be preserved during construction; provision of post construction performance monitoring and rehabilitation specifications. Include the Town's minimum tree preservation standards.
 - e) A compensation planting plan providing plantings equal to or greater than the assessed value of vegetation designated to be damaged or removed from the site, which compensation planting shall be in addition to the Town's minimum planting standards.
 - f) Naturalization and Restoration plantings as per recommendations from environmental reports as applicable.
60. The Owner shall only remove trees on the Lands in accordance with the Town's By-law Number 5850-16 as amended or successor thereto (the "Tree By-law). In the alternative, prior to registration, the Owner shall submit a tree removal plan to the Director of Parks, Recreation and Cultural Services and enter into an agreement regarding implementation of the tree removal plan.
61. Prior to the commencement of any demolition, topsoil removal, grading or construction activities on the Lands, the Owner shall construct temporary Paige post and wire protection fencing for all vegetation and natural areas to be preserved, in accordance with the Vegetation Management Plan. A clause shall be added to the Subdivision Agreement stating that the Owner shall maintain this fencing in good condition for the duration of development on the Lands.

General Landscaping Requirements

62. Prior to registration, the Owner shall provide landscape design plans for approval by the Director of Parks, Recreation and Cultural Services detailing landscape works for street tree planting on all road allowances within the Plan. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement said landscape works. As an alternative, the Town may consider through the Subdivision Agreement cash-in-lieu of the value of street tree plantings, in accordance with the approved landscape plans, to the satisfaction of the Director of Parks, Recreation and Cultural Services.
63. A clause shall be added to the Subdivision Agreement stating that the Owner shall, at the time of street tree plantings, distribute to each prospective purchaser of Lots within the Plan, a copy of the Town's "Boulevard Tree" information brochure. The Owner shall obtain the brochures from the Town's Parks, Recreation and Cultural Services department at no cost to the Owner.
64. Prior to registration of the Plan, the Owner shall provide landscape design plans for all proposed fencing, landscape structures, subdivision entry features, buffer plantings or any other landscape features required by urban and architectural design guidelines or as required by Town standards, to the satisfaction of the Director of Parks, Recreation and Cultural Services. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement said landscape works.
65. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide consistent and continuous minimum 300mm depth topsoil for all areas associated with tree and shrub plantings within the Plan, to the satisfaction of the Director of Parks, Recreation and Cultural Services. These areas shall include all buffers and boulevards designated for street tree plantings.
66. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide the Town the first right of refusal of surplus topsoil and shall provide the Town with prior notification of topsoil removal from the Plan.
67. A clause shall be added to the Subdivision Agreement stating that the Owner shall perform topsoil testing in accordance with Town standards by an approved agency to determine nutrient availability for all topsoil sources to be utilized within the Plan and that the Owner shall implement fertilizers and soil amendments in accordance with topsoil test recommendations, to the satisfaction of the Director of Parks, Recreation and Cultural Services.
68. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all Offers or Purchase and Sale Agreements with purchasers of Lots and Blocks within the Plan, a notice clearly setting out the details of any fencing or urban design feature that is to be installed on the Lot or Block being purchased. Such notice

shall clearly identify specifications relating to location, timing of installation, colour, materials, height and other design details of the fencing or urban design features. A further clause shall be added to the Subdivision Agreement stating that the Owner shall include in the purchase price of the Lot, any fencing or urban design feature that is required by the Town and/or the Region. The Owner shall demonstrate compliance with this condition for any sales that occur prior to execution of the Subdivision Agreement.

69. A clause shall be added to the Subdivision Agreement stating that the Owner shall pay a one-time financial contribution for the purposes of supplementing the Town's on-going annual maintenance costs associated with landscape works on municipal lands, such works as required by the Town's standards and/or approved urban and architectural design guidelines. The amount of the contribution shall be equal to twenty-five percent (25%) of the total cost of plant material installed on municipal lands within the Plan, with the exception of naturalization and restoration plantings within the Environmental Protection Area on the plan.
70. A clause shall be added to the Subdivision Agreement stating that the Owner shall prior to registration of the Plan provide landscape securities to the Town, in a form acceptable to the Town's Director of Corporate & Financial Services, and in the amount of one hundred percent (100%) of the estimated costs of the landscape works, to ensure performance and compliance of all landscape works, to the approval and satisfaction of the Director of Parks, Recreation and Cultural Services.
71. A clause shall be added to the Subdivision Agreement stating that the Owner shall pay landscape fees, in a manner satisfactory to the Town, based on the percentage amount of estimated landscape works as set out in the Parks and Recreation Services Fees By-law 5426-12 or successor thereto. The estimated cost of the landscape works shall be provided by the consulting landscape architect and approved by the Town.

Planning & Building Services: Building Division Conditions

72. The Owner shall, prior to registration of the Plan, submit a schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the Lots, Blocks and/or Units within the Plan, to the satisfaction of the Director of Planning & Building Services.
73. The Owner shall, prior to registration of the Plan, submit a geotechnical report for review and approval by the Town, which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal services construction, to the satisfaction of the Director of Planning & Building Services.
74. The Owner shall, prior to registration of the Plan, submit reference plans, engineering details and specifications and recommendations for any retaining walls to be constructed on the lands for which a building permit is required under the *Building Code Act*, 1992,

S.O. 1992, c. 23, as amended, and O. Reg. 350/06 (Building Code), (the "*Building Code Act*"), indicating therein any restrictions such as setback limits for structures, in-ground or above ground pools, trees and landscaping etc. to the satisfaction of the Town's Director of Planning & Building Services and Director of Infrastructure & Environmental Services. If any such restrictions are identified, a clause shall be added to the Subdivision Agreement stating that the Owner shall register the Restrictive Covenants on title to the restricted lands to the satisfaction of the Town. The Owner further agrees to include in all Offers of Purchase and Sale Agreements for the restricted Lots/Blocks on the M-plan, a notice advising prospective purchasers of the registration of Restrictive Covenants on title to their lands.

