



# **Council Meeting Agenda**

**Tuesday, November 14, 2017  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



## **Town of Aurora Council Meeting Agenda**

Tuesday, November 14, 2017  
7 p.m., Council Chambers

### **1. Approval of the Agenda**

**Recommended:**

That the agenda as circulated by Legislative Services be approved.

### **2. Declarations of Pecuniary Interest and General Nature Thereof**

### **3. Presentations**

**(a) Laurie Mueller, Executive Director, Sport Aurora**

**Re: Official Launch of Activate Aurora's Take the Pledge Campaign**

**(b) Paul McIntosh, Architect, and Chris Kubbinga, Architect, Thomas Brown Architects**

**Re: Item R3 – PRCS17-041 – Central York Fire Services Headquarters  
Station 4-5**

### **4. Delegations**

### **5. Consent Agenda**

Items listed under the Consent Agenda are considered routine or no longer require further discussion, and are enacted in one motion. The exception to this rule is that a Member may request for one or more items to be removed from the Consent Agenda for separate discussion and action.

**Recommended:**

That the following Consent Agenda Items, C1 to C4 inclusive, be approved:

**C1. General Committee Meeting Report of November 7, 2017**

**Recommended:**

1. That the General Committee meeting report of November 7, 2017, be received and the recommendations carried by the Committee approved.

**C2. Council Meeting Minutes of October 24, 2017**

**Recommended:**

1. That the Council meeting minutes of October 24, 2017, be adopted as printed and circulated.

**C3. Council Closed Session Minutes of October 17, 2017 (confidential attachment)**

**Recommended:**

1. That the Council Closed Session minutes of October 17, 2017, be adopted as printed and circulated.

**C4. Council Closed Session Public Minutes of October 17, 2017**

**Recommended:**

1. That the Council Closed Session Public minutes of October 17, 2017, be adopted as printed and circulated.

**6. Consideration of Items Requiring Discussion (Regular Agenda)**

**R1. FS17-048 – 2018 Final Capital Budget Report**

**Recommended:**

1. That Report No. FS17-048 be received; and

2. That the updated 2017 Asset Management Plan be received; and
3. That the updated 2017 Ten Year Capital Investment Plan be received; and
4. That the 2018 Capital Budget for Repair and Replacement of existing infrastructure totaling \$13,406,329 as listed in Attachment 3, be approved; and
5. That the 2018 Capital Budget for Growth and New Capital totaling \$16,029,611 as listed in Attachment 4, be approved; and
6. That the 2018 Capital Budget for Studies and Other Projects totaling \$605,000 as listed in Attachment 5, be approved; and
7. That the funding sources for each capital project included in this report, as those reviewed and recommended by Budget Committee on October 14 and November 7, 2017, be approved.

**R2. FS17-056 – Appointment of Deputy Treasurer**

**Recommended:**

1. That Report No. FS17-056 be received; and
2. That the necessary By-law to appoint a replacement Deputy Treasurer be adopted.

**R3. PRCS17-041 – Central York Fire Services Headquarters Station 4-5**

**Recommended:**

1. That Report No. PRCS17-041 be received; and
2. That the design for the Central York Fire Services Station 4-5 presented by Thomas Brown Architects Inc. be approved; and
3. That staff be authorized to proceed with Phase 2 of the RFP submitted by Thomas Brown Architects Inc. for the preparation of detailed drawings, specifications and tender documents in the amount of \$165,000, excluding disbursements and taxes.

**7. Notices of Motion**

**8. Motions**

- (a) **Councillor Abel**  
Re: **Affordable Housing Plan**
- (b) **Councillor Abel**  
Re: **Aurora Pow-Wow 2018**
- (c) **Councillor Abel**  
Re: **Pedestrian Traffic Calming**

**9. Regional Report**

**10. New Business**

**11. Public Service Announcements**

**12. By-laws**

**Recommended:**

That the following by-laws be enacted:

- (a) **By-law Number XXXX-17 Being a By-law to reduce the size of the Town of Aurora Council from nine (9) members to seven (7).**
- (b) **By-law Number XXXX-17 Being a By-law to establish lands as highways (St. John's Road Development Corp.).**
- (c) **By-law Number XXXX-17 - Being a By-law to establish a schedule of fees and charges for municipal services, activities and the use of property within the Town of Aurora (Fees and Charges By-law).**  
(General Committee Report No. FS17-044 – Oct. 3/17)

- (d) By-law Number XXXX-17 - Being a By-law to appoint two (2) Deputy Treasurers for The Corporation of the Town of Aurora.**  
(Council Report No. FS17-056 – Nov. 14/17)
- (e) By-law Number XXXX-17 - Being a By-law to amend Zoning By-law Number 2213-78, as amended (1289 Wellington Street East – Leslie-Wellington Developments Inc.).**  
(General Committee Report No. PBS16-091 – Dec. 6/16)
- (f) By-law Number XXXX-17 - Being a By-law to amend Zoning By-law Number 2213-78, as amended (222 Ridge Road & 14222, 14314 & 14378 Yonge Street – BG Properties (Aurora) Inc. – Phase 2).**  
(General Committee Report No. PBS17-039 – Jul. 4/17)

### **13. Closed Session**

### **14. Confirming By-law**

**Recommended:**

That the following confirming by-law be enacted:

**By-law Number XXXX-17** Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on November 14, 2017.

### **15. Adjournment**



## **Town of Aurora General Committee Meeting Report**

Council Chambers, Aurora Town Hall  
Tuesday, November 7, 2017

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### **Attendance**

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

**Members Absent** None

**Other Attendees** Doug Nadorozny, Chief Administrative Officer, Dan Elliott, Director of Financial Services, Al Downey, Director of Parks, Recreation and Cultural Services, Marco Ramunno, Director of Planning and Building Services, Techa van Leeuwen, Director of Corporate Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, and Ishita Soneji, Council/Committee Secretary

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

General Committee consented to recess the meeting at 9:04 p.m. and reconvened the meeting at 9:17 p.m.

### **1. Approval of the Agenda**

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

- Delegation (b) Murray Evans, representing L&B Aurora Inc.  
Re: Item R2 – PBS17-079 – Proposal for Zoning By-law Amendment Application
- Delegation (c) Jack Dougan, representing RS Homes  
Re: Item R2 – PBS17-079 – Proposal for Zoning By-law Amendment Application

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- Item R10 – PRCS17-038 – Use of 14700 Yonge Street (Old Canadian Tire) for Santa Clause Parade
- Item R11 – FS17-054 – 2018 Draft Capital Budget Remaining Items
- Notice of Motion (c) Councillor Abel; Re: Pedestrian Traffic Calming

## **2. Declarations of Pecuniary Interest and General Nature Thereof**

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

## **3. Presentations**

General Committee consented to allow an extension of five minutes for Presentation (a).

### **(a) Adrian Kawun, Manager, Transit Service Planning, YRT/VIVA Re: 2018 Transit Initiatives**

Mr. Kawun presented an overview of the YRT system performance, and details of the 2018 YRT/VIVA key transit initiative plans within the Town of Aurora.

General Committee received the presentation for information.

## **4. Delegations**

### **(a) Angela Sciberras, MSH Planning, representing 2567086 Ontario Inc. Re: Item R2 – PBS17-079 – Proposal for Zoning By-law Amendment Application**

Ms. Sciberras presented a brief overview of the proposed application including background information, and requested that Council accept the Zoning By-law amendment application for the subject lands at 100 Tyler Street and 34-46 George Street to construct 26 ground-related, three-storey freehold townhouse units.



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General Committee received and referred the comments of the delegation to Item R2.

**(b) Murray Evans, representing L&B Aurora Inc.**

**Re: Item R2 – PBS17-079 – Proposal for Zoning By-law Amendment Application**

Mr. Evans presented a brief overview of the proposed application and details of the proposed construction of a six-storey residential apartment building. He requested that Council accept the Zoning By-law amendment application for the subject lands located at the northeast corner of Wellington Street East and John West Way.

General Committee received and referred the comments of the delegation to Item R2.

**(c) Jack Dougan, representing RS Homes**

**Re: Item R2 – PBS17-079 – Proposal for Zoning By-law Amendment Application**

Mr. Dougan provided details of the proposed application, and requested that Council accept the Zoning By-law amendment application for the subject lands at 103, 107 and 111 Metcalfe Street. He noted that an Official Plan Amendment application will also be submitted, pending the acceptance of the Zoning By-law amendment application.

General Committee received and referred the comments of the delegation to Item R2.

## **5. Consent Agenda**

**General Committee recommends:**

That the following Consent Agenda Items, C1 to C8 inclusive, be approved:

**C1. PRCS17-034 – Culture and Recreation Grant Semi-Annual Allocation for September 2017**

1. That Report No. PRCS17-034 be received for information.

**C2. Finance Advisory Committee Meeting Minutes of September 27, 2017**

1. That the Finance Advisory Committee meeting minutes of September 27, 2017, be received for information.

**C3. Accessibility Advisory Committee Meeting Minutes of October 4, 2017**

1. That the Accessibility Advisory Committee meeting minutes of October 4, 2017, be received for information.

**C4. Environmental Advisory Committee Meeting Minutes of October 5, 2017**

1. That the Environmental Advisory Committee meeting minutes of October 5, 2017, be received for information.

**C5. Governance Review Ad Hoc Committee Meeting Minutes of October 10, 2017**

1. That the Governance Review Ad Hoc Committee meeting minutes of October 10, 2017, be received for information.

**C6. Finance Advisory Committee Meeting Minutes of October 12, 2017**

1. That the Finance Advisory Committee meeting minutes of October 12, 2017, be received for information.

**C7. Heritage Advisory Committee Meeting Minutes of October 16, 2017**

1. That the Heritage Advisory Committee meeting minutes of October 16, 2017, be received for information.

**C8. IES17-038 – Award of Tender IES 2017-102 – Supply and Delivery of One 2018 Single Axle Dump Truck and One 2018 Dual Axle Dump Truck**

1. That Report No. IES17-038 be received; and
2. That Tender IES 2017-102 for the supply and delivery of one single axle dump truck and one dual axle dump truck be awarded to Currie Truck Centre, in the amount of \$413,747, excluding taxes; and

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

**Carried**

## **6. Consideration of Items Requiring Discussion (Regular Agenda)**

### **R1. FS17-053 – 2018 Central York Fire Services Budget for Aurora Comment**

Fire Chief Laing presented a brief overview of the draft 2018 Central York Fire Services (CYFS) budget, and the corresponding 2018 Capital Budget summary.

#### **General Committee recommends:**

1. That Report No. FS17-053 be received; and
2. That the draft 2018 Central York Fire Services budgets as recommended for approval by the Joint Council Committee be supported.

**Carried**

### **R2. PBS17-079 – Proposal for Zoning By-law Amendment Application**

General Committee consented to vote on the proposed Zoning By-law Amendment applications separately.

#### **General Committee recommends:**

1. That Report No. PBS17-079 be received.

**Carried**

#### **General Committee recommends:**

2. That the Zoning By-law Amendment Application related to Zoning By-law Proposal (a) L&B Aurora Inc. (Northeast Corner of Wellington Street East and John West Way) be accepted.

**Carried**

**General Committee recommends:**

3. That the Zoning By-law Amendment Application related to Zoning By-law Proposal (b) 2567086 Ontario Inc. (100 Tyler Street and 34-46 George Street) be accepted.

**Defeated**

**General Committee recommends:**

4. That the Zoning By-law Amendment Application related to Zoning By-law Proposal (c) 2419059 Ontario Inc. (103, 107 and 111 Metcalfe Street) be accepted.

**Defeated**

**R3. PRCS17-037 – Aurora Outdoor Christmas Market**

**General Committee recommends:**

1. That Report No. PRCS17-037 be received; and
2. That the framework presented in this report be endorsed; and
3. That staff report back to Council on the need for additional staff for Special Events/Communications in Q1 of 2018; and
4. That the Aurora Outdoor Christmas Market be included as an option in the 2018 Budget; and
5. That the Aurora Christmas Outdoor Market not be approved in 2017; and
6. **That a mini Christmas Market be held at the Town's 2017 Christmas Tree Lighting Ceremony, funded in the amount of \$3,000 from the Council Operating Contingency Fund, if feasible as determined by the Director of Parks, Recreation and Cultural Services.**

**Carried as amended**

**R4. FS17-046 – 2018 Operating Budget**

Doug Nadorozny, Chief Administrative Officer, and Dan Elliott, Director of Financial Services, gave an introductory presentation on the 2018 Operating Budget.

**General Committee recommends:**

1. That Report No. FS17-046 be received; and
2. That the 2018 draft Operating Budget be referred to Budget Committee for review at its scheduled meetings commencing November 18, 2017; and
3. That following the completion of the Budget Committee reviews, the Treasurer bring forward a final budget approval report reflecting all adjustments recommended by the Committee.

**Carried**

**R5. PBS17-078 – Town of Aurora Official Plan Workplan Update**

**General Committee recommends:**

1. That Report No. PBS17-078 be received for information.

**Carried**

**R6. CS17-036 – Pre-Budget Approval for the Hiring of an Elections Coordinator**

**General Committee recommends:**

1. That Report No. CS17-036 be received; and
2. That pre-budget approval for a full-time Elections Coordinator, for a one-year contract position in advance of the final approval of the 2018 Operating Budget, be provided.

**Carried**

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**R7. IES17-035 – Winter Sand/Salt Storage Facility Door**

**General Committee recommends:**

1. That Report No. IES17-035 be received; and
2. That 2017 Capital Project No. 72311 – Installation of Sand/Salt Facility Door be approved; and
3. That a total budget of \$25,000 be approved for Capital Project No. 72311 to be funded from the Growth and New Reserve Fund; and
4. That staff be authorized to proceed with Capital Project No. 72311 – Installation of Sand/Salt Facility Door prior to the 2017/18 winter season.

**Carried**

**R8. IES17-037 – Award of Request for Proposal 2017-81-IES – For Consulting Services to Develop the Town of Aurora’s Community Energy Plan**

General Committee consented to vote on the clauses of the motion separately.

**General Committee recommends:**

1. That Report No. IES17-037 be received.

**Carried**

**General Committee recommends:**

2. That Request for Proposal 2017-81-IES – For consulting services to develop the Town of Aurora’s Community Energy Plan be awarded to IndEco Strategic Consulting in the amount of \$132,660.00, excluding taxes conditional on the Capital Project No. 42809 approval in the 2018 capital budget; 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.

**Defeated**

**R9. Summary of Committee Recommendations Report No. 2017-10**

**General Committee recommends:**

1. That Summary of Committee Recommendations Report No. 2017-10 be received; and
2. That the Committee recommendations contained within this report be approved.

**Carried**

**R10. PRCS17-038 – Use of 14700 Yonge Street (Old Canadian Tire) for Santa Claus Parade**

**General Committee recommends:**

1. That Report No. PRCS17-038 be received; and
2. That the Director of Parks, Recreation and Cultural Services be authorized to execute an agreement with Canadian Tire Real Estate Limited for the use of 14700 Yonge Street during the Santa Claus parade on Saturday, November 25, 2017.

**Carried**

**R11. FS17-054 – 2018 Draft Capital Budget Remaining Items**

**General Committee Recommends:**

1. That Report No. FS17-054 be received; and
2. That 2018 Capital Project No. 72285 – JOC – Additional Work be given conditional approval – additional information required; and
3. That 2018 Capital Project No. 72310 – 22 Church St – Exterior Sign be given conditional approval – additional information required; and
4. That 2018 Capital Project No. 34525 – Yonge St Parking Plan not be approved **at this time**.

**Carried as amended**

## **7. Notices of Motion**

### **(a) Councillor Abel**

#### **Re: Affordable Housing Plan**

Whereas the province has legislated the *Affordable Housing Act 2016*, an Act that allows for a Strategy to meet demands for affordable units; and

Whereas the Act does provide the framework, however there is further direction required from municipalities in order to meet the demand in affordable rental stock; and

Whereas the Town of Aurora has approved Secondary Suites; and

Whereas the Act, works best where there is urban growth; and

Whereas the York Region Local Municipal Housing Working Group has been exploring options to address housing supply and affordability issues and to develop an affordable ownership and rental housing incentives framework; and

Whereas the Ministry of Municipal Affairs with the Ministry of Housing have signalled they will include Inclusionary Zoning, which is a discretionary tool for Municipalities to employ, to require private-market development to include below-market-rate rental and/or ownership housing; and

Whereas planning and thinking before funding programs become available is a sound strategic investment of resources, and creates clarity and certainty for municipalities; and

Whereas Rental Stock allows for all ranges of incomes, aging in a familiar community, and revenue opportunities;

1. Now Therefore Be It Hereby Resolved That staff report back with municipal guidelines for affordable housing, for our Official Plan policies and Zoning By-laws; and
2. Be It Further Resolved That the report refer to and incorporate guidelines, funding and policies from the three (3) upper tier governments, being the Region, Provincial and Federal governments.



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**(b) Councillor Abel**

**Re: Aurora Pow-Wow 2018**

Whereas the Town of Aurora in June 2017 hosted an event for the Canada 150 Celebration, called the New Beginnings Pow-Wow in Aurora; and

Whereas this event was well attended, and drew a significant percentage of attendees from out of town; and

Whereas the 2017 New Beginnings Pow-Wow in Aurora event was funded through the federal government grant application process; and

Whereas this was an inaugural event, and worth considering expanding this initiative to an annual Pow-Wow event as per the Town's Cultural Master Plan;

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare information in the form of a budget option to hold the Aurora Pow-Wow 2018 for consideration by Budget Committee during the 2018 Budget review.

**(c) Councillor Abel**

**Re: Pedestrian Traffic Calming**

Whereas the Town of Aurora supports active transportation, safe traffic calming measures and safe pedestrian crossings; and

Whereas an Icelandic town has employed ingenious painted crossing patterns for pedestrians to be safer at crossings and more heavily pedestrian traffic areas like school zones and parks; and

Whereas the crossing intersections are 3-D and appear to be raised concrete pads that would raise vehicle operators' attention to slow down;

1. Now Therefore Be it Hereby Resolved That staff be directed to prepare an information report regarding the suitability and advisability of installing raised pedestrian crossings, and the estimated cost for up to five installations with an identified capital funding source; and
2. Be It Further Resolved That the report be completed in time for the 2018 Budget deliberations, to be implemented in the spring of 2018.

## **8. New Business**

Councillor Thom inquired about the exterior signage installation project at 22 Church Street, and staff provided clarification.

Mayor Dawe extended a reminder that Christmas greeting cards are available at Access Aurora to send a message to members of the Canadian Armed Forces until November 28, 2017.

Councillor Thompson referred to the comments of an Open Forum speaker regarding the culvert construction on Brookland Avenue and inquired about the efforts to mitigate the challenges faced by business owners due to the ongoing construction, and staff provided a response.

Councillor Gaertner echoed the concerns regarding the Brookland Avenue culvert construction and noted that a neighboring apartment building parking lot is being used, without permission, to store equipment. Staff agreed to investigate the matter.

Councillor Gaertner inquired about the process for residents to report construction concerns during the weekend, and staff provided a response.

Councillor Mrakas referred to the comments of an Open Forum speaker, and inquired about the status of the report on the forested area on the south side of Henderson Avenue and the involvement of the Lake Simcoe Region Conservation Authority Board, and Mayor Dawe provided a response.

Councillor Mrakas noted that he will be introducing a Notice of Motion at a future meeting to develop an interim control by-law to limit new developments for one year in areas in the Town with a "Stable Neighborhood" designation.

Councillor Abel inquired about the timeline and date of completion of the Brookland Avenue culvert construction, and staff provided a response.

## **9. Closed Session**

None

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## **10. Adjournment**

The meeting was adjourned at 10:42 p.m.

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**Sandra Humfryes, Councillor**

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**Michael de Rond, Town Clerk**

The report of the General Committee meeting of November 7, 2017, is subject to final approval and endorsement of the recommendations by Council on November 14, 2017.



**Town of Aurora  
Council Meeting Minutes**

Council Chambers, Aurora Town Hall  
Tuesday, October 24, 2017

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**Attendance**

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

**Members Absent** Mayor Dawe

**Other Attendees** Marco Ramunno, Director of Planning and Building Services (and Acting Chief Administrative Officer), Techa van Leeuwen, Director of Corporate Services, Dan Elliott, Director of Financial Services, Al Downey, Director of Parks, Recreation and Cultural Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, and Linda Bottos, Council/Committee Secretary, and Ishita Soneji, Council/Committee Secretary

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

**1. Approval of the Agenda**

**Moved by Councillor Thompson**

**Seconded by Councillor Mrakas**

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

- Item R2 – Memorandum from Mayor Dawe; Re: Flypast Request

**Carried**

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Tuesday, October 24, 2017

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## **2. Declarations of Pecuniary Interest and General Nature Thereof**

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

## **3. Presentations**

None

## **4. Delegations**

### **(a) Peter Smith, Resident**

**Re: Motion (a) Councillor Gaertner; Re: Review of Stable  
Neighbourhoods Policies**

Mr. Smith spoke in support of the Motion and expressed concerns regarding the incompatibility of ongoing development in the older neighbourhoods of Aurora. He suggested that the height restriction be reduced for new buildings in mature neighbourhoods and that the Planning department and Zoning by-laws help to protect and maintain the integrity of mature communities.

**Moved by Councillor Humfryes  
Seconded by Councillor Thom**

That the comments of the delegation be received and referred to Motion (a).

**Carried**

## **5. Consent Agenda**

Council consented to consider Items C1(R1) and C1(R2) under Section 6, Consideration of Items Requiring Discussion (Regular Agenda) as Items R3 and R4, respectively.

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

That the following Consent Agenda items—C1 (with the exception of sub-items R1 and R2) to C5 inclusive—be approved:

**C1. General Committee Meeting Report of October 17, 2017**

1. That the General Committee meeting report of October 17, 2017, be received and the following recommendations carried by the Committee be approved:

**(C1) Accessibility Advisory Committee Meeting Minutes of September 6, 2017**

1. That the Accessibility Advisory Committee meeting minutes of September 6, 2017, be received for information.

**(C2) Heritage Advisory Committee Meeting Minutes of September 11, 2017**

1. That the Heritage Advisory Committee meeting minutes of September 11, 2017, be received for information.

**(C3) Governance Review Ad Hoc Committee Meeting Minutes of September 12, 2017**

1. That the Governance Review Ad Hoc Committee meeting minutes of September 12, 2017, be received for information.

**(C4) Governance Review Ad Hoc Committee Meeting Minutes of September 26, 2017**

1. That the Governance Review Ad Hoc Committee meeting minutes of September 26, 2017, be received for information.

**(C5) Central York Fire Services – Joint Council Committee Meeting Minutes of May 16, 2017**

1. That the Central York Fire Services – Joint Council Committee meeting minutes of May 16, 2017, be received for information.

**(C6) PBS17-077 – Town of Aurora Strategic Plan Workplan Update**

1. That Report No. PBS17-077 be received for information.

**(C7) Memorandum from Mayor Dawe**

**Re: Lake Simcoe Region Conservation Authority Board Meeting  
Highlights of September 22, 2017**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 22, 2017, be received for information.

**(R3) PRCS17-030 – Sports Field and Parks Use Policy Revisions**

1. That Report No. PRCS17-030 be received; and
2. That the revised Sports Field and Parks Use Policy be approved.

**(R4) PBS17-075 – Application for Draft Plan of Condominium, BG Properties (Aurora) Inc. (Phase 2), 14222, 14314, 14358 and 14378 Yonge Street, Part Lot 17, Plan 132, Part Lots 74 and 75, Con. 1, Part 1 65R-35902, File Number: CDM-2017-04, Related File Numbers: SUB-2012-03, ZBA-2012-16, and CDM-2016-03**

1. That Report No. PBS17-075 be received; and
2. That the Application for Draft Plan of Condominium CDM-2017-04 (BG Properties (Aurora) Inc.) (Phase 2) to permit the development of the subject lands for 153 single detached dwelling units, subject to the conditions outlined in Appendix 'A' of this report be approved; and
3. That the Mayor and Town Clerk be authorized to execute any Agreement(s) referenced in the Conditions of Approval, including any and all documents and ancillary agreements required to give effect to same.

**(R5) Summary of Committee Recommendations Report No. 2017-09**

1. That Summary of Committee Recommendations Report No. 2017-09 be received; and
2. That the Committee recommendations contained within this report be approved.

**(R6) CS17-032 – N6 Initiative – Animal Shelter Services – Memorandum of Understanding**

1. That Report No. CS17-032 be received; and
2. That the Mayor and Town Clerk be authorized to execute a Memorandum of Understanding with the Towns of Newmarket, East Gwillimbury, and Georgina for the provision of Animal Shelter Services for a five-year term with an optional one-year extension; and
3. That the Director of Corporate Services be authorized to renew the agreement for an additional one (1) year period, pending an annual analysis and satisfactory performance review by the Director.

**(R7) CS17-033 – Animal Control Service**

1. That Report No. CS17-033 be received; and
2. That a new full-time Animal Control Officer position, and the attached Capital Project No. 24016 for Animal Control Start-up, be approved in advance of the 2018 Budget.

**C2. Council Meeting Minutes of October 10, 2017**

1. That the Council meeting minutes of October 10, 2017, be adopted as printed and circulated.

**C3. Council Public Planning Meeting Minutes of September 27, 2017**

1. That the Council Public Planning meeting minutes of September 27, 2017, be adopted as printed and circulated.

**C4. Budget Committee Meeting Report of October 14, 2017**

1. That the Budget Committee meeting report of October 14, 2017, be received for information.



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**C5. Memorandum from Councillor Mrakas**

**Re: Bill 139, Building Better Communities and Conserving Watersheds Act, 2017 – Written Submission to the Standing Committee on Social Policy**

1. That the memorandum regarding Bill 139, Building Better Communities and Conserving Watersheds Act, 2017 – Written Submission to the Standing Committee on Social Policy, be received for information.

**Carried**

**6. Consideration of Items Requiring Discussion (Regular Agenda)**

Items were considered in the following order: R1 and R3 together, R4, and R2.

**R1. CS17-034 – Supplementary Information to Report No. CS17-031 – Winter Parking Restrictions to Facilitate Snow Clearing**

Item R1 was considered together with Item R3.

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

1. That Report No. CS17-034 and Report No. CS17-031 be received for information.

**Carried**

**R2. Memorandum from Mayor Dawe  
Re: Flypast Request**

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

1. That the memorandum regarding Flypast Request be received; and
2. That the flypast request on November 11, 2017, during the Remembrance Day Ceremony to commemorate the dedication of the Light Armoured Vehicle at the Aurora Cenotaph, be approved.

**Carried**

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**R3. CS17-031 – Winter Parking Restrictions to Facilitate Snow Clearing**  
(Formerly Consent Agenda Item C1(R1))

Item R3 was considered together with Item R1.

**R4. PRCS17-036 – Space Accommodation for 52 and 56 Victoria Street**  
(Formerly Consent Agenda Item C1(R2))

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

1. That Report No. PRCS17-036 be received for information.

**Carried**

**7. Notices of Motion**

None

**8. Motions**

**(a) Councillor Gaertner**  
**Re: Review of Stable Neighbourhoods Policies**

On a motion of Councillor Gaertner, seconded by Councillor Mrakas, Council consented to consider Motion (a) prior to Consideration of Items Requiring Discussion (Regular Agenda) and after Consent Agenda.

**Moved by Councillor Gaertner**  
**Seconded by Councillor Humfryes**

Whereas the purpose of Aurora's Official Plan (OP) is to shape development decisions and manage growth of the Town [OP 1.1 a)]; and

Whereas this Plan provides specific policies through which to evaluate the appropriateness of change and the degree to which the proposed changes are considered compatible development and are in the public interest [OP 1.1 c)]; and

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Tuesday, October 24, 2017

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Whereas one of the Fundamental Principals of the Plan is to Protect Stable Neighbourhoods by ensuring 'that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures' [OP 2.1 vi.]; and

Whereas the purpose of Section 3.0 of the Plan is to Promote Responsible Growth Management; and

Whereas the importance of protecting the stability of our older residential areas of Aurora is demonstrated in Section 8, six pages of policies intended to provide protection from incompatible forms of development while permitting these neighbourhoods to evolve and be enhanced over time; and

Whereas Section 8.1.3 d) states that "All development within the Stable Neighbourhoods' designation may be subject to Site Plan Control...including, without limitation, the control of building materials, colour and architectural detail"; and

Whereas the review of Aurora's By-laws did not include a specific review of by-laws pertaining to our older neighbourhoods; and

Whereas these by-laws have been in place for many years preceding the 2010 Official Plan protections intended to shape appropriate development in these areas;

1. Now Therefore Be It Hereby Resolved That staff do a study of the By-laws governing development of stable neighbourhoods to ensure that the intent of our planning policy is being realized and reflected through these By-laws and report back to Council.

**Carried**

**(b) Councillor Kim  
Re: Tree Lighting Ceremony**

**Moved by Councillor Kim  
Seconded by Councillor Humfries**

Whereas the Tree Lighting Ceremony, held annually at Town Hall, is well known to be a Christmas Tree; and

Council Meeting Minutes  
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Whereas, when the ceremony began in 2005, the word "Christmas" was not included for reasons unknown;

1. Now Therefore Be It Hereby Resolved That the annual "Tree Lighting Ceremony" be called the "Christmas Tree Lighting Ceremony" beginning with the 2017 Christmas season.

**Carried**

**(c) Councillor Humfryes**

**Re: Reduction of Council Size**

**Moved by Councillor Humfryes**

**Seconded by Councillor Pirri**

Whereas Council deemed it appropriate to undertake a review of the Town's governance model to ensure that it best serves the future needs of our residents; and

Whereas in the 2014 municipal election a question was put on the ballot asking voters if they were in favour of reducing the number of Aurora Councillors from eight (8) to six (6); and

Whereas nearly two-thirds of those who voted said they were in favour of reducing the size of Council; and

Whereas any substantive changes to the governance structure of Aurora Town Council would need to be passed by a by-law on or before December 31, 2017;

1. Now Therefore Be It Hereby Resolved That the composition of the Council of The Corporation of the Town of Aurora be changed from nine (9) members to seven (7) members, comprised of one (1) Mayor, who shall be the Head of Council, and six (6) Councillors; and
2. Be It Further Resolved That the change in the composition of Council come into force for the 2018 municipal election in accordance with the provisions of the *Municipal Act*; and

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3. Be It Further Resolved That staff be directed to bring forward the necessary by-law prior to December 31, 2017, to change the composition of Council for The Corporation of the Town of Aurora from nine (9) members to seven (7) members, comprised of one (1) Mayor, who shall be the Head of Council, and six (6) Councillors.

**Carried**

## **9. Regional Report**

### **York Regional Council Highlights – October 19, 2017**

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

That the Regional Report of October 19, 2017, be received for information.

**Carried**

## **10. New Business**

Councillor Kim inquired about the status of sodding at Mavrinac Park, and staff provided an update.

Councillor Gaertner inquired about the possibility of having a Hanukkah Menorah at Town Hall during the eight-day celebration in December, and staff agreed to follow up.

Councillor Mrakas expressed concerns regarding the length of the project and disruption caused by the culvert reconstruction on Brookland Avenue. Staff provided an update and agreed to investigate the matter further.

## **11. Public Service Announcements**

Councillor Mrakas noted that the Why Code Aurora: A Night of Women Empowering Girls to Code event, organized by two students—Amanda and Maya Bishop—was held today from 6.30 to 8.30 p.m., where an expert panel spoke about the opportunities in technology as a career path for women.

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Councillor Gaertner noted her attendance at the official opening of Walt's Bistro Bar & Grill, located at 15171 Yonge Street, and extended best wishes for their success.

Councillor Thompson extended a reminder that Aurora's Haunted Forest event will be held from 6 to 9 p.m. on Saturday, October 28, 2017, at Sheppard's Bush, and noted that further details can be found on [www.aurora.ca/hauntedforest](http://www.aurora.ca/hauntedforest).