75. The Owner shall submit Reference Plans and Engineering Details and Specifications for any retaining walls for a which a permit is required under the *Building Code Act*, indicating any restrictions such as setback limits for structures, inground pools, above-ground pools and possibly landscaping to the satisfaction of the Director of Planning & Building Services.
76. Prior to registration, the Owner shall obtain a permit under the *Building Code Act* for the decommissioning of any septic system and shall submit a Consultant's Certificate upon completion of the decommissioning, to the satisfaction of the Director of Planning & Building Services.
77. A clause shall be added to the Subdivision Agreement stating that prior to the offering of any lots or blocks on the Plan for sale, , the Owner shall submit and obtain the written approval from the Town's Director of Planning & Building Services with respect to the location of sales trailers and with respect to the display plans and other information to be used for sales and/or marketing purposes. Such information shall include the following:
 - a) the latest version of the approved Plan or registered M-Plan, including any phasing;
 - b) a plan showing the entire Plan and adjacent lands including all sidewalks and walkways, community mail boxes, parks by type (including all recreational facilities to be provided), schools, churches, open space areas, environmental protection areas, stormwater management ponds, landscaping, entranceway features, noise attenuation measures (both internal and external to the dwelling unit), erosion control facilities, buffer areas, watercourses, and surrounding land uses; and
 - c) a copy of the approved zoning by-law for the lands together with a copy of the executed Subdivision Agreement (as soon as it is available);
 - d) a grade and utility composite plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of the Town.

- e) No alteration to grading and drainage swales, or removal of vegetation or development of any sheds and structures is permitted on lands that are zoned open space.

The Owner shall further keep all of the above materials up-to-date, to reflect the most current approvals, and/or submissions regarding the Plan, and/or engineering design drawings, and other such matters as may be required by the Town's Director of Planning & Building Services and Director of Infrastructure & Environmental Services.

- 78. A clause shall be added to the Subdivision Agreement stating that the Owner shall not grade or otherwise disturb the soil on the Lands prior to the Ministry of Tourism Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- 79. A clause shall be added to the Subdivision Agreement stating that the Owner shall erect and maintain signs on any vacant land within the Plan indicating the designated or proposed use of all Lots and/or Blocks (including temporary turning circles) on the Plan, other than those lots designated for residential purposes.
- 80. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all offers of purchase and sale agreements the following warning clauses:

"Purchasers are advised that conditions of approval of the subdivision within which this lot is located, the Town of Aurora has required the developer to undertake and bear the cost of the following items:

- a) street trees (trees planted in the town boulevards)
- b) corner lot fencing as directed on the approved engineering plans
- c) rear lot fencing as directed on the approved engineering plans
- d) noise attenuation fencing and berms as identified in the approved noise impact study and the approved engineering plans
- e) fencing (if required) along school blocks, park blocks and epa lands on the approved engineering plans
- f) subdivision entry features and fencing (if any approved) as identified on the landscape plans approved by the town.

York Region Conditions

- 81. Prior to or concurrent with draft plan approval, the owner shall enter into an

agreement with the Town of Aurora, which agreement shall be registered on title, committing the owner to:

A. Not enter into any agreements of purchase and sale with end users (*) for the subject lands until such time as:

a. The Town of Aurora approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure

or

b. i. The Council of the Town of Aurora has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,

ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the Town of Aurora allocation used for the subject development;

or

c. The Regional Commissioner of Environmental Services and the Town of Aurora confirm servicing capacity for this development by a suitable alternative method and the Town of Aurora allocates the capacity to this development.

AND

B. Not enter into any agreements of purchase and sale with non-end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the Town of Aurora. This agreement shall be registered on title, committing the owner to the same terms as set out in item A above.

82. Prior to draft plan approval, the owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision 19T-16A0 or any phase thereof by the Town of Aurora, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the owner.

(*) the term 'end users', for the purpose of the above-noted pre-conditions, is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

83. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Town of Aurora and York Region.
84. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Aurora for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
85. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town of Aurora and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
86. Prior to final approval, an electronic copy of the engineering drawing(s) showing the layout of the watermains and sewers shall be submitted to the Community Planning and Development Services branch for review and record.
87. The Owner shall agree in the subdivision agreement that any direct connection(s) to and/or the crossing(s) of a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) and/or crossing(s) shall be submitted to the Infrastructure Asset Management Branch for approval.
88. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
 - The Town of Aurora approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
 - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Town of Aurora allocates the capacity to this development.
89. Prior to final approval, Prior to Final Plan of Subdivision Approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP),

to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas In York Region (October 2014). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:

- a) petroleum-based fuels and or solvents;
- b) pesticides, herbicides, fungicides or fertilizers;
- c) construction equipment;
- d) inorganic chemicals;
- e) road salt and contaminants as identified by the Province;
- f) the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
- g) organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
- h) snow storage and disposal facilities.