Councillor Humfries extended a reminder that the last outdoor Aurora Farmer's Market and Artisan Fair of the season will be held from 8 a.m. to 1 p.m. on Saturday, October 28, 2017,

Councillor Humfries announced that Aw Shucks Seafood Bar and Bistro will be holding the Guinness World Record Oyster Shuck Event at 5 p.m. on Thursday, October 26, 2017.

Councillor Thom noted his attendance at the 6<sup>th</sup> Annual Hillary House Ball, presented by the Aurora Historical Society in support of the Hillary House National Historical Site, and extended congratulations for a successful event.

Councillor Kim extended a reminder that Sport Aurora will be hosting the Mayor's Breakfast of Champions 2017 on Saturday, October 28, 2017.

Councillor Mrakas noted that Aurora resident Alison Collins-Mrakas participated in the 2017 Head of the Charles Regatta in Boston on October 21-22, 2017, with a 25<sup>th</sup> place finish in a field of international competitors.

Deputy Mayor Abel extended a reminder that the 2017 Aurora Sports Hall of Fame Induction Celebration will be held on Wednesday, November 8, 2017, at St. Andrew's College, where four inductees will be recognized.

Deputy Mayor Abel encouraged everyone to visit the Making Peace international photo exhibition in Town Park, which will be on display until November 19, 2017.

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## **12. By-laws**

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

**(a) By-law Number 6014-17** Being a By-law to exempt Block 14 on Plan 65M-4467 from Part-Lot Control (Countrywide Homes at Aurora).

**(b) By-law Number 6015-17** Being a By-law to amend Zoning By-law Number 2213-78, as amended (210 Edward Street – The Gathering Place of Aurora).

**Carried**

## **13. Closed Session**

None

## **14. Confirming By-law**

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

That the following confirming by-law be enacted:

**By-law Number 6016-17** Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on October 24, 2017.

**Carried**

## **15. Adjournment**

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

That the meeting be adjourned at 9:25 p.m.

**Carried**

Council Meeting Minutes  
Tuesday, October 24, 2017

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**John Abel, Deputy Mayor**

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**Michael de Rond, Town Clerk**

The minutes of the Council meeting of October 24, 2017, are subject to final approval by Council on November 14, 2017.





**Town of Aurora  
Council Closed Session  
Public Minutes**

Holland Room  
Aurora Town Hall  
Tuesday, October 17, 2017

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**Attendance**

**Council Members** Mayor Dawe in the Chair; Councillors Abel, Gaertner, Kim (arrived at 5:56 p.m.), Mrakas (arrived at 5:56 p.m.), Pirri, Thom, and Thompson (arrived at 5:51 p.m.)

**Members Absent** Councillor Humfryes

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

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The Chair called the meeting to order at 5:49 p.m.

Council consented at 5:50 p.m. to resolve into a Closed Session.

Council reconvened into open session at 6:13 p.m.

Council recessed at 6:13 p.m., and reconvened at 6:42 p.m.

**1. Approval of the Agenda**

**Moved by Councillor Gaertner**

**Seconded by Councillor Abel**

That the agenda as circulated by Legislative Services be approved:

**Carried**

Council Closed Session Public Minutes  
Tuesday, October 17, 2017

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## **2. Declaration of Pecuniary Interest and General Nature Thereof**

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

## **3. Consideration of Items Requiring Discussion**

**Moved by Councillor Abel**

**Seconded by Councillor Pirri**

That Council resolve into Closed Session to consider the following matters:

1. A proposed or pending acquisition or disposition of land by the Town or local board (section 239(2)(c) of the *Municipal Act, 2001*); Re: Closed Session Report No. PBS17-081 – Offer to Purchase – Part of Lot 21, Concession 2 Being Part 5, Plan of Reference 65R-142
2. Litigation or potential litigation including matters before administrative tribunals, affecting the municipality or local board (section 239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS17-025 – Additional Information for Report CS17-009 – Morris v. Town of Aurora

**Carried**

**Moved by Councillor Kim**

**Seconded by Councillor Thom**

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

**Carried**

1. **A proposed or pending acquisition or disposition of land by the Town or local board (section 239(2)(c) of the Municipal Act, 2001); Re: Closed Session Report No. PBS17-081 – Offer to Purchase – Part of Lot 21, Concession 2 Being Part 5, Plan of Reference 65R-142**

**Moved by Councillor Thompson**

**Seconded by Councillor Thom**

Council Closed Session Public Minutes  
Tuesday, October 17, 2017

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1. That Closed Session Report No. PBS17-081 be received for information;  
and,
2. That the confidential direction to staff be confirmed.

**On a recorded vote the motion  
Carried**

Yeas: 7            Nays: 1  
Voting Yeas: Councillors Abel, Kim, Mrakas, Pirri,  
                  Thom, Thompson, and Mayor Dawe  
Voting Nays: Gaertner  
Absent:        Councillor Humfryes

- 2 Litigation or potential litigation including matters before administrative tribunals, affecting the municipality or local board (section 239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS17-025 – Additional Information for Report CS17-009 – Morris v. Town of Aurora**

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

1. That Closed Session Report No. CS17-025 be received for information.

**On a recorded vote the motion  
Carried**

Yeas: 8            Nays: 0  
Voting Yeas: Councillors Abel, Gaertner, Kim,  
                  Mrakas, Pirri, Thom, Thompson, and  
                  Mayor Dawe  
Voting Nays: None  
Absent:        Councillor Humfryes

#### **4. By-laws**

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

That the following confirming by-law be enacted:

Council Closed Session Public Minutes  
Tuesday, October 17, 2017

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**6008-17** Being a By-law to Confirm Actions by Council Resulting from a Council Closed Session Meeting on October 17, 2017.

**Carried**

## **5. Adjournment**

**Moved by Councillor Gaertner  
Seconded by Councillor Mrakas**

That the meeting be adjourned at 6:45 p.m.

**Carried**

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**Geoffrey Dawe, Mayor**

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**Michael de Rond, Town Clerk**

The public minutes of the Council Closed Session of October 17, 2017, are subject to final approval by Council on November 14, 2017.



**Town of Aurora  
Council Report**

**No. FS17-048**

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**Subject:** 2018 Final Capital Budget Report

**Prepared by:** Karen Oreto, Financial Analyst

**Department:** Financial Services

**Date:** November 14, 2017

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### **Recommendation**

- 1. That Report No. FS17-048 be received; and**
- 2. That the updated 2017 Asset Management Plan be received; and**
- 3. That the updated 2017 Ten Year Capital Investment Plan be received; and**
- 4. That the 2018 Capital Budget for Repair and Replacement of existing infrastructure totaling \$13,406,329 as listed in Attachment 3, be approved; and**
- 5. That the 2018 Capital Budget for Growth and New Capital totaling \$16,029,611 as listed in Attachment 4 be approved; and**
- 6. That the 2018 Capital Budget for Studies and Other Projects totaling \$605,000 as listed in Attachment 5, be approved; and**
- 7. That the funding sources for each capital project included in this report be approved as those reviewed and recommended by Budget Committee on October 14 and November 7, 2017.**

### **Executive Summary**

To present to Council for its formal adoption the 2017 Asset Management Plan, the 2017 Ten Year Capital Investment Plan and the 2018 Capital Budget as recommended by the Budget Committee on October 14 and November 7, 2017.

### **Background**

Each year staff presents the town's Asset Management Plan, Ten Year Capital Investment Plan as well as its Capital Budget Plan for the following fiscal year for its review and/or approval. Upon receipt and/or approval by council these documents

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Report No. FS17-048

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provide staff with the direction to proceed with the identified capital projects for the following year.

## **Analysis**

### **Asset Management Plan (AMP)**

The Asset Management Plan forms the foundation upon which the town bases its existing asset repair, replacement and rehabilitation decisions upon. It is a strategic document stating the characteristics and condition of infrastructure assets, levels of service expected from them, planned actions to ensure the assets are providing the expected level of service, specifically including how evaluation and replacement decisions are made, and financing strategies to implement the planned actions. The overall intent of the AMP is to help the Town to ensure that its investments in its existing assets are made at the right time, future repair and rehabilitation costs are minimized, and municipal assets are being appropriately maintained for the optimal service life at the lowest cost. In the updated 2017 Asset Management Plan, the core foundational methodologies for asset repair, replacement & rehabilitation remain unchanged from those approved by Council in prior years. The only changes made to the updated 2017 AMP relate to its financial tables which have been updated to ensure continued alignment with the town's most recent ten year capital investment strategy. A link to the complete AMP has been provided in the Attachments section under Attachment #1.

### **Ten Year Capital Investment Plan**

Complementing the Town's AMP is its annual Ten Year Capital Investment Plan which represents a consolidation of the anticipated needs of the Town's departments. All repair, replacement & rehabilitation capital items contained within this plan are guided by the foundational philosophies outlined in the town's AMP. This plan is intended to assist the managers responsible for each asset category to carefully plan the long term sustainability of each asset, and ensure appropriate and timely budgeting for the replacement of assets at the optimal time, balancing available funding, with the need and condition of the asset and its service.

On October 14, 2017, the 2017 Ten Year Capital Investment Plan was presented to Budget Committee. A link to the complete Ten Year Capital Investment Plan has been provided in the Attachments section under Attachment #2.

The Ten Year Capital Investment Plan presented contains the detailed plans for assets showing the approved 2017 capital budget plus ten forecast years from 2018 to 2027. These plans have been reviewed and updated by each asset manager.

The ten year plan shows a planned investment requirement of \$262 million in total over the next ten years; \$124.5 million for Repair and Replacement, \$134.4 million for growth and new assets, and approximately \$3 million for studies and other.

### **Draft 2018 Capital Budget**

On October 14, 2017, an overview of the draft of the Town's Capital Budget was presented to the Budget Committee. The committee concluded its review of the 2018 capital budget on November 7, 2017.

As in the past, the capital budget has been presented in three parts:

- Repair and Replacement Infrastructure Capital
- Growth and New Infrastructure Capital
- Studies and Other Non-Infrastructure Projects

As a result of the concept of a "Cash to Capital" reserve allocation from tax levy and the internal funding of capital coming from resultant infrastructure and other reserves, there is no longer a direct impact on the tax rate by the capital budget. As such, the Committee recommended capital budget is driven by asset need rather than impact on taxes. A number of projects have been noted in the schedules as "conditional approval – additional information required." These projects have been approved in principle, but the Committee has asked staff to provide additional information by a future report, prior to any contractual commitments being made for the project.

### **Repair and Replacement Infrastructure Projects**

The proposed Repair and Replacement (R&R) Capital Budget for 2018 represents a gross cost of \$13,406,329 funded mainly from capital reserves including specific R & R reserves. The 2018 R&R program includes repair work to facilities, roads, sidewalks, playgrounds, parks and the replacement of vehicles and equipment. Management has confirmed that they have the resource capacity to deliver the proposed capital program. Attachment #3 provides a summary of the recommended Repair and Replacement Capital program by project, by decision for 2018. The detailed capital project pages can be viewed through the link provided in the Attachments section under Attachment #3.

### **Growth and New Infrastructure Projects**

The proposed Growth and New Capital Budget for 2018 represents a gross cost of \$16,029,611. This capital program includes funding for the construction of new sidewalks, a new skid steer, a new park in 2C and a playground and design for a new

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recreation facility. Attachment #4 provides a summary of the recommended Growth and New Capital program by project, by decision for 2018. The detailed capital project pages can be viewed through the link provided in the Attachments section under Attachment #4.

### **Studies and Other Projects**

The proposed major Studies and Other Projects Capital Budget presents a gross cost of \$605,000. This includes a DC Background Study and Municipal Energy Plan. Attachment #5 provides a summary of the recommended Studies and Other program by project, by decision for 2018. The detailed capital project pages can be viewed through the link provided in the Attachments section under Attachment #5.

### **Advisory Committee Review**

Not applicable

### **Financial Implications**

All funding is sourced from existing reserve funds of the Town, and not directly from the tax rate budget or utility rate budgets. The operating budget is a draft at this time for 2018, but it does include a sustainable contribution of funding into a variety of reserve funds in support of the town's ten year capital investment requirements, and is not tied to any specific capital project. Accordingly, the capital budget as recommended may be approved independently of the operating budget.

The draft capital budget materials included proposed funding sources for each capital project. To simplify this report, the recommendations refer to the approval of all funding as recommended by Budget Committee for all applicable projects. Where funding was amended by Budget Committee, the Town's web site detailed materials will be updated to reflect such decisions immediately following approval of this report.

### **Communications Considerations**

This report along with all attachments will be posted to the Town's website on the Budget and Financial Information page.



## **Link to Strategic Plan**

Developing, reviewing and presenting the annual capital investment plan supports several aspects of the Strategic Plan. This report supports the Plan principles of Leadership in Corporate Management, Leveraging Partnerships, and Progressive Corporate Excellence and Continuous Improvement.

## **Alternative(s) to the Recommendation**

1. May provide alternative directions with respect to the recommendations arising from Special Budget Committee.

## **Conclusions**

The 2017 Asset Management Plan provides the framework upon which the town's repair and replacement budget is built by documenting the rationale and processes upon which all R&R capital project decisions are prepared by staff. The Budget Committee recommends that Council formally receive the updated 2017 Asset Management Plan.

The Budget Committee also recommends that council formally receive the Town's updated 2017 Ten Year Capital Investment Plan.

Staff presented to the Budget Committee a capital budget that balanced the repair and replacement of existing assets with new asset requests, all of which are required to maintain the Town's existing levels of service that taxpayers have come to expect. Budget Committee has reviewed each proposal in detail, and recommends the approval by Council of the final capital budget as presented herein.

## **Attachments**

- Attachment #1 – [2017 Asset Management Plan](#) (link only)
- Attachment #2 – [2017 Ten Year Capital Investment Plan](#) (link only)
- Attachment #3 – [2018 Final Repair & Replacement Capital Program Summary](#)
- Attachment #4 – [2018 Final Growth and New Infrastructure Capital Program Summary](#)
- Attachment #5 – [2018 Final Studies and Other Capital Program Summary](#)

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## **Previous Reports**

FS17-041: 2018 Capital Investment Program and Ten Year Asset Management Plan Overview

## **Pre-submission Review**

Budget Committee – October 14, 2017 and November 7, 2017

### **Departmental Approval**



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

### **Approved for Agenda**



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**Doug Nadorozny  
Chief Administrative Officer**

Attachment 3

**2018 Repair and Replacement Capital Projects  
Summarized by Results of Council Discussions**

Project ID	Project	New 2018 Requests
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**BUDGET COMMITTEE APPROVED**

**Corporate Services**

12002	Accessibility Committee	175,000
13018	Human Resources Information/Payroll System	250,000
14047	Computer & Related Infrastructure	172,278
<b>Corporate Services Sub Total</b>		<b>\$ 597,278</b>

**Financial Services**

14012	Financial System	100,000
<b>Financial Services Sub Total</b>		<b>\$ 100,000</b>

**Fleet**

34410	Frt/FL80 (#33)*	210,000
24017	Replacement of By-Law Vehicle (#404)	40,000
34191	GMC/Savana (#501)	45,000
71107	Skid Steer Loader (#253)	60,000
71108	GMC Sierra Crew Cab (#224)	65,000
71109	GMC 1 Tonne Dump (#228)	60,000
71111	GMC Sierra (#200)	45,000
71113	Cold Planer Attachment	45,000
<b>Fleet Sub Total</b>		<b>\$ 570,000</b>

**Parks, Recreation & Cultural Services**

73134	Parks/ Trails Signage Strategy Study & Implementation	96,350
73154	Playground Surface Restoration	10,900
73160	Emerald Ash Borer Management Program	235,000
73198	Field Renovation - Norm Weller Park	350,000
73211	Playground Replacement - Hamilton Park	100,000
73216	Playground Replacement - Copland Park	200,000
73291	Traffic Circle Improvements in 2B	25,000
74007	AFLC Fitness Equipment Replacement	50,000
<b>Parks &amp; Recreation Sub Total</b>		<b>\$ 1,067,250</b>

**Facilities**

72171	AFLC - Dasher Board System	300,000
72180	SARC - Signs	50,000
72201	Workstation Refresh, Carpet, Paint	150,000
72204	Cameras - HDIP	400,000
72281	AFLC - Skate Park	75,000
72282	SARC - Compressor Repair and Computer SW Upgrade	50,000
72283	SARC - Replacement of Pylon sign Message Board	50,000
72296	ACC - North End - Replacement of Radiant Tube Heaters	20,000
72304	48" Ride On Auto Scrubber	60,000
72307	SARC - Pool Pumps	35,000
<b>Facilities Sub Total</b>		<b>\$ 1,190,000</b>

**Roads**

31109	Recon - Kennedy St W and Temperance St	1,439,082
31113	Full Depth Asphalt - Murray Dr and Pinehurst M & O - Murray Dr, Kennedy St W	2,232,291
31114	Recon - Ransom Crt and Ransom St	617,341
31118	Recon - Browning Crt, Johnson Rd, Holman Cres, Baldwin Rd	180,000
31119	Recon - Adair Dr., Bailey Cres, Davidson Rd	140,000
31126	Full Depth Asphalt- Harriman Rd M & O - Harmon Ave., Orchard Hts. Blvd., Whispering Pine Tr	1,014,110
31134	M & O - Victoria (Wellington - Harrison), Yonge St (Golf Links to Orchard Hts)	1,594,319
31140	M & O - Archerhill Crt., Jarvis Ave., Gilbert Dr., Westview Dr., McClellan Way	641,578
34613	S/W - St John's Sdrd - Gateway - Industrial Pkwy	183,480
<b>Roads Sub Total</b>		<b>\$ 8,042,201</b>

**Rates**

41011	Sanitary Sewer CCTV Inspection	150,000
43038	Water Meter Replacement Program	600,000
42054	Maintenance of Culverts on Yonge St and Batson Dr	520,000
42067	Storm Outfall Erosion at Mill St	50,000
42068	Bridge Assessment	25,000
42072	Vandorf Sideroad Culvert and Ditch Repair	130,000
<b>Rate Sub Total</b>		<b>\$ 1,475,000</b>

**TOTAL PROJECT FUNDING APPROVED AS PRESENTED** \$ 13,041,729

**CONDITIONAL APPROVAL - ADDITIONAL INFORMATION REQUIRED**

**CAO**

12037	Town of Aurora Website	70,000
<b>CAO Sub Total</b>		<b>\$ 70,000</b>

**Corporate Services**

14070	Boardroom Audio/Video Equipment	130,000
<b>Corporate Services Sub Total</b>		<b>\$ 130,000</b>

**Parks, Recreation & Cultural Services**

73302	22 Church St - Landscaping	30,000
<b>Parks, Recreation &amp; Cultural Services Sub Total</b>		<b>\$ 30,000</b>

**Facilities**

72164	SARC - Rubber Flooring	134,600
<b>Facilities Sub Total</b>		<b>\$ 134,600</b>

**CONDITIONAL APPROVAL - MORE INFORMATION REQUIRED** \$ 364,600

**TOTAL 2018 REPAIR & REPLACEMENT CAPITAL BUDGET** \$ 13,406,329

\*Pre-approved

Attachment 4

**2018 Growth and New Capital Projects**

**Summarized by Results of Council Discussions**

Project ID	Project	New 2018 Requests
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**BUDGET COMMITTEE APPROVED**

**Corporate Services**

14037	Joint Ops LAN Room & DR site	60,000
14068	Wireless Upgrades and Enhancements	55,000
14069	Emergency Cooling	25,000
<b>Corporate Services Sub Total</b>		<b>\$ 140,000</b>

**Fleet**

34168	New 6 Tonne Dump Truck with Plow*	250,000
34187	3 Tonne Truck	90,000
34412	Additional Plow	250,000
71090	Mini Excavator	40,000
71091	Skid Steer	100,000
71106	New 1/2 Tonne Pick Up Truck	40,000
71114	Hydro Seed Mulcher	45,000
<b>Fleet Sub Total</b>		<b>\$ 815,000</b>

**Parks, Recreation & Cultural Services**

73085	Arboretum Development	96,000
73169	Wildlife Park - Phase 1/2/3	1,000,000
73174	Trail - Atkinson Park	85,000
73247	Trail Construction (Coutts/Pandolfo Development)	100,000
73251	GPS Tracking System	15,000
73286	Stewart Burnett Park Playground and Parking Facility	1,100,000
73290	Tree Inventory for 2C	10,000
73292	Picnic Tables/Garbage Receptacles	15,000
73299	Non - Programmed Park in 2C	1,500,000
74013	Museum Collocation Infrastructure	15,000
74016	Cultural Precinct Plan	1,000,000
<b>Parks, Recreation &amp; Cultural Services Sub Total</b>		<b>\$ 4,936,000</b>

**Facilities**

72113	New Recreation Facility	2,400,000
<b>Facilities Sub Total</b>		<b>\$ 2,400,000</b>

**Infrastructure and Environmental Services**

34619	S/W - Kitimat Cres	100,000
34629	S/W - Mary St - Industrial Pkwy S to Wellington	115,461
34630	S/W - Yonge St - Batson Dr - N Town Limit	95,000
34637	S/W - Leslie St - 600m N of Wellington - N Town Limit	100,000
<b>Infrastructure and Environmental Sub Total</b>		<b>\$ 410,461</b>

**Planning and Building Services**

24014	Digital Plan Review and E-Permit Applications	120,000
<b>Planning and Building Services Sub Total</b>		<b>\$ 120,000</b>

**TOTAL PROJECT FUNDING APPROVED AS PRESENTED** \$ 8,821,461

**CONDITIONAL APPROVAL - ADDITIONAL INFORMATION REQUIRED**

**Corporate Services**

12016	Customer Care Centre Implementation	200,000
24016	Animal Control Start Up	100,000
<b>Corporate Services Sub Total</b>		<b>\$ 300,000</b>

**Parks, Recreation & Cultural Services**

73287	Hallmark Lands - Baseball Diamonds	3,000,000
74015	Cultural Services Master Plan	100,000
74017	Aurora Sports Hall of Fame	26,500
<b>Parks, Recreation &amp; Cultural Services Sub Total</b>		<b>\$ 3,126,500</b>

**Facilities**

72285	JOC - Additional Work	1,750,000
72114	New Library	665,000
72310	22 Church St - Exterior Sign	50,000
<b>Facilities Sub Total</b>		<b>\$ 2,465,000</b>

**Infrastructure and Environmental Services**

34518	Pedestrian Crossings as per 2014 DC Study	144,100
34519	Traffic Calming as per 2014 DC Study	122,550
<b>Infrastructure and Environmental Sub Total</b>		<b>\$ 266,650</b>

**Planning and Building Services**

81016	Aurora Promenade Streetscape Design & Implementation	1,050,000
<b>Planning and Building Services Sub Total</b>		<b>\$ 1,050,000</b>

**TOTAL 2017 GROWTH & NEW CAPITAL BUDGET** \$ 16,029,611

**NOT APPROVED**

**Infrastructure and Environmental Services**

34525	Yonge St Parking Plan	200,000
<b>Parks, Recreation &amp; Cultural Services Sub Total</b>		<b>\$ 200,000</b>

**Planning and Building Services**

81015	Community Improvement Plan	200,000
<b>Planning and Building Services Sub Total</b>		<b>\$ 200,000</b>

**NOT APPROVED** \$ 400,000

\*Pre-approved

Attachment 5

**2018 Studies and Other Capital Projects**

**Summarized by Results of Council Discussions**

<b>Project ID</b>	<b>Project</b>	<b>New 2018 Requests</b>
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**BUDGET COMMITTEE APPROVED**

**Corporate Services**

13011	Emergency Response Plan Update & Continuation of Operations Plan	20,000
13014	Employee Engagement Survey	80,000
<b>Corporate Services Sub Total</b>		<b>100,000</b>

**Financial Services**

14061	DC Background Study - 2019	125,000
<b>Financial Services Sub Total</b>		<b>125,000</b>

**Infrastructure & Environmental Services**

31052	Salt Management Plan	100,000
34529	Master Transportation Study Update - 2018	100,000
42809	Municipal Energy Plan	180,000
<b>IES Sub Total</b>		<b>380,000</b>

**TOTAL 2018 STUDIES & OTHER CAPITAL BUDGET** \$ 605,000





**Town of Aurora  
Council Report**

**No. FS17-056**

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**Subject:** Appointment of Deputy Treasurer

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

**Department:** Financial Services

**Date:** November 14, 2017

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## **Recommendation**

- 1. That Report No. FS17-056 be received; and**
- 2. That the Bylaw necessary to appoint a replacement Deputy Treasurer be adopted.**

## **Executive Summary**

Section 286 of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended (the "Act") requires the municipality to appoint a Treasurer, and permits the municipality to appoint one or more Deputy Treasurers.

- The Town has previously appointed two Deputy Treasurers to support the financial operations of the Town, and to serve as back-ups in the absence of the Treasurer, fulfilling the statutory and corporate responsibilities of the Treasurer from time to time as required.
- Through a retirement, one new replacement Deputy Treasurer has been hired.
- A bylaw is required to formalize the statutory appointment to the position

## **Background**

In 2010, the Town passed a bylaw to appoint two deputy treasurers for the Town. In 2013, one of those individuals retired and a replacement was hired. An amending bylaw was adopted at that time to appoint Jason Gaertner as a Deputy Treasurer.

Recently, the other Deputy Treasurer, Paul Dillman, retired; having served the Town for 17 years, culminating a career of 50 years of working full time. Clayton Pereira has now been hired to replace Paul, and will also serve as a Deputy Treasurer as part of his duties.

November 14, 2017

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Report No. FS17-056

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Clayton comes to the Town from the Region of York, where he served as their Tax Policy Specialist in the Revenue and Forecasting Policy Unit of the Finance Department for over nine years. Prior to that, Clayton worked for the Town of East Gwillimbury in the capacity of Supervisor, Revenues and Property Taxation for a period of four years. Clayton earned an Honours Bachelor of Commerce from University of Toronto, and a Masters in Business Administration from Laurentian University. He also holds his Certified General Accountant (CGA) and Chartered Professional Accountant (CPA) designations.

A formal appointment bylaw is required. Since the Deputy Treasurer bylaw has already been amended once, it is staff's preference to repeal the previous bylaw, and adopt a new bylaw appointing both Mr. Gaertner and Mr. Pereira as Deputy Treasurers for the Town.

### **Advisory Committee Review**

None

### **Financial Implications**

None.

### **Communications Considerations**

None required.

### **Link to Strategic Plan**

Maintaining Deputy Treasurers to fulfil the statutory duties in the absence of the Treasurer supports the Strategic Plan principles of Leadership in Corporate Management, and Progressive Corporate Excellence and Continuous Improvement.

### **Alternative(s) to the Recommendation**

1. None

November 14, 2017

Page 3 of 3

Report No. FS17-056

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## **Conclusions**

Due to a retirement, a replacement Manager of Accounting & Revenues has been hired. This Manager position is also one of two deputy treasurers for the Town. A formal appointment bylaw is required to formalize the statutory position.

## **Attachments**

None – the formalizing bylaw is included in tonight’s agenda in the Bylaws section.

## **Previous Reports**

None

## **Pre-submission Review**

CAO only.

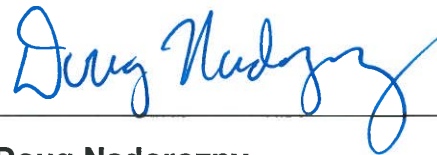
## **Departmental Approval**



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

## **Approved for Agenda**



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**Doug Nadorozny  
Chief Administrative Officer**



**Town of Aurora  
Council Report**

**No. PRCS17-041**

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**Subject:** Central York Fire Services Headquarters Station 4-5

**Prepared by:** Allan D. Downey, Director of Parks, Recreation and Cultural Services

**Department:** Parks, Recreation and Cultural Services

**Date:** November 14, 2017

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### **Recommendation**

- 1. That Report No. PRCS17-041 be received; and**
- 2. That the design for the Central York Fire Services Station 4-5 presented by Thomas Brown Architects Inc. be approved; and**
- 3. That staff be authorized to proceed with Phase 2 of the RFP submitted by Thomas Brown Architects Inc. for the preparation of detailed drawings, specifications and tender documents in the amount of \$165,000, excluding disbursements and taxes.**

### **Executive Summary**

This report is to seek approvals for conceptual design and to proceed with Phase 2 of the project:

- Several Task Force meetings have taken place
- Alternative designs were presented and evaluated
- Two storey concept was recommended by the Task Force to the Joint Council Committee
- Refinement of the concept design has been ongoing
- Task Force recommends to the Joint Council Committee that the concept design be approved and the project proceed to Phase 2
- The project continues to be within acceptable budget tolerances subject to a final design cost estimate
- Next steps upon receiving Council approval will be a presentation to the Town of Newmarket Council

- Public awareness and communication strategy will initiate once approvals of Phase 2 is received

## **Background**

Town of Aurora Council approved Report PRCS17-008 on March 28, 2017 engaging the services of Thomas Brown Architects Inc.

A Facility Task Force was also established to oversee the project and provide input into the design and guide the process.

The Task Force presented the draft design to the Joint Council Committee (JCC) on November 7, 2017. JCC recommend the approval the design and recommended proceeding to Phase 2 of the RFP process.

## **Analysis**

### **Several Task Force meetings have taken place**

The Architect has met with members of the Task Force on Fire Headquarters Station 4-5 on August 1<sup>st</sup>, September 11<sup>th</sup>, October 17<sup>th</sup>. In addition, they have met with the Fire Chief and his staff on several occasions to obtain input and requirements for the facility.

### **Alternative designs were presented and evaluated**

The Architect was tasked to present alternative designs for the facility as part of their design exercise. The alternative designs considered are one storey and two storey concepts as well as alternative site considerations of the proposed facility.

These alternatives were presented, along with preliminary cost estimates, to the Task Force. The Task Force recommended a two storey concept with responding fire vehicles entering onto Earl Stewart Drive.

### **Two storey concept was recommended by the Task Force to the Joint Council Committee**

On September 26, 2017, Thomas Brown Architects Inc. presented the alternative concepts and the recommended two storey concept, with associated cost estimates to the members of the Joint Council Committee.

November 14, 2017

Page 3 of 5

Report No. PRCS17-041

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Members provided input at the meeting as well as being provided an opportunity to contact the Fire Chief with any concerns or issues they had with the concept presented or request additional information.

Approvals were not requested at that meeting.

### **Refinement of the concept design**

Following the JCC presentation on September 26, 2017, the Architect and the Fire staff have continued to meet and refine the design. The facility Task Force were presented with these design refinements on October 17, 2017. Preliminary cost estimates were also provided at that meeting for review.

### **Task Force recommends to the Joint Council Committee that the concept design be approved and the project proceed to Phase 2**

The Task Force is satisfied that the concept design has reached a stage where approval could be recommended that the preliminary cost estimates are aligned with the budget. Phase 2 of the project as outlined in the RFP engages the architect to complete a detailed design, construction drawings and specifications and preparation of tender documents. Completion of Phase 2 is estimated to take 5-6 months.

### **The project continues to be within acceptable budget tolerances subject to a final design cost estimate**

At this point in the design phase, preliminary budget estimates are slightly over budget; however, several items within the overall budget are only estimated and, as the project details become more refined, so will the budget estimates.

Staff are confident that the project can be delivered at this time within the approved overall budget.

### **Next steps upon receiving Joint Council Committee recommendations are presentations and approvals from the Town of Aurora Council and the Town of Newmarket Council**

This being a joint project, the Joint Council Committee recommendations will require approval from both Aurora and Newmarket Council's. Council approval is required to authorize staff to proceed to Phase 2 and acceptance of the concept changes. The Architect will be asked to make a presentation to each Council as part of this approval process.

**Public awareness and communication strategy will initiate once approvals of Phase 2 is received**

The RFP includes the creation and erection of a sign on the site selected for this facility. In addition, an on-line communication strategy will commence to inform the public of the project and track its progress. Public inquiries will also be responded to as part of this on-line communication strategy.

**Advisory Committee Review**

None required.

**Financial Implications**

Approved total budget is \$11,000,000.