If a SWIAMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.

90. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to Community Planning and Development Services for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
91. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the functional transportation report/plan as approved by the Development Engineering Section.
92. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Community Planning and Development Services, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Illumination Designs;

- g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - J) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Requirements of York Region Transit/Viva
93. Prior to final approval, the Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this Right-of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
94. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Community Planning and Development Services, Attention: Mrs. Eva Pulnicki, P.Eng.
95. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering Section and illustrated on the Engineering Drawings.
96. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Community Planning and Development Services that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Development Engineering Section.
97. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section, that the Owner will provide the installation of visual screening along Street D parallel to Wellington Street East, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Street D. The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
98. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
- a. All existing woody vegetation within the York Region road right-of-way,
 - b. Tree protection measures to be implemented on and off the York Region road right-of-way to protect right of way vegetation to be preserved,
 - c. Any woody vegetation within the York Region road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York

Region road right-of-ways shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.

- d. A planting plan for all new and relocated vegetation to be planted within the York Region road right-of-way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed in the York Region right-of-way by the Owner or the area municipality for aesthetic purposes, they must be approved by Community Planning and Development Services and shall be maintained by the area municipality with the exception of the usual grass maintenance. For landscape features not maintained to the satisfaction York Region, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.

99. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Development Engineering Section recommending noise attenuation features.
100. The Owner shall agree in the Subdivision Agreement to implement the noise attenuation features as recommended by the noise study to the satisfaction of the Development Engineering Section.
101. The Owner shall agree in the Subdivision Agreement that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
102. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:
- "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
103. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the Subdivision Agreement, the following:
- a. That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;

- b. That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum of 2.5 metres in height, subject to the concurrence of the area municipality; and,
 - c. That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.
104. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
- a) a widening across the full frontage of the site where it abuts Wellington Street East of sufficient width to provide a minimum setback of 18.0 metres from the centreline of construction of Wellington Street East, and
 - b) a 15.0 metre by 15.0 metre daylight triangle at the SW and SE corners of Street A and Wellington Street East.
 - c) a 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Wellington Street East and adjacent to the above noted widening, and
 - d) an additional 2.0 metre widening, 40.0 metres in length, together with a 60.0 metre taper for the purpose of an eastbound right turn lane at the intersection of Street A and Wellington Street East,
105. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
106. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase

I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

The Owner shall also provide the Region's Development Engineering with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.

107. The Owner shall agree in the Subdivision Agreement, to be responsible to decommission any existing wells on the Owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
108. The Owner shall agree in the subdivision agreement that prior to the development approval of Blocks 1, 35, 56 and 102-117, that access to Blocks 1, 35, 56 and 102-117 shall be through the internal road network and direct access to Wellington Street East will not be permitted.
109. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that Street A shall be designed to intersect Wellington Street East at a right angle or on a common tangent and shall be aligned with Elyse Court located north of Wellington Street East.
110. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street A shall be designed to accommodate the recommendations of the transportation report approved by York Region and the intersection of Street A and Wellington Street East with any interim or permanent

intersection works including turning lanes, profile adjustments and illumination as deemed necessary by Development Engineering.

111. Prior to a final approval, the Owner shall demonstrate a direct shared pedestrian/cycling connection to Wellington Street between Blocks 102 and 103 (As per Drawing No. DP-1, dated May 04'2016) to support active transportation and public transit to the satisfaction of the Region, or where appropriate.
112. Prior to the final approval the Owner shall provide a Transportation Demand Management (TDM) Plan to the satisfaction of the Region. The TDM Plan shall address the following:
 - a) A TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations.
 - b) A TDM communication strategy to assist the Region and the Town of Aurora to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards.
113. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadways that have transit services.

Existing YRT/Viva transit services operates on the following roadway in the vicinity of the subject lands:

- Wellington Street

114. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway to the Regional roadway as follows:

- From "Street 'A'" to "Wellington Street"

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

115. The Owner shall agree in the subdivision agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 114 above.

116. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the plan will provide the passenger standing area/shelter pad identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing area/shelter pad shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT/Viva, passenger standing area and shelter pad shall be provided at the following location:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Wellington Street	Street 'A'	SW corner	YRT-1.02 or YRT-1.03	n/a

The passenger standing area/shelter pad shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stop, passenger standing area, shelter or corner sightlines.

The bus stop location determined during the design phase is subject to change. Prior to construction of the passenger standing area/shelter pads, the Owner/consultant shall confirm with YRT/Viva the final bus stop location/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

117. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location, concrete pedestrian access, passenger standing area, and shelter pad to the satisfaction of York Region.
118. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services in this development as identified in condition 113. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
119. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will

include illumination in accordance with the local municipality's design standards along the street which has transit services, sidewalks, pedestrian access, and bus stop locations.

120. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
121. The Owner shall agree in the subdivision agreement, in wording satisfactory to Development Engineering that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
122. Prior to final approval, the Owner shall submit engineering plans for York Region's approval that identify on the plans the Transit requirements.
123. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to Community Planning and Development Services, outlining all applicable York Region requirements.
124. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
125. The Regional Community Planning and Development Services Division shall advise that Conditions 81 to 125 inclusive, have been satisfied.