Estimated construction contract	8,408,545
- 27,569 sq ft @ \$305/sq ft	
- includes site servicing to landscaping	
- includes prefab shed for training area	250,000
Total construction contract	8,658,545
Project management fees	300,000
Architectural fees @ 7%	600,000
Permits	50,000
Provision for adverse soils	200,000
Allowance for training props	100,000
Escalation provision	260,000
Owners contingency	875,000
Estimated total project cost - Class C Estimate	11,043,545
All amounts include the non-refundable HST components.	

**Communications Considerations**

Communications strategy will commence upon approval to proceed with Phase 2 of the project.

## **Link to Strategic Plan**

Firehall 4-5 Task Force Terms of Reference supports the Strategic Plan Goal of Supporting an Exceptional Quality of Life for All by encouraging an active and healthy

lifestyle. Leverage partnerships with local boards, chambers and business organizations to promote Aurora as a preferred location for business.

## **Alternative(s) to the Recommendation**

None.

## **Conclusions**

The project continues to proceed on budget and on schedule. Staff recommend proceeding to the engagement of the Architect for Phase 2 of the RFP in the amount of \$165,000.

## **Attachments**

None.

## **Previous Reports**

None.

## **Pre-submission Review**

## **Departmental Approval**



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



**Doug Nadorozny**  
Chief Administrative Officer





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**Motion for Which Notice  
Has Been Given** (November 7, 2017)

Councillor John Abel

---

**Date:** November 14, 2017  
**To:** Mayor and Members of Council  
**From:** Councillor Abel  
**Re:** **Affordable Housing Plan**

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Whereas the province has legislated the *Affordable Housing Act 2016*, an Act that allows for a Strategy to meet demands for affordable units; and

Whereas the Act does provide the framework, however there is further direction required from municipalities in order to meet the demand in affordable rental stock; and

Whereas the Town of Aurora has approved Secondary Suites; and

Whereas the Act, works best where there is urban growth; and

Whereas, the York Region Local Municipal Housing Working Group has been exploring options to address housing supply and affordability issues and to develop an affordable ownership and rental housing incentives framework; and

Whereas the Ministry of Municipal Affairs with the Ministry of Housing have signalled they will include Inclusionary Zoning, which is a discretionary tool for Municipalities to employ, to require private-market development to include below-market-rate rental and/or ownership housing; and

Whereas planning and thinking before funding programs become available is a sound strategic investment of resources, and creates clarity and certainty for Municipalities; and

Whereas Rental Stock allows for all ranges of incomes aging in a familiar community and revenue opportunities;

1. Now Therefore Be It Hereby Resolved That staff report back with municipal guidelines for affordable housing, for our Official Plan policies and Zoning By-laws; and

Motion from Councillor Abel  
Re: Affordable Housing Plan  
November 14, 2017

Page 2 of 2

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2. Be It Further Resolved That the report refer to and incorporate guidelines, funding and policies from the three (3) upper tier governments, being the Region, Provincial and Federal governments.



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**Motion for Which Notice  
Has Been Given** (November 7, 2017)

Councillor John Abel

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**Date:** November 14, 2017  
**To:** Mayor and Members of Council  
**From:** Councillor Abel  
**Re:** **Aurora Pow-Wow 2018**

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Whereas the Town of Aurora in June 2017 hosted an event for the Canada 150 Celebration, called the New Beginnings Pow-Wow in Aurora; and

Whereas this event was well attended, and drew a significant percentage of attendees from out of town; and

Whereas the 2017 New Beginnings Pow-Wow in Aurora event was funded through the federal government grant application process; and

Whereas this was an inaugural event, and worth considering expanding this initiative to an annual Pow-Wow event as per the Town's Cultural Master Plan;

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare information in the form of a budget option to hold the Aurora Pow-Wow 2018 for consideration by Budget Committee during the 2018 Budget review.



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**Motion for Which Notice  
Has Been Given** (November 7, 2017)

Councillor John Abel

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**Date:** November 14, 2017  
**To:** Mayor and Members of Council  
**From:** Councillor Abel  
**Re:** **Pedestrian Traffic Calming**

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Whereas the Town of Aurora supports active transportation, safe traffic calming measures and safe pedestrian crossings; and

Whereas an Icelandic town has employed ingenious painted crossing patterns for pedestrians to be safer at crossings and more heavily pedestrian traffic areas like school zones and parks; and

Whereas the crossing intersections are 3-D and appear to be raised concrete pads that would raise vehicle operators' attention to slow down;

1. Now Therefore Be it Hereby Resolved That staff be directed to prepare an information report regarding the suitability and advisability of installing raised pedestrian crossings, and the estimated cost for up to five installations with an identified capital funding source; and
2. Be It Further Resolved That the report be completed in time for the 2018 Budget deliberations, to be implemented in the spring of 2018.

**The Corporation of the Town of Aurora**

**By-law Number XXXX-17**

**Being a By-law to change the composition of Council for  
The Corporation of the Town of Aurora.**

**Whereas** under subsection 217(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, a local municipality is authorized to change the composition of its council;

**And whereas** under subsection 217(3) of the Act, a by-law described in this section does not come into force until the day the new council is organized, (a) after the first regular election following the passing of the by-law; or (b) if the by-law is passed in the year of a regular election before voting day, after the second regular election following the passing of the by-law;

**And whereas** the current nine (9) member Council was established by *Regional Municipality of York Act, 1971* and has been unchanged since;

**And whereas** on October 24, 2017, the Council for The Corporation of the Town of Aurora (the "Town") passed a motion to change the composition of Council for the Town from nine (9) members to seven (7) members, comprised of one (1) Mayor, who shall be the Head of Council, and six (6) Councillors;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. The composition of Council for the Town shall be reduced from nine (9) members to seven (7) members, comprised of one (1) Mayor, who shall be the Head of Council, and six (6) Councillors.
2. This by-law shall come into full force and effect on the day the new Council for the Town is organized, after the first regular election following the passing of this by-law, in accordance with subsection 217(3) (a) of the Act.

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of November, 2017.**

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**Geoffrey Dawe, Mayor**

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**Michael de Rond, Town Clerk**

**The Corporation of the Town of Aurora**

**By-law Number XXXX-17**

**Being a By-law to establish land as highways  
(St. John's Road Development Corp.).**

**Whereas** under subsection 31(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

**And whereas** The Corporation of the Town of Aurora (the "Town") entered into a subdivision agreement with St. John's Road Development Corp. (the "Developer"), dated April 22, 2008, with respect to the development of a residential plan of subdivision, being Bayview Meadows – Phase 2 and 3 on Plan 65M-4075 (the "2B Development");

**And whereas** the Town acquired certain lands in the 2B Development for reserve purposes (the "Reserve") and a future extension (Hartwell Way) (the "Bridge") adjoining certain highway(s) that are assumed (or to be assumed) and maintained for public use by the Town;

**And whereas** the Town entered into a subdivision agreement with the Developer, dated March 26, 2013, with respect to the development of a residential plan of subdivision, being Plan 65M-4469 (the "2C Development");

**And whereas** the Bridge is to be established as a highway by the Town by virtue of a by-law establishing the highway, as set out on Schedule "G" to the 2C Development;

**And whereas** the Town deems it necessary and expedient to establish the Reserve and the Bridge as forming part of those highway(s);

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. The following land in the Town of Aurora, Regional Municipality of York, be and are hereby established as a highway by the Town:
  - a) Block 127, Plan 65M-4075, forming part of Hartwell Way; and
  - b) Part Lot 24, Concession 2 (Whitchurch), being Part 9 on Plan 65R-25997, forming part of Hartwell Way.
2. This By-law shall come into full force and effect upon registration in the appropriate Land Registry office on title to lands and highways set out herein.

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of November, 2017.**

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**Geoffrey Dawe, Mayor**

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**Michael de Rond, Town Clerk**

**The Corporation of the Town of Aurora**

**By-law Number XXXX-17**

**Being a By-law to establish a schedule of fees and charges  
for municipal services, activities and the use of property  
within the Town of Aurora (Fees and Charges By-law).**

**Whereas** subsection 391(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, authorizes a municipality to impose fees and charges on persons (a) for services or activities provided or done by or on behalf of it; (b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and (c) for the use of its property including property under its control;

**And whereas** on November 22, 2016, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5900-16, to establish a schedule of fees and charges for municipal services, activities and the use of property within the Town of Aurora;

**And whereas** the Town has conducted an annual corporate-wide review of its fees and charges and deems it necessary to alter the fees and charges for municipal services, activities and the use of property within the Town of Aurora;

**And whereas** the Council of the Town deems it necessary and expedient to enact a by-law setting out the fees and charges for municipal services, activities and the use of the property within the Town of Aurora;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. By-law Number 5900-16 be and is hereby repealed.
2. The following Schedules attached (collectively referred to as the "Schedules") shall be deemed to form part of this By-law:  
  
Schedule "A" – General Fees and Charges;  
Schedule "B" – Planning and Building Services Department;  
Schedule "C" – Corporate Services Department;  
Schedule "D" – Parks, Recreation and Cultural Services Department;  
Schedule "E" – Infrastructure and Environmental Services Department; and  
Schedule "F" – Financial Services Department.
2. Council hereby delegates to the Chief Administrative Officer and any head of a department, or any of their designates, the authority to waive, reduce, or otherwise vary the fee(s) or charge(s) imposed by their department.
3. Any person who obtains any of the Town's services, activities, or use of the Town's property as described in the Schedules shall pay to the Town the applicable fees or charges set out in the Schedules. Unless otherwise provided for in another by-law, such fees or charges are payable upon the person making such application, request, or purchase of the Town's services, activities, or use of the Town's property and shall not be refundable.
4. No request by any person for a service or activity listed in the Schedules shall be

acknowledged or performed by the Town unless and until the person requesting the service or activity has paid the fee or charge for the service or activity as set out in the attached schedules, unless noted otherwise.

5. The Town may request a deposit of up to fifty percent (50%) of the applicable fee or charge, payable in advance, if one or more of the following circumstances are applicable:
  - (a) the applicant is a non-resident;
  - (b) the applicant does not carry on business in the Town;
  - (c) the applicant is a first time applicant;
  - (d) the applicant:
    - (i) has previously failed to pay a fee or charge imposed by the Town in a timely manner; or
    - (ii) is currently or has previously been indebted to the Town;
  - (e) the service or activity to be provided by the Town is for a substantial period of time;
  - (f) the service or activity requested by the applicant is not the usual type of service or activity provided by the Town; or
  - (g) the past conduct of the applicant or, if applicable, of the organization he or she represents has been such that the Town on reasonable grounds may anticipate damage resulting.
6. All Town accounts and invoices are due and payable when rendered. Outstanding Town accounts and invoices shall bear interest of one and one quarter percent (1.25%) (being fifteen percent (15%) per annum), calculated from the first day of the month after the account is overdue.
7. The Treasurer shall add the fees and charges imposed pursuant to this By-law to the tax roll for any real property in the Town for which all of the owners are responsible for paying fees and charges under this By-law and collect them in the same manner as municipal taxes.
8. If a court of competent jurisdiction declares any provision, or any part of a provision of this By-law to be invalid, or to be of no force and effect, it is the intention of Council in enacting this By-law, that each and every other provision of this By-law authorized by law, be applied and enforced in accordance with its terms to the extent possible by law.
9. Payment for any fees, charges and any applicable interest shall be accepted in the form of Canadian currency, debit, money order or cheque made payable to The Corporation of the Town of Aurora.
10. In the event of a conflict between this By-law and any other By-law, the fees and charges set out in this By-law shall prevail.



By-law Number XXXX-17

Page 3 of 3

11. This By-law shall be referred to as the "Fees and Charges By-law".
12. This By-law shall come into full force and effect on January 1, 2018.

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of November, 2017.**

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**Geoffrey Dawe, Mayor**

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**Michael de Rond, Town Clerk**

**By-law Number XXXX-17  
Schedule "A"  
General Fees and Charges  
Effective January 1, 2018**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>GENERAL FEES</b>		
Photocopies (8 1/2 X 11 and 8 1/2 X 14)	per page	\$ 0.80
Photocopies (11x 17)	per page	\$ 1.40
Fax Transmittal	first page	\$ 7.05
	per additional page	\$ 2.40
<b>TENDER DOCUMENTS</b>		
Tender documents per set depending on size of document	per tender	\$45.00 to \$375.00
<b>DISBURSEMENTS</b>		
As required to reimburse costs incurred by the Town of Aurora, including but not limited to Registration Fees, Courier Fees, Corporate and Title Search Fees, external File Retrieval Costs, etc., at the discretion of the Director.	each	Disbursement Cost

**By-law Number XXXX-17  
Schedule "B"  
Planning and Building Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>Development Planning Division</b>		
<b>Maps</b>		
Official Plan Schedule 'A' Map (18x24 inches) (colour)	per map	\$ 18.00
Official Plan Schedules other than 'A' (11x17) (b/w)	per map	\$ 8.00
Urban Design Areas Map (11 x 17) (colour)	per map	\$ 16.00
Town Street Plan Map (b/w) (22x34 inches)	per map	\$ 8.00
Town Street Plan Map (colour) (22x34 inches)	per map	\$ 13.00
Town Air Photo Map (34x44 inches)	per map	\$ 39.00
Application Status List Map (18x30 inches)	per map	\$ 13.00
Oak Ridges Moraine Map Schedule 'J' as per Official Plan 48 (11 x 17) (b/w)	per map	\$ 16.00
<b>Official Plans</b>		
Official Plan	per OP	\$ 54.00
2C Secondary Plan	per copy	\$ 33.00
Secondary Plans	per Secondary Plan	\$ 23.00
Aurora Promenade Study	per copy	\$ 54.00
Secondary Plans Consolidation	per copy	\$ 43.00
Official Plan Amendment (Various)	per copy	\$ 11.00
Urban Design Guidelines (Various)	per copy	\$ 31.00
<b>Zoning</b>		
Zoning By-law 2213-78 (2014 Consolidation)	per By-law	\$ 85.00
Comprehensive Zoning By-law	per copy	\$ 30.00
Comprehensive Zoning Exceptions	per copy	\$ 85.00
<b>Heritage</b>		
Northeast Old Aurora Heritage Conservation District Plan	per copy	\$ 29.00
<b>Other</b>		
GIS Analysis	per hour	\$ 77.00
Application Status Listing	per copy	\$ 18.00
Vacant Employment Land Inventory	per copy	\$ 18.00
Circulation Fees, including Labels	per circulation	\$ 78.00
<b>Building Division</b>		
<b>Permitted Use Letter</b>		
To respond in writing to enquires related to uses of specific properties with respect to permitted uses as set in the Town of Aurora Zoning By-law 2213-78, as amended	each	\$ 41.00
<b>Administrative Costs</b>		
Additional costs associated with the administration fee internal processing model homes applications with respect to outside agencies, and engineering review, and corporate policies and procedures	per unit	\$ 434.00

**By-law Number XXXX-17  
Schedule "B"  
Planning and Building Services Department  
Effective January 1, 2018**

<b>Description of Service for Fee or Service Charge</b>	<b>Unit of Measure (i.e. per hour, page, document, etc.)</b>	<b>2018 (Including H.S.T. where applicable)</b>
<b>Construction Activity Report</b>		
Reports generated upon request providing permit numbers, location, description and construction value	each	\$ 82.00
<b>Zoning Review - Residential (single, semi or street townhomes)</b>		
Zoning review of applications other than a building permit application including zoning review of Committee of Adjustment or Consent applications and determination of legal non-conforming status.	each	\$ 82.00
<b>Zoning Review - All Other Building Types</b>		
Zoning review of applications other than a building permit application including zoning review of Committee of Adjustment or Consent applications and determination of legal non-conforming status.	each	\$ 164.00
<b>Sign Review</b>		
Sign By-law review of applications other than a sign permit application including Sign By-law review of Planning Applications.	each	\$ 164.00
<b>Permit fees related to By-law Number 4753-05.P</b>		
Pool Enclosure Permits	each	\$ 307.00
Hot Tub Permits	each	\$ 164.00

**By-law Number XXXX-17  
Schedule "C"  
Corporate Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>LEGAL SERVICES</b>		
<b>DOCUMENT PREPARATION/REVIEW (General) - includes but is not limited to easements, permissions to enter, development charges deferral, purchase and sale agreements</b>		
Basic (Standard template - no changes required)	per document	\$ 680.00
Complex (requires changes to standard template)	per document	\$ 1,800.00
<b>DOCUMENT PREPARATION/REVIEW (Specific)</b>		
Condominium Agreement	per document	\$ 6,250.00
Subdivision Agreement	per document	\$ 8,350.00
Subdivision Registration Process	per plan	\$ 2,000.00
Site Plan/Development Agreement	per document	\$ 1,650.00
Encroachment/Licence Agreement	per document	\$ 680.00
Amending Agreement	per document	\$ 680.00 (minimum)
<b>SERVICES RELATED TO EXISTING DEVELOPMENT AGREEMENTS (excluding documents or agreements that fall under Document Preparation/Review (General))</b>		
Information regarding the status of existing agreements and/or registered documents, including agreements and by-laws	per document	\$ 125.00
Highway Dedication/Subdivision Assumption By-law Legal Administration Fee	per by-law	\$ 785.00
<b>GENERAL LEGAL FEES</b>		
Law Clerk	per hour	\$ 110.00
Paralegal	per hour	\$ 150.00
Solicitor	per hour	\$ 250.00
Town Insurance Claim Legal Administration Fee	per claim	10% of the value of the claim made by the Town plus disbursements
REGISTRATION FEE (i.e. processing of any type of document that requires registration)	per document	\$ 210.00
CERTIFIED PHOTOCOPIES	per page	\$ 11.00
<b>Note:</b> All Legal Services fees and/or service charges may be adjusted based on the complexity and nature of the agreement, document, or service as determined by the Town Solicitor to be fair and reasonable.		

**By-law Number XXXX-17  
Schedule "C"  
Corporate Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>LEGISLATIVE SERVICES</b>		
<b>FREEDOM OF INFORMATION (F.O.I.) REQUESTS</b> (Fees related to search and records preparation are prescribed by legislation)		
Application Fee	per application	\$ 5.00
Manual Search Time and Preparation Time	per 15 minutes	\$ 7.50
Photocopies	per page	\$ 0.20
Computer Programing (develop program to retrieve information)	per 30 minutes	\$ 30.00
Disks	per disk	\$ 10.00
<b>MAIL OUT COST (Annual Subscription)</b>		
AudioCD/DVD/ Tape - Council/General Committee/Public Planning/Advisory Committees/Boards meeting	per CD/DVD/tape	\$ 32.00
<b>CIVIL MARRIAGE SERVICES</b>		
Civil Marriage Solemnization Fee	per service	\$ 490.50
Marriage Licences	per licence	\$ 138.00
Witness Fee ( <i>if Town staff are required to be witnesses</i> )	per witness	\$ 61.30
Rehearsal Fee for offsite Civil Marriage ceremony	per service	\$ 92.00
Administrative Fee to be charged for change of wedding date within 7 days of scheduled ceremony	per change	\$ 30.75
Administrative Fee to be charged for cancellation of Civil Marriage ceremony before consultation meeting	each	\$ 61.30
Administrative Fee to be charged for cancellation of Civil Marriage ceremony after consultation meeting	each	\$ 177.75

**By-law Number XXXX-17  
Schedule "C"  
Corporate Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>ADMINISTER OATHS/TAKE AFFIDAVITS</b> This fee is to commission documents for work that is not in connection with business of the Town (i.e. third party)		
Commission Service	per commission	\$ 20.50
<b>VITAL STATISTICS INFORMATION</b>		
Burial Permits (HST Exempt)	per permit	\$ 35.75
<b>LOTTERY LICENSING</b>		
Bingo Events (HST Exempt)	regulated by Province of Ontario	3% of prize board
Raffles (HST Exempt)	regulated by Province of Ontario	3% of prize board
BREAK OPEN TICKETS (NEVADA) (HST Exempt)	regulated by Province of Ontario	3% of prize board
Media Bingo (HST Exempt)	regulated by Province of Ontario	3% of prize board
Letters of Approval (HST Exempt) Town approval of Lottery Schemes Licenced by the Province of Ontario	per application	\$ 36.50
<b>LIQUOR LICENSE CLEARANCE LETTER</b>	each	\$ 178.75
<b>NO OBJECTION LETTER</b>	each	\$ 81.75
<b>ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (AODA) TRAINING</b>		
Provision of AODA Training	per person	\$ 52.75

**By-law Number XXXX-17  
Schedule "C"  
Corporate Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>By-Law Inspection and Attendance Fees</b>		
Attendance Supervisory Fee	hourly	\$ 52.50
Non Compliance Re-Inspection Fee	per visit	\$ 107.25
Pool Enclosure Re-Inspection Fee	per visit	\$ 52.50
<b>Parking Permit Fees</b>		
Parking permits	per permit	\$10.25 - \$307.50
<b>Property Information Request</b>		
Review of departmental files and documents related to specific property requests relating to zoning, permits, occupancy and general property status	each	\$ 143.00



**By-law Number XXXX-17  
Schedule "D"  
Parks, Recreation and Cultural Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>1. ADMINISTRATION</b>		
a) Membership Refunds (Except Medical Reasons)	per refund	\$ 38.10
b) Membership On Hold (Except Medical Reasons)	per hold	\$ 38.10
c) Program Refund (Except Medical Reasons)	per refund	\$ 21.20
d) Landscaping Administration Fees	each	8.168% - less than \$100K 7.148% - \$100K to \$250K 6.126% - \$250K to \$500K 5.105% - more than \$500k
e) Landscape Maintenance Fees	each	25.525% of estimated value of landscape works installed on municipal property (excludes open space plantings)
f) Vendor Permit Fee	per event/ per day	\$53.20 - \$528.00
g) Park Clean Up Fee - Refundable Deposit	each	\$ 100.00 - \$1,000.00
h) Program/Event Promotional Material	each	\$ 0.50 - \$11.00
i) Swim Diapers & Swim Goggles	each	\$11.00 - \$21.60
j) Park Event Set-Up Fee (Mandatory for all groups of 80 or more.) (Includes up to 6 tables + 6 garbage receptacles, access to electrical, water, washrooms, where available.)	per event/ per day	\$ 347.20
k) Additional Parks Set-Up Fee (In addition to Park Event Set-Up Fee, for up to 6 additional tables and 6 additional garbage receptacles.)	per event/ per day	\$ 80.00
l) Park Permit Maintenance/Damage Deposit (Refundable) (For groups of 25 or more, not requiring an event set-up.)	per event/ per day	\$100.00 - \$500.00
m) Park/Picnic Shelter Clean-up Fee (Mandatory for all groups of 79 or less.)	per event/ per day	\$ 102.10
n) Facility Permit Maintenance/Damage Deposit (Refundable)	per event/pe day	\$ 0 - \$1,000.00

**By-law Number XXXX-17  
Schedule "D"  
Parks, Recreation and Cultural Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>2. REGISTERED SEASONAL PROGRAMS</b>		
a) Pre-School Activities	per class	\$ 4.45 - \$22.20
b) Children's Activities	per class	\$ 5.50 - \$31.80
c) Youth Activities	per class	\$ 0 - \$50.00
d) Adult Activities	per class	\$ 7.60 - 58.20
e) Senior's Activities	per class	\$ 2.85 - \$26.60
f) Family Activities	per class	\$ 4.45 - \$11.00
g) Fitness Programs	per class	\$ 1.85 - \$31.80
h) Seniors Bus Trips	per person	\$ 5.55 - \$210.85
<b>3. REGISTERED AQUATICS PROGRAMS</b>		
a) Lessons - Learn to Swim	per class	\$ 7.05 - \$24.50
b) Leadership Programs	per program	\$ 31.80 - \$495.20
c) Aquatics Specialty Programs	per class	\$ 7.05 - \$24.50
<b>4. REGISTERED CAMP PROGRAMS</b>		
a) Day Camps	per day	\$ 11.00 - \$52.20
b) Specialty Camps	per day	\$ 12.80 - \$93.85
c) Extended Care	per person	\$ 26.60 - \$111.60
<b>5. DROP-IN ACTIVITIES</b>		
a) Youth Drop-in	per visit	Free - \$3.10
b) Youth Drop-in	10 visits	\$24.00/10 visits
c) Other	per visit	Free - \$3.15
d) Other	10 visits	\$24.00 - \$48.00/10 visits
<b>6. P.A. DAY PROGRAMS</b>	per person	\$ 0 - \$100.00
<b>7. WORKSHOP/ CLINICS/ TOURNAMENTS</b>		
a) Individual	per person	\$ 2.35 - \$16.70
b) Team	per team	\$ 21.40 - \$27.65
<b>8. POOL PARTY PACKAGES</b>	each	\$172.00 - \$318.00
<b>9. SPECIAL EVENTS</b>		
a) Individual	per person	\$ 2.85 - \$21.40
b) Family	per family	\$ 17.50 - \$26.65
c) Float Registration Fees	Resident Commercial	\$ 79.25
	Non-Resident Commercial	\$ 158.45
d) Ribfest Vendors	each	\$ 422.20 - \$3,690.50
e) Art Show Entry Fees	each	\$ 11.00 - \$42.25
f) Food Vendors - Non Profit Groups	per day	\$ 52.90
g) Food Vendors	per day	\$ 52.90 - \$527.55
h) Senior Centre Special Event Vendors	per day	\$ 0 - \$50.00

**By-law Number XXXX-17  
Schedule "D"  
Parks, Recreation and Cultural Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>10. MEMBERSHIPS (Note: All memberships apply to Aurora residents only. Non-Residents are subject to a 25% surcharge.)</b>		
a) COMBO MEMBERSHIP (Equipment and Group Fitness) ADD ON: Pool Aquafit Squash	Adult	3 mo. 6mo. 1 yr. \$158.50/\$264.80/\$436.80
	Additional Family/ Youth/Student/ Senior	3 mo. 6mo. 1 yr. \$126.70/\$211.65/\$349.25
	1 Month Trial	\$ 40.15
	1 Month Renewal	\$ 66.75
	Winter Student Special - Home for the Holidays - 1 mth max	\$ 42.25
	Spring Break Student Special - 2wk max	\$21.15/week
	Summer Student Special May 31 - Aug 31 (4mth)	\$ 126.70
	Summer Student Special July 1 - Aug 31 (2mth)	\$ 63.40
b) GROUP FITNESS MEMBERSHIP ADD ON: Pool Aquafit Squash	Adult	3 mo. 6mo. 1 yr. \$141.80/\$235.60/\$387.80
	Youth/Student/ Senior	3 mo. 6mo. 1 yr. \$112.60/\$187.65/\$310.65
	1 Month Renewal	\$ 59.50
c) POOL MEMBERSHIP Lane & Leisure Only	Adult	3 mo. 6mo. 1 yr. \$82.40/\$124.10/\$201.20
	Youth/ Student/ Senior	3 mo. 6mo. 1 yr. \$65.70/\$99.05/\$161.60
	Child	3 mo. 6mo. 1 yr. \$41.70/\$62.55/\$101.15
d) AQUAFIT MEMBERSHIP ADD ON: Pool	Adult	3 mo. 6mo. 1 yr. \$141.80/\$235.60/\$387.80
	Youth/Student/Senior	3 mo. 6mo. 1 yr. \$112.60/\$187.65/\$310.65
	1 Month Renewal	\$ 59.50
e) SQUASH MEMBERSHIP	Adult	3 mo. 6mo. 1 yr. \$159.50/\$265.85/\$443.05
	Youth/Student/Senior	3 mo. 6mo. 1 yr. \$128.25/\$212.70/\$354.45
	1 Month Renewal	\$ 55.25

**By-law Number XXXX-17  
Schedule "D"  
Parks, Recreation and Cultural Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge		Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
f)	ADD-ON OPTIONS	Pool Package	3 mo. 6mo. 1 yr. \$22.95/\$33.40/\$57.35
		Aquafit Package	3 mo. 6mo. 1 yr. \$22.95/\$33.40/\$57.35
		Squash	3 mo. 6mo. 1 yr. \$74.05/\$113.65/\$188.70
g)	CORPORATE MEMBERSHIPS - Per Company	Group of 4+	25% Discount
h)	Youth After-School Membership Fee (14-25 yrs)	each	n/a
i)	Youth Summer Gymnasium Membership	Youth - each	1 month (July or August) \$23.50
j)	Fitness Assessment	Per Person	\$ 35.75
k)	FIT Club	Per Person	\$ 32.75
l)	Youth Gymnasium Monthly Membership	Youth - each	1 month \$23.50
m)	EQUIPMENT AND WEIGHTS MEMEBERSHIP	Adult	3 mo. 6mo. 1 yr. \$134.90/\$224.45/\$370.75
		Additional Family/ Youth/Student/ Senior	3 mo. 6mo. 1 yr. \$108.10/\$179.15/\$296.80
		1 Month Renewal (Adult)	\$ 57.05
		1 Month Renewal (Additional Family, youth, student, senior)	\$ 45.85
n)	Promotional Membership Discount (with Director Approval)	each	15 - 25% Discount on selected membership packages
<b>11. DAILY USER FEES</b>			
a)	Fitness Centre - Casual User Fee (access to group fitness classes, including cyclefit and aquafit)	Youth/Adult	\$7.60/class or \$59.45/10 visits
		Senior	\$5.90/class or \$46.75/10 visits
b)	Leisure Pool - Casual User Fee	each	\$3.45/use or \$25.55/10 visits
c)	Squash - Daily User Fee (40 min Court Fee)	Prime	\$9.15/use or \$71.95/10 visits
d)	Squash - Daily User Fee (40 min Court Fee)	Non Prime	\$5.25/use or \$41.75/10 visits
e)	Squash - Daily User Fee (40 min Court Fee)	Senior	20% off listed fee
f)	Recreation Complex Day Pass	each	\$12.80/visit

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Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>12. SQUASH</b>		
a) Lessons (40 min)	Private	\$ 31.80
	Semi Private (per person)	\$ 23.75
	3 or more (per person)	\$ 19.05
b) Clinics	per 1.5 hour clinic	\$ 12.25
c) House League (40 min) - Member (three times per week)	Per Session	\$ 36.50
d) House League (40 min) - Non-Member	Per Session	\$ 73.25 - \$115.25
e) Junior Squash Program	per week	\$ 12.25
<b>13. SEASONAL PACKAGES</b>		
a) Summer Splash Pass	per family	\$ 107.40
b) Summer Squash Special	each	\$ 111.55
<b>14. PERSONAL TRAINING PACKAGES</b> <b>Note: All fees are for members. Non-members are subject to a 20% surcharge.</b>		
a) Land Based Training - Single Session rate	Private	\$ 61.25
	Semi-Private (per person)	\$ 46.40
b) Land Based Training - 3 Session Rate (Get Started) One Time Offer	Private	\$ 143.35
	Semi-Private (per person)	\$ 107.65
c) Land Based Training - 5 Sessions	Private	\$ 250.20
	Semi-Private (per person)	\$ 187.05
d) Land Based Training - 10 Sessions	Private	\$ 474.35
	Semi-Private (per person)	\$ 356.30
e) Land Based Training - 20 Sessions	Private	\$ 930.90
	Semi-Private (per person)	\$ 658.85

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Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>15. POOL RENTAL RATES</b>		
a) AFLC Pool - Private Rental	per lane/per hour (plus lifeguard costs)	\$ 11.75
b) SARC 8 Lane Pool - Private Rental	per lane/per hour (plus lifeguard costs)	\$ 11.75
c) SARC Teaching Pool - Private Rental	per hour (plus lifeguard costs)	\$ 23.25
d) SARC Leisure Pool/Slide - Private Rental	per hour (plus lifeguard costs)	\$ 38.10
e) Pool - School Instructional Lessons (30 mins)	per person	\$21.90/class (1 or 2) \$11.50/class (3 or 4) \$9.40/class (5 to 10) \$7.30/class (11 or more)
f) Additional Instructor Fee	per hour	\$ 21.15
g) Lifeguard Fee	per hour	\$ 18.65
<b>16. PUBLIC SKATING PROGRAMS</b>		
a) Adult Shiny Hockey	per person	\$6.00 or \$48.00/10 visits
b) Public Skating (all)	per person	\$3.00 or \$24.00/10 visits
c) Family Skate Pass	each	\$ 30.00 - \$300.00
<b>17. ICE RENTALS</b>		
a) Ice Rental Prime Time	per hour	\$ 203.55
b) Ice Rental Prime (Minor Hockey/Skating Club only)	per hour	\$ 190.80
c) Ice Rental Non-Prime - Weekday (8:00am to 4:00pm) - and all Junior A Hockey at any time.	per hour	\$ 124.60
d) Ice Rental Non-Prime - 6:00am to 8:00am Weekday - 8:00am to 4:00pm Summer Ice (July 1 - Aug. 31) - Weekend Summer Ice (July 1 - Aug. 31)	per hour	\$ 131.90