Lake Simcoe Region and Conservation Authority Conditions

126. That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority (LSRCA):
 - a) A detailed Stormwater Management Report in conformity with the designated stormwater management policies of the Lake Simcoe Protection Plan (LSPP) (DP-4.8 – 4.11) and the LSRCA Technical Guidelines for Stormwater Management;
 - b) A detailed Erosion / Sediment Control Plan;
 - c) A detailed Grading and Drainage Plan;

- d) An updated Water Balance as per Designated Policy 4.8 of the LSPP;
 - e) A Phosphorous Budget in accordance with Designated Policy 4.8 of the LSPP;
 - f) A detailed Low Impact Development Evaluation demonstrating the means to maximize the use of Low Impact Development (LID) measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement (2014).
127. That prior to final approval a conveyance capacity analysis of the existing 1880mm x 1260mm CSPA culvert (east outlet) is required to confirm available capacity for proposed post development 2 – 100 year peak flows.
128. That prior to final approval it is demonstrated to the satisfaction of the LSRCA that the bottom of the proposed Superpipes (or Quantity Control Storage) is to be above the adjacent watercourse 100 year water surface elevation.
129. That prior to final approval In-Situ percolation testing is required to be carried out at the bottom elevation of the proposed infiltration facilities.
130. That prior to final approval it shall be demonstrated to the satisfaction of the LSRCA that the seasonally high water table is to be a minimum 1m below the bottom of the proposed infiltration facilities.
131. That the Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and requirements contained within the plans and reports as approved by the LSRCA.
132. That the Owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA.
133. That the Owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place, including erosion and sediment control to address the protection of natural features, in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
134. That the Owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b. – DP of the Lake Simcoe Protection Plan.
135. That the Owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Town, most notably between lots 101 & 102 for the east storm outlet as identified on the proposed Storm Servicing Plan Figure 2.3.

136. That the Owner shall agree in the Subdivision Agreement to dedicate and transfer the environmentally significant areas located in Block A to the Town of Aurora.
137. That prior to final approval, Restoration Plans shall be provided to the satisfaction of the LSRCA for the buffer areas associated with the natural heritage features and where required, storm water management facilities.
138. If a trail is proposed that will impact the area of the natural heritage features and their associated buffers, a Trails Impact Study shall be conducted.
139. As recommended through the EIS (pg16), the LSRCA agrees with Beacon Environmental that should development commence after the following spring (Spring 2017), re-surveys should be conducted in June for birds, bats and Butternut.
140. That the Tree Inventory and Assessment Report and Arborist Report shall be in conformity with the Town of Aurora's Urban Forestry Policy and where possible should strive to preserve healthy trees on the property.
141. That prior to final plan approval, the Owner shall successfully amend the Zoning By-law to rezone the lands within the identified floodplain and woodland feature and associated buffer to Environmental Protection (EP-15) Exception Zone.
142. That prior to final plan approval, the Owner shall obtain a permit from the LSRCA for any development within an area subject to Ontario Regulation 179/06 under the Conservation Authorities Act.
143. That prior to final plan approval, the Owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the Conservation Authorities Act.

Central York Fire Services Conditions

144. A schedule of Firebreak lots/blocks is submitted to Central York Fire Services for approval prior to construction of buildings. Builders/developers will not make application for building permits for designated firebreak lots/blocks without written release of firebreak designation from Central York Fire Services.
145. Water supply for firefighting, including hydrants must be installed and operational prior to construction of buildings.
146. All roads must be complete to a minimum base coat and be able to support emergency vehicles with site access acceptable to Central York Fire Services prior to any building construction.
147. A minimum of temporary street signage must be in place to assist emergency responses prior to construction of buildings.

Canada Post Conditions

148. The Owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
149. The Owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Aurora.
150. The Owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; further, advise any affected homeowners of any established easements granted to Canada Post.
151. The Owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
 - An appropriately sized sidewalk section (concrete pad), as per Canada Post specifications to place the Community Mailboxes on.
 - Any required walkway across the boulevard, as per municipal standards
 - Any required curb depressions for wheelchair access
 - The owner/developer will confirm to Canada Post that the final secured locations of the Community Mailbox sites will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
152. The Owner/developer further agrees to determine, provide and maintain a suitable and safe temporary Community Mailbox location(s) to be "fit up" prior to first occupancy. This temporary site will be utilized by Canada Post until the above mentioned criteria is completed at the permanent CMB site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied.

Clearances

153. Final approval for registration may be issued in phases to the satisfaction of the Town subject to all applicable fees provided that:
 - a) Phasing is proposed in an orderly progression services; and

- b) All government agencies agree to registration by phases and provide clearances, as required in Conditions 154 to 163 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
154. The Town's Planning & Building Services: Planning Division shall advise that Conditions 1 to 10, 41, 80 inclusive have been satisfied, stating briefly how each condition has been met.
155. The Town's Infrastructure and Environmental Services shall advise that Conditions 15 to 21, 24 to 40, 42 to 55, 77, 80 inclusive have been satisfied, stating briefly how each condition has been met.
156. The Town's Parks, Recreation & Cultural Services shall advise that Conditions 16, 22, 23, 56 to 71 inclusive have been satisfied, stating briefly how each condition has been met.
157. The Town's Planning & Building Services: Building Division shall advise that Conditions 16, 29, 42, 72 to 77, 79 inclusive have been satisfied, stating briefly how each condition has been met.
158. The Town's Legal Services shall advise that Conditions 11 to 14 inclusive have been satisfied, stating briefly how each condition has been met.
159. The Ministry of Tourism and Sport shall advise that Condition 78 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
160. York Region shall advise that Conditions 16, 81 to 125 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
161. The Lake Simcoe Region Conservation Authority shall advise that Conditions 35, 52, 126 to 143 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
162. Central York Fire Services shall advise that Conditions 29, 144 to 147 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
163. Canada Post shall advise that Conditions 148 to 152 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