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Parks, Recreation and Cultural Services Department  
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Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>18. FACILITY RENTALS</b>		
a) COMMUNITY CENTRE - Auditorium	per hour	\$ 59.25
b) COMMUNITY CENTRE - Auditorium	per day (8 hours) Hourly Rate applies beyond 8 hours	\$ 352.25
c) COMMUNITY CENTRE - ACC#1 Meeting Room	per hour	\$ 31.65
d) COMMUNITY CENTRE - ACC#2 Meeting Room	per hour	\$ 24.50
e) Arena Floor Rental - Aurora based Youth groups	per hour	\$ 43.90
f) Arena Floor Rental - Other	per hour	\$ 58.20
g) Arena Floor Event Rental - Not for profit in Aurora	per day - multi day event (open - close)	\$798.45/surface
h) Arena Floor Event Rental - Other	per day - multi day event (open - close)	\$1,128.25/surface
i) LEISURE COMPLEX	Meeting Room	\$31.65/hour
	Program Room C (2nd Floor)	\$36.80/hour
	Program Room A (Main Floor - small)	\$31.65/hour
	Program Room B (Main Floor - large)	\$36.80/hour
	Teaching Kitchen	\$27.60/hour (plus \$50.00 clean-up deposit)
j) Gymnasium - Prime Time - Aurora based Youth	Full Gym - per hour	\$ 79.65
k) Gymnasium - Prime Time - Other	Full Gym - per hour	\$ 107.25
l) GYMNASIUM - Non-Prime - 8:00am to 4:00pm Weekdays	Full Gym - per hour	\$ 59.25
m) Squash Courts	per court per hour	\$ 12.80

**By-law Number XXXX-17  
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Parks, Recreation and Cultural Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge		Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
n)	SENIORS CENTRE	Activity Room A	\$31.65/hour
		Activity Room B	\$31.65/hour
		Activity Room A & B	\$36.80/hour
		Activity Room A & B & Kitchen	\$58.20/hour
		Activity Room C	\$31.65/hour
		Activity Room & Kitchen	\$52.60/hour
		Craft Room	\$36.80/hour
		Multi-Purpose Room/Kitchen - Hourly	\$118.45/hour
		Multi-Purpose Room/Kitchen - Daily (8 hours)	\$702.45/day
o)	STRONACH AURORA RECREATION COMPLEX	Meeting Room	\$31.65/hour
p)	VICTORIA HALL	per hour	\$ 36.80
		Daily (8 hours)	\$ 217.50
q)	TENNIS COURTS	per hour	\$ 8.20
r)	BAND SHELL	Park Event/Large Company/School Picnic	\$ 347.15
		Hourly (no set-up or staff support required)	\$ 29.65
s)	TOWN HALL - Coffee Service	Per 25 people or less	\$29.65/ 25 people
t)	TOWN HALL - Aurora Based Non-Profit Groups (as defined by Town Policy)	Leksand Room	No Charge
		Holland Room (Staff support fee may apply)	No Charge
u)	TOWN HALL - Aurora Based Groups	Leksand Room	\$31.65/hour
		Holland Room (Staff support fee may apply)	\$37.80/hour
v)	TOWN HALL - Non-Aurora Based Groups	Leksand Room	\$37.80/hour
		Holland Room (Staff support fee may apply)	\$43.40/hour
w)	TOWN HALL - COUNCIL CHAMBERS (Staff support fee may apply)	Aurora Based Groups	\$59.25/hour
		Non-Aurora Based Groups	\$123.05/hour
		Professional/Commercial Groups	\$241.00/hour
x)	TOWN HALL - SKYLIGHT GALLERY	per hour	\$ 59.25
y)	TOWN HALL - EQUIPMENT SUPPORT	Staffing charge for the use of the equipment in either the Holland Room and/or Council Chambers	\$76.60/hour (3 hour min)



**By-law Number XXXX-17  
Schedule "D"  
Parks, Recreation and Cultural Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge		Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
z)	McMAHON PARK	Aurora Lawn Bowling Club	\$1,063.20/year
		Aurora Community Tennis Club	\$1,727.85/year
aa)	AURORA ARMOURY	Full Facility - Monthly (rooms & event space)	\$ 1,594.85
		Event/ Activity Space - Monthly	\$ 1,062.90
		Event/ Activity Space - Daily (8hrs)	\$ 399.25
		Event/ Activity Space - Hourly	\$ 53.65
		Office/ Meeting/ Storage Spaces - Monthly	\$159.80 - \$372.70
		Office/ Meeting/ Storage Spaces - Hourly	\$16.85 - \$43.15
ab)	Locker Rental	Per Person	1 mo. / 3 mo. / 6 mo. / 12 mo. \$6.50/\$18.75/\$35.25/\$67.25
<b>19. PLAYING FIELD USER FEES</b>			
a)	Ball Diamonds - Adult	per hour	\$ 16.50
b)	Ball Diamonds - Youth	per hour	\$ 10.40
c)	Rectangular Fields - Youth	per hour	\$ 9.05
d)	Rectangular Fields - Adult	per hour	\$ 10.85
e)	Tournaments	each	\$228.60/ tournament field per hour rate
f)	ARTIFICIAL TURF FIELD - Aurora based non-profit May 15 - September 30 (regular season)	Youth - per hour	\$ 9.05
		Adult - per hour	\$ 10.85
g)	ARTIFICIAL TURF FIELD - Aurora based non-profit Youth/Adult - Oct 1 - May 14	per hour	\$ 23.40
h)	ARTIFICIAL TURF FIELD - All schools and Aurora based private people - May 15 - September 30 (regular season)	per hour	\$ 28.75
i)	ARTIFICIAL TURF FIELD - All schools and Aurora based private people - October 1 - May 14	per hour	\$ 63.80
j)	ARTIFICIAL TURF FIELD - All non-Aurora based groups Youth/Adult - Any time of year	per hour	\$ 202.00

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Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>20. CULTURAL SERVICES</b>		
a) Visiting Researcher	per 2 hours	\$ 25.40
b) Corresponding Researcher	per hour	\$ 46.15
c) Photocopies / scans of text	per page	\$ 0.51
d) High Resolution Image (existing)	per image	\$ 28.85
e) High Resolution Scan	per image	\$ 57.70
<b>21. Tree Permit Fees (as presented and approved in PRS16-022)</b>		
a) Tree Permit Fees	up to 3 trees that are less than 20 cm	\$ 204.25
	4 trees that are less than 20 cm	\$ 306.30
	5 trees that are less than 20 cm	\$ 408.40
	6 trees that are less than 20 cm	\$ 510.50
	7 trees that are less than 20 cm	\$ 612.60
	8 or more trees that are less than 20 cm (cost per tree)	\$ 102.10
	A tree that is greater than 20cm, but less than 70 cm	\$ 510.50

By-law Number XXXX-17  
Schedule "E"  
Infrastructure and Environmental Services Department  
Effective January 1, 2018

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
Subdivision and Site Plan Engineering Fees	percentage of servicing costs	6.0%
Benchmarks	per benchmark	\$76.35
Plot WIMS/SIMS Maps, Engineering Drawings - drawings printed in-house	per sheet of map	\$3.85
Plot WIMS/SIMS Maps, Engineering Drawings - drawings sent out for reproducing	per sheet of map	\$19.40 or \$3.85 per sheet, whichever is greater
Request for digital drawings	per drawing	\$3.85 (fee applies only for large requests: over 10 drawings)
Topsoil Preservation Permit	flat fee + price per ha of site area	\$651.95 Flat Fee + \$36.95/ha
Request for Information	per request	\$64.35
<b>REQUEST FOR TRAFFIC DATA</b>		
7-Day Traffic Counts	per location	\$63.85
8-Hour Turning Movement Count	per intersection	\$163.90
Traffic Signal Timings	per intersection	\$79.40
Lot Grading review and inspection	per lot	\$281.55
Grading review and inspection for pool construction (securities of \$1,000 will be collected at the time of permit fee payment)	per lot	\$383.65
Work Performed for Residents, Contractors and Developers		Actual Labour, Material & Equipment plus 35% overhead and full cost of contracted services plus 15% administrative fee, subject to HST
Hydrant Deposit	Each	\$2,128.80
Fire Flow Test	Each	\$260.65
Sewer Camera Rate	lump sum	actual cost plus 15% administrative fee
Water Sampling - New Subdivisions	each	\$109.50 + lab costs
Water Meters and Water Meter Accessories	each	Actual cost plus 35% overhead, subject to HST (overhead limited to a maximum of \$500 per meter or accessory)
Water Meter Wire Charge	per box	\$107.50, subject to HST
<b>Road Excavation Fees</b>		
Road Excavation Permit Deposit	each	\$561.55
Road Excavation Control Permit	whichever is greater	\$135.55 or 10%
<b>Road Closure Fees (previously part of By-law 4750-05)</b>		
Road Closure Deposit	each	\$0.00 - \$10,000
Road Closure Administrative Fee	each	\$0.00 - \$6,126.00
Road Closure Set-up & Take Down Fee	each	\$0.00 - \$2,042.00
Film Road Inspection	each	\$521.25

By-law Number XXXX-17  
Schedule "E"  
Infrastructure and Environmental Services Department  
Effective January 1, 2018

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
<b>Service Connections Fees</b>		
25mm Water Service	flat rate portion + price per metre of service	\$603.00 flat rate + \$977.00 per metre
40mm Water Service	flat rate portion + price per metre of service	\$725.00 flat rate + \$1,183.00 per metre
50mm Water Service	flat rate portion + price per metre of service	\$1,068.00 flat rate + \$1,450.00 per metre
125mm Sanitary Service	per metre of service	\$1,450.00 per metre
150mm Storm Service	per metre of service	\$1,450.00 per metre
125mm Sanitary Service & 150mm Storm Service in same trench	per metre of longer service	\$1,679.00 per metre
Clean-out/Inspection Chamber	each	\$2,289.00
Existing Water Services Disconnection In Conjunction with New Service Installation	each	\$1,145.00
Existing Sewer Services Disconnection In Conjunction with New Service Installation	each	\$2,289.00
Existing Water Services Disconnection Not In Conjunction with New Service Installation	each	\$1,526.00
Existing Sewer Services Disconnection Not In Conjunction with New Service Installation	each	\$3,814.00
Inspection services installed by Owner	each	10% of construction cost
<b>Water Turn On/Off Service Charges (previously included in By-law 5716-15)</b>		
48 hours or more of notice during business hours (8:00am - 4:00pm)	each	\$0.00
Less than 48 hours notice during business hours (8:00am - 4:00pm)	each	\$83.50
Outside business hours	each	\$166.95
<b>Waste Collection Fees</b>		
Blue Boxes	each	\$16.35
Blue Totes	each	\$146.00 + delivery charge of \$32.00 for the 95 gal totes (which includes picking up old damaged totes)
Green Bins	each	\$26.55
Kitchen Catcher	each	\$7.65
Backyard Composters	each	\$37.00
Replacement Blue Tote wheel set	each	\$41.00

**By-law Number XXXX-17  
Schedule "F"  
Financial Services Department  
Effective January 1, 2018**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2018 (Including H.S.T. where applicable)
Tax Bill Reprint - per tax year	per document	\$ 16.85
Returned Cheques	per cheque	\$ 43.90
Payment recalled by Bank	per item	\$ 15.85
Tax Certificate	per property	\$ 81.45
Water/Wastewater Certificate	per property	\$ 81.45
Water Bill Reprint - per billing period	per document	\$ 16.85
Official Tax Receipt Letter for Government Agencies	per document	\$ 31.40
Duplicate Receipt	per receipt	\$ 13.80
Detailed Analysis of Tax Account-per tax year	per property	\$ 33.45
Tax Roll Ownership Change	per property	\$ 33.45
Water Account Ownership Change/ New Account Set-up	per property	\$ 52.35
Letter of Reference for Utilities	each	\$ 27.35
Addition of unpaid charges to tax bill	per addition	\$ 15.85

**The Corporation of the Town of Aurora**

**By-law Number XXXX-17**

**Being a By-law to appoint two (2) Deputy Treasurers for  
The Corporation of the Town of Aurora.**

**Whereas** under subsection 286(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act") a municipality may appoint deputy treasurers who shall have all the powers and duties of the treasurer under this and any other statute;

**And whereas** the Council of The Corporation of the Town of Aurora (the "Town") deems it necessary and expedient to appoint two (2) deputy treasurers for the Town;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. Jason Gaertner be and is hereby appointed as Deputy Treasurer for the Town and shall perform, from time to time as necessary, the duties of the Treasurer provided for by the Act.
2. Clayton Pereira be and is hereby appointed as Deputy Treasurer for the Town and shall perform, from time to time as necessary, the duties of the Treasurer provided for by the Act.
3. By-law Numbers 5267-10 and 5552-13 be and are hereby repealed.

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of November, 2017.**

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**Geoffrey Dawe, Mayor**

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**Michael de Rond, Town Clerk**

**The Corporation of the Town of Aurora**

**By-law Number XXXX-17**

**Being a By-law to amend Zoning By-law Number 2213-78, as amended (1289 Wellington Street East – Leslie-Wellington Developments Inc.).**

**Whereas** under section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, zoning by-laws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

**And whereas** on June 16, 1980, the Council of The Corporation of the Town (the "Town") enacted By-law Number 2213-78, as amended, which By-law was appealed to and then approved by the Ontario Municipal Board on August 22, 1983 (the "Zoning By-law");

**And whereas** the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. The Zoning By-law be and is hereby amended to replace the "Rural (RU) Zone" and "Detached Dwelling First Density Residential (R1-39) Exception Zone" zoning category applying to the lands shown in hatching in Schedule "A" attached hereto and forming part of this By-law with "Detached Dwelling Second Density Residential (R2-111) Exception Zone", "Detached Dwelling Second Density Residential (R2-112) Exception Zone", "Detached Dwelling Second Density Residential (R2-113) Exception Zone", "Detached Dwelling Second Density Residential (R2-114) Exception Zone", "Detached Dwelling Second Density Residential (R2-117) Exception Zone", "Detached Dwelling Second Density Residential (R2-118) Exception Zone", "Detached Dwelling Second Density Residential (R2-119) Exception Zone" "Detached Dwelling Second Density Residential (R2-120) Exception Zone" "Detached Dwelling Second Density Residential (R2-121) Exception Zone", "Detached Dwelling Second Density Residential (R2-122) Exception Zone", "Detached Dwelling Second Density Residential (R2-123) Exception Zone" and "Environmental Protection (EP-15) Exception Zone".
2. The Zoning By-law be and is hereby amended to add the following:
  - 11.113 Detached Dwelling Second Density Residential (R2-111) Exception Zone**
  - 11.113.1 Uses Permitted**

In accordance with Section 11.1 hereof.
  - 11.113.2 Zone Requirements**
  - 11.113.2.1 Lot Specifications**

Lot Area (minimum)	770.0 square metres
Lot Frontage (minimum)	18.0 metres

**11.113.2.2 Siting Specifications**

Front Yard	
- Main Building (minimum)	4.5 metres
- Garage (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres

11.113.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

11.113.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

11.113.2.2.3 Notwithstanding Section 6.28.1.i.c) the maximum driveway width at the street line shall not exceed 9.0 metres.

11.113.2.2.4 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.

**11.113.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall apply.”

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

**“11.114 Detached Dwelling Second Density Residential (R2-112)  
Exception Zone**

**11.114.1 Uses Permitted**

In accordance with Section 11.1 hereof.