**Town of Aurora
Parks and Recreation Advisory Committee
Meeting Minutes**

Date:	Thursday, November 17, 2016
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Councillor Michael Thompson (Chair), Councillor Tom Mrakas (Vice Chair), Juergen Daurer, Richard Doust, Stephen Kimmerer (arrived 7:23 p.m.), Eric McCartney (arrived 7:25 p.m.), and Brian Trussler
Member(s) Absent:	None
Other Attendees:	Al Downey, Director of Parks, Recreation and Cultural Services, Councillor Wendy Gaertner, and Samantha Kong, Council/Committee Secretary

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

- 1. Declaration of Pecuniary Interest and General Nature Thereof**
- 2. Approval of the Agenda**

**Moved by Jeurgen Daurer
Seconded by Councillor Mrakas**

That the agenda as circulated by Legislative Services, with the following additions, be approved:

Parks and Recreation Advisory Committee Meeting Minutes
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- Delegation (b) Barry Bridgeford, Resident
Re: Invasive Species, *Invasive Species Act*, Funding for Control

Carried

3. Receipt of the Minutes

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

**Moved by Richard Doust
Seconded by Councillor Mrakas**

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

Carried

4. Delegations

- (a) Fausto Filipetto, Senior Policy Planner, Town of Aurora
Re: Library Square and Town Park**

Mr. Filipetto presented an overview of the Library Square and Town Park conceptual plans, and provided background, public survey results/feedback, and next steps. The Committee expressed concerns regarding traffic, parking, and the low number of public survey responses.

**Moved by Juergen Daurer
Seconded by Richard Doust**

That the comments of the delegation be received for information.

Carried

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(b) Barry Bridgeford, Resident

Re: Invasive Plant Species, *Invasive Species Act*, Funding for Control

Mr. Bridgeford provided an overview of invasive plant species in Aurora, specifically phragmites, dog-strangling vine, and Japanese knotweed. He noted that there is no funding for the control and/or eradication of these species and is requesting that Council authorize such funding for 2017. The Committee expressed support for the request.

Moved by Juergen Daurer

Seconded by Eric McCartney

That the comments of the delegation be received for information.

Carried

5. Matters for Consideration

1. Proposed New Terms of Reference for Parks and Recreation Advisory Committee

Staff extended thanks to members who provided comments and revisions to the new Terms of Reference and suggested that the wording “addressing” in bullet point number 3, under Section 2. Vision, should state “providing advice on”. The Committee endorsed the new Terms of Reference and requested that it be implemented in the New Year.

Moved by Councillor Mrakas

Seconded by Eric McCartney

1. That the Proposed New Terms of Reference for the Parks and Recreation Advisory Committee be received; and
2. That the Parks and Recreation Advisory Committee recommend to Council:

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- (a) That the proposed new Terms of Reference for the Parks and Recreation Advisory Committee be endorsed **and implemented in 2017.**

Carried as amended

6. Informational Items

2. Memorandum from Director of Parks, Recreation and Cultural Services Re: Report No. PR12-005, Club Aurora Fitness Centre Business Plan

The Committee expressed concerns regarding the decline in active numbers over the past decade and inquired if the Business Plan would be updated in the near future. Staff stated that the Business Plan would be under review.

**Moved by Juergen Daurer
Seconded by Brian Trussler**

1. That the memorandum regarding Report No. PR12-005, Club Aurora Fitness Centre Business Plan be received for information.

Carried

3. Extract from Council Meeting of October 11, 2016 Re: Parks and Recreation Advisory Committee Meeting Minutes of September 15, 2016

The Committee clarified that the intention of the resolution regarding Pet Waste in Public Parks and Open Space was to utilize communication tools to spread awareness, rather than spending money on public surveys.

**Moved by Juergen Daurer
Seconded by Eric McCartney**

1. That the Extract from Council Meeting of October 11, 2016, regarding the Parks and Recreation Advisory Committee meeting minutes of September 15, 2016, be received for information.

Carried

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7. New Business

New Business Motion No. 1

Moved by Richard Doust

Seconded by Juergen Daurer

1. That the Parks and Recreation Advisory Committee recommend to Council:
 - (a) That staff be directed to investigate the feasibility of control and/or eradication of invasive species in Aurora and report back.

Carried

New Business Motion No. 2

Moved by Juergen Daurer

Seconded by Councillor Mrakas

1. That the Parks and Recreation Advisory Committee recommend to Council:
 - (a) That the development of Library Square be endorsed.

Carried

8. Adjournment

Moved by Councillor Mrakas

Seconded by Eric McCartney

That the meeting be adjourned at 8:50 p.m.

Carried

Committee recommendations are not binding on the Town unless adopted by Council at a later meeting.



**Town of Aurora
Trails and Active Transportation Committee
Meeting Minutes**

Date:	Friday, November 18, 2016
Time and Location:	10 a.m., Council Chambers, Aurora Town Hall
Committee Members:	Councillor Sandra Humfries (Chair), Councillor Tom Mrakas (Vice Chair), Alison Collins-Mrakas, Richard Doust (PRAC Representative), Bill Fraser, Laura Lueloff, and Nancee Webb (EAC Representative)
Member(s) Absent:	None
Other Attendees:	Councillor Michael Thompson, Jim Tree, Manager of Parks, Lawrence Kuk, Planner, Jamal Massadeh, Traffic/Transportation Analyst, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 10:04 a.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

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

2. Approval of the Agenda

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

That the agenda as circulated by Legislative Services, with the following addition, be approved:

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- Delegation (c) John Clement, Resident; Re: Item 1 – Extract from Council Meeting of October 11, 2016; Re: Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses Construction

Carried

3. Receipt of the Minutes

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

Moved by Alison Collins-Mrakas

Seconded by Laura Lueloff

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

Carried

4. Delegations

(a) Fausto Filipetto, Senior Policy Planner, Town of Aurora

Re: Library Square and Town Park

The Committee consented on a two-thirds vote to waive the requirements of section 3.8(c) of the Procedural By-law to permit the delegation additional time as required.

Mr. Filipetto presented an overview of the concept plan, strategy, studies, and public consultation regarding the three-block area of Library Square to Town Park, including background to the Aurora Promenade and Cultural Precinct. He further provided a brief review of the public feedback received regarding the future of the Aurora Armoury, former Library, and former Seniors' Centre.

Moved by Councillor Mrakas

Seconded by Alison Collins-Mrakas

That the comments of the delegation be received for information.

Carried

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(b) Klaus Wehrenberg, Resident

Re: Item 1 – Extract from Council Meeting of October 11, 2016; Re: Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses Construction

The Committee consented on a two-thirds vote to waive the requirements of section 3.8(c) of the Procedural By-law to permit the delegation additional time as required.

Mr. Wehrenberg presented background to the Trails Master Plan and grade-separated trail crossings. He spoke in support of the construction of Leslie Street Underpass C, which he noted would be primarily a commuter route, and suggested that the Town of Newmarket be asked to pay for a portion of the cost of Underpass C.

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

That the comments of the delegation be received for information.

Carried

(c) John Clement, Resident

Re: Item 1 – Extract from Council Meeting of October 11, 2016; Re: Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses Construction

Mr. Clement spoke in support of the construction of the Leslie Street Underpass C and the importance of implementing the needed trail connections within the Trails Master Plan, especially prior to land development.

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

That the comments of the delegation be received for information.

Carried

5. Matters for Consideration

Trails and Active Transportation Committee Meeting Minutes
Friday, November 18, 2016

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1. Extract from Council Meeting of October 11, 2016

**Re: Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses
Construction**

Staff provided background to the Council extract and previous reports. The Committee discussed and expressed its support of the current opportunity for the construction of Leslie Street Underpass C, to be partially funded by York Region.

Moved by Nancee Webb

Seconded by Richard Doust

1. That the Extract from Council Meeting of October 11, 2016, regarding Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses Construction, be received; and
2. That the Trails and Active Transportation Committee recommend to Council:
 - (a) That the construction of Leslie Street Underpass C be approved and funded as recommended by staff in Report No. PRCS16-044.

Carried

6. Informational Items

2. Bike Aurora Update

The Chair provided a brief update regarding the Bike Aurora Day being planned for 2017. Committee members agreed to form a subcommittee to discuss the plans and next steps in greater detail.

Moved by Councillor Mrakas

Seconded by Richard Doust

1. That the Bike Aurora Update be received for information.

Carried

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3. Extract from Council Meeting of October 11, 2016

**Re: Trails and Active Transportation Committee Meeting Minutes of
September 16, 2016**

Moved by Nancee Webb

Seconded by Alison Collins-Mrakas

1. That the Extract from Council Meeting of October 11, 2016, regarding the Trails and Active Transportation Committee meeting minutes of September 16, 2016, be received for information.

Carried

7. New Business

Councillor Mrakas noted that a motion would be brought to Council to recommend that the Trails and Active Transportation Committee play a significant role in the development of the Cycling Master Plan.

New Business Motion No. 1

Moved by Alison Collins-Mrakas

Seconded by Richard Doust

1. That the Trails and Active Transportation Committee recommend to Council:
 - (a) That the proposed option to demolish the former library at 56 Victoria Street, and the former seniors centre at 52 Victoria Street, be endorsed; and
 - (b) That any development proposal criteria include affordable housing or mixed uses.

Carried

New Business Motion No. 2

Moved by Councillor Mrakas

Seconded by Nancee Webb

1. That the Trails and Active Transportation Committee recommend to Council:
 - (a) That staff be directed to investigate the possibility of cost sharing with the Town of Newmarket in the construction of Leslie Street Underpass C; and

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- (b) That any potential cost sharing not be contingent on the approval of the Town of Aurora's 50 per cent share in the construction costs of Leslie Street Underpass C.

Carried

8. Adjournment

Moved by Councillor Mrakas

Seconded by Laura Lueloff

That the meeting be adjourned at 11:37 a.m.

Carried

Committee recommendations are not binding on the Town unless otherwise adopted by Council at a later meeting.



**Town of Aurora
Environmental Advisory Committee
Meeting Minutes**

Date: Thursday, November 24, 2016

Time and Location: 7 p.m., Holland Room, Aurora Town Hall

Committee Members: Councillor Tom Mrakas (Chair), Irene Clement, Larry Fedec, Jennifer Sault, Melville James, Sara Varty, and Nancy Webb

Member(s) Absent: Councillor Paul Pirri (Vice Chair), and Dr. Kristina Zeromskiene

Other Attendees: Christina Nagy-Oh, Program Manager, Environmental Initiatives, Jim Tree, Manager, Parks, and Samantha Kong, Council/Committee Secretary

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

1. Declaration of Pecuniary Interest and General Nature Thereof

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

2. Approval of the Agenda

**Moved by Irene Clement
Seconded by Larry Fedec**

That the agenda as circulated by Legislative Services be approved.

Carried

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3. Receipt of the Minutes

Environmental Advisory Committee Meeting Minutes of June 2, 2016

**Moved by Nancee Webb
Seconded by Jennifer Sault**

That the Environmental Advisory Committee meeting minutes of June 2, 2016, be received for information.

Carried

4. Delegations

(a) Fausto Filipetto, Senior Policy Planner, Town of Aurora Re: Library Square and Town Park

Mr. Filipetto presented an overview of the Library Square and Town Park conceptual plans, and provided background, public survey results/feedback, and next steps.

**Moved by Jennifer Sault
Seconded by Irene Clement**

That the comments of the delegation be received for information.

Carried

(b) Iris Tufa and John McNally, Windfall Ecology Centre Re: Introduction to the ClimateWise Business Network

Ms. Tufa and Mr. McNally presented an overview of the ClimateWise Business Network and explained the benefits it provides to businesses in regards to sustainability. The Committee suggested that this information could be presented to the Economic Development Advisory Committee, as there is a strong link with local businesses.

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**Moved by Irene Clement
Seconded by Larry Fedec**

That the comments of the delegation be received for information.

Carried

**(c) Barry Bridgeford, Resident
Re: Invasive Plant Species, Invasive Species Act, Funding for Control**

Mr. Bridgeford provided an overview of invasive plant species in Aurora, specifically phragmites, dog-strangling vine, and Japanese knotweed. He noted that there is no funding for the control and/or eradication of these species and is requesting that Council authorize such funding for 2017. The Committee expressed support for the request.

**Moved by Nancee Webb
Seconded by Sara Varty**

That the comments of the delegation be received for information.

Carried

5. Matters for Consideration

None

6. Informational Items

**1. Memorandum from Program Manager, Environmental Initiatives
Re: Environmental Programs New Priority Actions**

Staff provided a brief overview of the environmental programs new priority actions, and the Committee expressed interest in assisting the Program Manager with projects.

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**Moved by Larry Fedec
Seconded by Melville James**

1. That the memorandum regarding Environmental Programs New Priority Actions be received for information.

Carried

2. **Extract from Council Meeting of June 28, 2016
Re: Environmental Advisory Committee Meeting Minutes of
June 2, 2016**

The Committee inquired whether Council provided input to the objectives of a Community Earth Week Fair. Staff recommended that the Committee discuss objectives at a future meeting and bring them forward to Council for consideration.

**Moved by Irene Clement
Seconded by Jennifer Sault**

1. That the Extract from Council Meeting of June 28, 2016, regarding the Environmental Advisory Committee meeting minutes of June 2, 2016, be received for information.

Carried

7. New Business

**New Business Motion No. 1
Moved by Nancee Webb
Seconded by Jennifer Sault**

1. That the Environmental Advisory Committee recommend to Council:
 - (a) That staff be directed to investigate the feasibility of eliminating single-use plastic bottles at all Town facilities, and report back; and
 - (b) That a “bring your own bottle” initiative be implemented at all Town facilities.

Carried

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**New Business Motion No. 2
Moved by Irene Clement
Seconded by Larry Fedec**

1. That the Environmental Advisory Committee recommend to Council:
 - (a) That the concept plans for Library Square and Town Park, and removal of the former library and seniors centre, be endorsed; and
 - (b) That green and sustainable development aspects be incorporated in the final designs.

Carried

**New Business Motion No. 3
Moved by Irene Clement
Seconded by Melville James**

1. That the Environmental Advisory Committee recommend to Council:
 - (a) That staff be directed to investigate the feasibility of containment or removal of phragmites, and report back to Council within the first quarter of 2017; and
 - (b) That a public education strategy be developed regarding phragmites, dog-strangling vine, and Japanese knotweed.

Carried

**New Business Motion No. 4
Moved by Jennifer Sault
Seconded by Larry Fedec**

1. That the Environmental Advisory Committee recommend to Council:
 - (a) That staff be directed to investigate the feasibility of joining the ClimateWise Business Network.

Carried

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8. Adjournment

**Moved by Melville James
Seconded by Sara Varty**

That the meeting be adjourned at 9 p.m.

Carried

Committee recommendations are not binding on the Town unless adopted by Council at a later meeting.



Office of the President

December 1, 2016

Dear AMO Member:

RE: Federal Infrastructure Phase 2 Incrementality Resolution

As you know, the federal government announced additional infrastructure funding over the next 12 years in the Fall Economic Statement as part of its Phase 2 programming. It is consulting on design aspects for Phase 2 in order for it to be known before the funding programs begin in 2018.

AMO has endorsed a number of principles for the funding design – that it should maximize municipal flexibility; respect the breadth of municipal infrastructure assets and priorities; and provide stable, predictable, formula-based funding to municipal governments.

The role of incrementality and the funding formula (i.e., the share by each order of government) are important aspects. In communicating our principles to the federal government, we have noted the impacts of different formula approaches. The ideal position for municipal governments would be a 50% federal, 33% provincial, and a 17% municipal portion. This would mean a smaller share of municipal capital costs would recognize ongoing municipal operating costs which are generally not eligible for funding purposes. In reality, very few provinces agreed to fund 33% of Phase 1 programs, and some didn't put up new funds where they agreed to it. In Ontario, the provincial government did add new funding, in the amount of \$250 million (25%) for the recent Clean Water and Wastewater Fund (CWWF). This was in addition to its existing multi-billion long term infrastructure plan. No provincial funding was added for the federal public transit agreement.

Generally, incrementality has been a feature of prior federal programs. It requires that municipal and provincial governments spend new additional funds for each infrastructure project in order to meet the eligibility rules. This requirement may have had some merit before municipal governments had comprehensive asset management plans and related multi-year capital plans. Going forward, it will confuse the principles and practice of asset management not to mention municipal financial planning because it would influence municipal priorities. Where there are multi-year capital plans, based on asset replacement and maintenance priorities of an asset management plan, the federal funding should be aligned with these municipal plans. Phase 2 should align with municipal long-term planned spending, not the other way around.

We hope that you agree. If so, please adopt the attached resolution and add your voice to AMO's. AMO continues to believe that good asset management is the foundation of appropriate municipal infrastructure and financial management. Funding approaches must support it to further advance the culture of municipal asset management in Ontario.

Sincerely,

A handwritten signature in cursive script, appearing to read 'L. Dollin', written in black ink.

Lynn Dollin
AMO President

FEDERAL INFRASTRUCTURE PHASE 2 INCREMENTALITY RESOLUTION

WHEREAS municipal governments' infrastructure is critical to our collective economic health;

WHEREAS stable, predictable and formula- based infrastructure funding allows municipal governments to plan and schedule investments in infrastructure;

WHEREAS Ontario municipal governments have asset management plans which set out a municipality's longer term capital plan which reflects the infrastructure priorities of these asset management plans; and

WHEREAS a federal incrementality rule interferes with municipal long-term infrastructure priorities and diminishes the value of municipal asset planning and management;

NOW, THEREFORE BE IT RESOLVED that the (name of municipality) calls on the federal government to provide long-term, predictable, and formula-based funding in its Phase 2 programs for municipal governments; and

BE IT ALSO RESOLVED that the (name of municipality) calls on the federal government to change incremental requirements in Phase 2 to recognize in Ontario that a municipal government' asset management plan meets a municipal incremental infrastructure requirement.

Please forward your resolution to:
AMO President Lynn Dollin amopresident@amo.on.ca



Notice of Motion

Councillor John Abel

Date: December 6, 2016

To: Mayor and Members of Council

From: Councillor Abel

Re: **Library Square**

Whereas the Town of Aurora has declared the old Library and the old Fire Hall, both on Victoria Street, as surplus properties; and

Whereas these two properties are known as ‘Library Square’; and

Whereas the Town has completed approximately 11 studies on the uses and purposes of Library Square prior to 2012; and

Whereas, during the last term of Council, the Town in 2013 undertook another study, to engage the community as to what uses Library Square might have, to better enhance the businesses in the downtown heritage core, cultural activities and the community at large; and

Whereas the development of Library Square is documented in the Aurora Promenade Study and the Cultural Master Plan, as a recommended action to be undertaken; and

Whereas many business, cultural, and community partners have expressed support for the concept of developing Library Square; and

Whereas residents and Members of Council have expressed support for the concept of developing Library Square;

Now Therefore Be It Hereby Resolved That, based on the previous studies, staff be directed to report back on options, including costs and time lines, to implement the conceptual architectural designs; and

Notice of Motion
Re: Library Square
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Be It Further Resolved That staff report back on options and/or a Terms of Reference for the formation of a Task Force, Round Table, or Ad Hoc Committee to engage the Town's business, cultural, and community partners in the development of Library Square; and

Be It Further Resolved That staff report back by March 2017.



Notice of Motion

Councillor John Abel

Date: December 6, 2016
To: Mayor and Members of Council
From: Councillor Abel
Re: **Downtown Revitalization Plan**

Whereas the Town of Aurora has declared the old Library and the old Fire Hall, both on Victoria Street, as surplus properties; and

Whereas these two properties are known as “Library Square”; and

Whereas the development of Library Square is documented in the Aurora Promenade Study and the Cultural Master Plan as a recommended action to be undertaken; and

Whereas, there are four overarching plans and studies, namely the Aurora Promenade Study, the Cultural Master Plan, the Strategic Plan, and the Community Tourism Plan, which all speak to the revitalization of the downtown core; and

Whereas these plans and studies provide guidelines and recommendations on provisions to develop a Downtown Revitalization Plan, through engagement, collaboration, and communication; and

Whereas many business, cultural, and community partners have expressed the need for the revitalization of the downtown core; and

Whereas residents and Members of Council of past and present have expressed the need to revitalize the downtown core; and

Whereas the Town of Aurora has recently resolved that a new Office of Economic Development be formed, with terms of reference to form a Board;

Now Therefore Be It Hereby Resolved That Council endorse the concept of the development of a Downtown Revitalization Plan; and

Notice of Motion
Re: Downtown Revitalization Plan
December 6, 2016

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Be It Further Resolved That the new Office of Economic Development be tasked to deliver a draft Downtown Revitalization Plan, in collaboration with the newly-formed Board, before the third quarter of 2017 for Council's consideration.