**11.114.2 Zone Requirements**

**11.114.2.1 Lot Specifications**

Lot Area (minimum)	435.0 square metres
Lot Frontage (minimum)	13.7 metres

**11.114.2.2 Siting Specifications**

Front Yard	
- Main Building (minimum)	4.5 metres
- Garage (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres

11.114.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

11.114.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

11.114.2.2.3 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.

**11.114.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall apply.”

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

**“11.115 Detached Dwelling Second Density Residential (R2-113)  
Exception Zone**

**11.115.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.115.2 Zone Requirements**

**11.115.2.1 Lot Specifications**

Lot Area (minimum)	435.0 square metres
Lot Frontage (minimum)	13.7 metres

**11.115.2.2 Siting Specifications**

Front Yard	
- Main Building (minimum)	4.5 metres
- Garage (minimum)	6.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres

11.115.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

11.115.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

11.115.2.2.3 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.

**11.115.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall apply.”

5. The Zoning By-law be and is hereby amended to add the following:

**“11.116 Detached Dwelling Second Density Residential (R2-114)  
Exception Zone**

**11.116.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.116.2 Zone Requirements**

**11.116.2.1 Lot Specifications**

Lot Area (minimum)	435.0 square metres
Lot Frontage (minimum)	13.7 metres

**11.116.2.2 Siting Specifications**

Front Yard	
- Main Building (minimum)	4.5 metres
- Garage (minimum)	6.0 metres
Rear Yard (minimum)	6.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres

11.116.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

11.116.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

11.116.2.2.3 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.

**11.116.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall apply.”

6. The Zoning By-law be and is hereby amended to add the following:

**“11.119 Detached Dwelling Second Density Residential (R2-117)  
Exception Zone**

**11.119.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.119.2 Zone Requirements**

**11.119.2.1 Lot Specifications**

Lot Area (minimum)	385.0 square metres
Lot Frontage (minimum)	12.0 metres

**11.119.2.2 Siting Specifications**

Front Yard	
- Main Building (minimum)	4.5 metres
- Garage (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres

11.119.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

11.119.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

11.119.2.2.3 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.

**11.119.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall apply.”

7. The Zoning By-law be and is hereby amended to add the following:

**“11.120 Detached Dwelling Second Density Residential (R2-118)  
Exception Zone**

**11.120.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.120.2 Zone Requirements**

**11.120.2.1 Lot Specifications**

Lot Area (minimum)	385.0 square metres
Lot Frontage (minimum)	12.0 metres

**11.120.2.2 Siting Specifications**

Front Yard

- Main Building (minimum)	4.5 metres
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- Garage (minimum)	6.0 metres
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Rear Yard (minimum)	6.0 metres
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Interior Side Yard (minimum)	1.2 metres
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Exterior Side Yard (minimum)

- Main Building	3.0 metres
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- Garage accessed over a flankage lot line	6.0 metres
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11.120.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

11.120.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

11.120.2.2.3 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.

**11.120.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall

apply.”

8. The Zoning By-law be and is hereby amended to add the following:

**“11.121 Detached Dwelling Second Density Residential (R2-119)  
Exception Zone**

**11.121.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.121.2 Zone Requirements**

**11.121.2.1 Lot Specifications**

Lot Area (minimum)	385.0 square metres
Lot Frontage (minimum)	12.0 metres

**11.121.2.2 Siting Specifications**

Front Yard

- Main Building (minimum) 4.5 metres

- Garage (minimum) 6.0 metres

Rear Yard (minimum) 7.0 metres

Interior Side Yard (minimum) 1.2 metres

Exterior Side Yard (minimum)

- Main Building 3.0 metres

- Garage accessed over a flankage lot line 6.0 metres

- 11.121.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

- 11.121.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

- 11.121.2.2.3 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.

**11.121.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall apply.”

9. The Zoning By-law be and is hereby amended to add the following:

**“11.122 Detached Dwelling Second Density Residential (R2-120) Exception Zone**

**11.122.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.122.2 Zone Requirements**

**11.122.2.1 Lot Specifications**

Lot Area (minimum)	385.0 square metres
Lot Frontage (minimum)	12.0 metres

**11.122.2.2 Siting Specifications**

Front Yard	
- Main Building (minimum)	4.5 metres
- Garage (minimum)	6.0 metres
Rear Yard (minimum)	6.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres

11.122.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

11.122.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

11.122.2.2.3 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.

**11.122.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall apply.”

10. The Zoning By-law be and is hereby amended to add the following:

**“11.123 Detached Dwelling Second Density Residential (R2-121) Exception Zone**

**11.123.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.123.2 Zone Requirements**

**11.123.2.1 Lot Specifications**

Lot Area (minimum)	355.0 square metres
Lot Frontage (minimum)	11.0 metres

**11.123.2.2 Siting Specifications**

Front Yard	
- Main Building (minimum)	4.5 metres
- Garage (minimum)	6.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres

11.123.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

11.123.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

11.123.2.2.3 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.



**11.123.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall apply.”

11. The Zoning By-law be and is hereby amended to add the following:

**“11.124 Detached Dwelling Second Density Residential (R2-122) Exception Zone**

**11.124.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.124.2 Zone Requirements**

**11.124.2.1 Lot Specifications**

Lot Area (minimum)	355.0 square metres
Lot Frontage (minimum)	11.0 metres

**11.124.2.2 Siting Specifications**

Front Yard	
- Main Building (minimum)	4.5 metres
- Garage (minimum)	6.0 metres
Rear Yard (minimum)	7.0 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres

11.124.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

11.124.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

11.124.2.2.3 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side

yard provided they are not located any closer than 0.6 metres to the lot line.

**11.124.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall apply."

12. The Zoning By-law be and is hereby amended to add the following:

**"11.125 Detached Dwelling Second Density Residential (R2-123) Exception Zone**

**11.125.1 Uses Permitted**

In accordance with Section 11.1 hereof.

**11.125.2 Zone Requirements**

**11.125.2.1 Lot Specifications**

Lot Area (minimum)	355.0 square metres
Lot Frontage (minimum)	11.0 metres

**11.125.2.2 Siting Specifications**

Front Yard	
- Main Building (minimum)	4.5 metres
- Garage (minimum)	6.0 metres
Rear Yard (minimum)	6.5 metres
Interior Side Yard (minimum)	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage accessed over a flankage lot line	6.0 metres

11.125.2.2.1 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

11.125.2.2.2 Provisions of Section 6.2.6 (i) & (ii), with respect to central air conditioners and heat pumps shall not apply.

11.125.2.2.3 Notwithstanding any other provisions to the contrary, open-sided roofed porches, decks and balconies, may project 2.0 metres into the required front yard or the required exterior side yard, provided that no part of the porch is located closer than 2.0 metres to the

By-law Number XXXX-17

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front lot line and 1.0 metre to the flankage lot line. Steps may encroach into the required front yard or the required exterior side yard provided they are not located any closer than 0.6 metres to the lot line.

**11.125.3 Building Specifications**

In accordance with Section 11.2.3 hereof except that maximum Lot Coverage of 50.0 percent and a maximum height of 12 m shall apply.”

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

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of November, 2017.**

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**Geoffrey Dawe, Mayor**

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**Michael de Rond, Town Clerk**

By-law Number XXXX-17

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**Explanatory Note**

Re: Zoning By-law Number XXXX-17

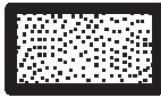
By-law Number XXXX-17 has the following purpose and effect:

To amend By-law Number 2213-78, as amended, the Zoning By-law in effect in the Town of Aurora, 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 (R2-111), (R2-112), (R2-113), (R2-114), (R2-117), (R2-118), (R2-119), (R2-120), (R2-121), (R2-122), (R2-123) and "Environmental Protection (EP-15) Exception Zone".

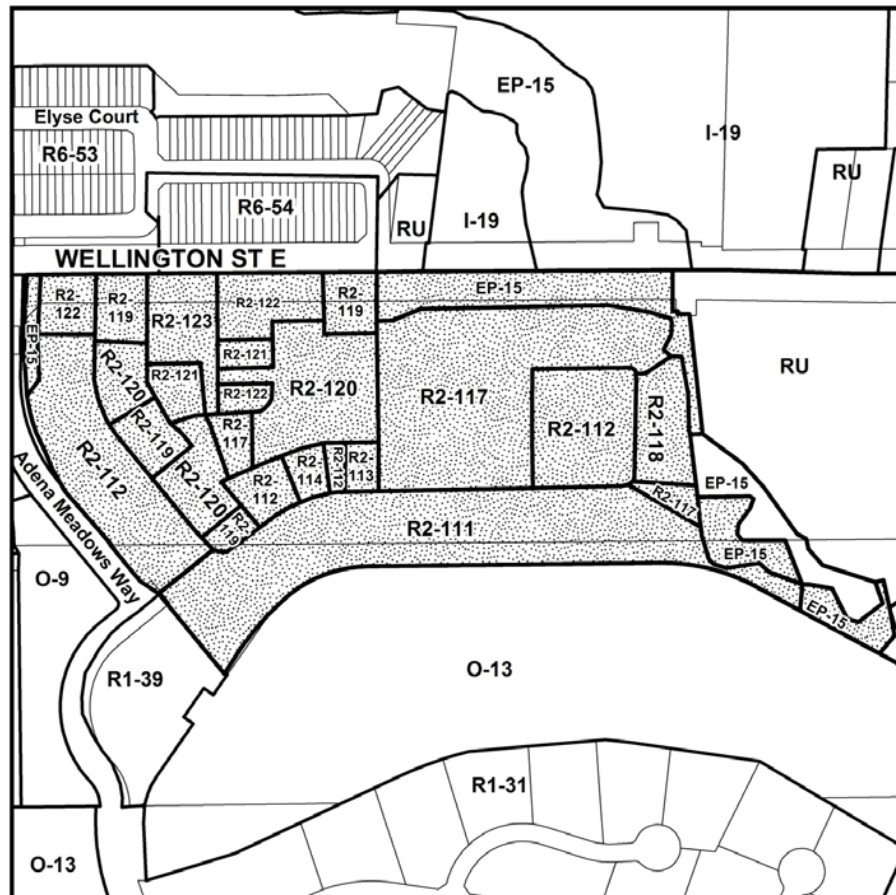
The effect of this zoning amendment will permit a residential plan of subdivision consisting of single detached dwellings and an environmental protection area.

**Schedule "A"**

**Location:** Part of Lot 20, Concession 2, Whitchurch, designated as Parts 2, 4, 5, 7, 8 and 9 on Plan 65R-36523, Town of Aurora, Regional Municipality of York



Lands rezoned from "Rural (RU) Zone" and "Detached Dwelling First Density Residential (R1-39) Exception Zone" to "Detached Dwelling Second Density Residential (R2-111) Exception Zone", "Detached Dwelling Second Density Residential (R2-112) Exception Zone", "Detached Dwelling Second Density Residential (R2-113) Exception Zone", "Detached Dwelling Second Density Residential (R2-114) Exception Zone", "Detached Dwelling Second Density Residential (R2-117) Exception Zone", "Detached Dwelling Second Density Residential (R2-118) Exception Zone", "Detached Dwelling Second Density Residential (R2-119) Exception Zone", "Detached Dwelling Second Density Residential (R2-120) Exception Zone", "Detached Dwelling Second Density Residential (R2-121) Exception Zone", "Detached Dwelling Second Density Residential (R2-122) Exception Zone", "Detached Dwelling Second Density Residential (R2-123) Exception Zone" and "Environmental Protection (EP-15) Exception Zone".



**The Corporation of the Town of Aurora**

**By-law Number XXXX-17**

**Being a By-law to amend Zoning By-law Number 2213-78, as amended  
(222 Ridge Road & 14222, 14314 & 14378 Yonge Street –  
BG Properties (Aurora) Inc. – Phase 2).**

**Whereas** under section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, zoning by-laws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

**And whereas** on June 16, 1980, the Council of The Corporation of the Town enacted By-law Number 2213-78, as amended, which By-law was appealed to and then approved by the Ontario Municipal Board on August 22, 1983 (the "Zoning By-law");

**And whereas** the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. The Zoning By-law be and is hereby amended to replace the "Oak Ridges Moraine Rural (RU-ORM) Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "Detached Dwelling Second Density Residential (R2-124) Exception Zone", "Detached Dwelling Second Density Residential (R2-125) Exception Zone", "Major Open Space (O-22) Exception Zone" and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone".

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

**"11.126 Detached Dwelling Second Density Residential (R2-124)  
Exception Zone**

**11.126.1 Uses Permitted**

- one detached dwelling per lot
- a home occupation

**11.126.2 Zone Requirements**

**11.126.2.1 Lot Specifications**

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

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

11.126.2.1.2 Notwithstanding Section 3.123, a street or road, public shall also

include a private right-of-way on a registered plan of condominium pursuant to the *Condominium Act, 1998*.

**11.126.2.2 Siting Specifications**

Front Yard (minimum)

- Main Building 4.5 metres
- Garage 6.0 metres

Rear Yard (minimum) 7.5 metres

Interior Side Yard (minimum)

- one side 1.2 metres
- other side 0.6 metres

Exterior Side Yard (minimum)

- Main Building 3.0 metres
- Garage 6.0 metres

Lot Coverage (maximum) 40 percent

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

**11.126.2.3 Daylighting Triangle**

Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle forms part of a private right-of-way, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

**11.126.2.4 Yard Exemption and Setback Encroachments Permitted**

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

11.126.2.4.2 Notwithstanding the provisions of 6.48.1, a bay, bow, or box out window with or without a foundation below not exceeding 4.5 metres in width may project 0.6 metres into the required front exterior and rear yards.

11.126.2.4.3 Notwithstanding the provisions of Section 6.48.1, sills, belt courses,

cornices, gutters, chimneys, pilasters, eaves, parapets or canopies may project 0.3 metres into all required yards and in no case shall be closer than 0.3 metres to any property line.

11.126.2.4.4 Provisions of Section 6.2.6 (i) and (ii) with respect to central air conditioners and heat pumps shall not apply.

**11.126.2.5 Building Specifications**

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

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

**11.126.2.6 Parking**

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

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

**11.126.2.7 Landscape Specifications**

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

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

**“11.127 Detached Dwelling Second Density Residential (R2-125)  
Exception Zone**

**11.127.1 Uses Permitted**

- one detached dwelling per lot
- a home occupation

**11.127.2 Zone Requirements**

**11.127.2.1 Lot Specifications**

Lot Area (minimum)	470.0 square metres
Lot Frontage (minimum)	18.0 metres

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



1998.

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

**11.127.2.2 Siting Specifications**

Front Yard (minimum)	
- Main Building	6.0 metres
- Garage	6.0 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	
- one side	1.2 metres
- other side	1.2 metres
Exterior Side Yard (minimum)	
- Main Building	3.0 metres
- Garage	6.0 metres
Lot Coverage (maximum)	45 percent

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

**11.127.2.3 Daylighting Triangle**

Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle forms part of a private right-of-way, the flankage lot line and the front lot line shall be deemed to be the continued projection of the flankage lot line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

**11.127.2.4 Yard Exemption and Setback Encroachments Permitted**

- 11.127.2.4.1 Notwithstanding the provisions of Section 6.48.1, open-sided roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation may project a maximum of 2.0 metres into the required front and exterior side yards provided that no part of the porch is located closer than 2.0 metres from the front lot line. Steps may encroach into the required front yard provided they are not located any closer than 1.0 metres from the front and exterior side lot lines.
- 11.127.2.4.2 Notwithstanding the provisions of 6.48.1, a bay, bow, or box out window with or without a foundation below not exceeding 4.5 metres in width may project 0.6 metres into the required front

exterior and rear yards.

11.127.2.4.3 Notwithstanding the provisions of Section 6.48.1, sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies may project 0.6 metres into all required yards and in no case shall be closer than 0.6 metres to any property line.

11.127.2.4.4 Provisions of Section 6.2.6 (i) and (ii) with respect to central air conditioners and heat pumps shall not apply.

**11.127.2.5 Building Specifications**

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

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

**11.127.2.6 Parking**

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

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

**11.127.2.7 Landscape Specifications**

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

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

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of November, 2017.**

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**Geoffrey Dawe, Mayor**

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**Michael de Rond, Town Clerk**

By-law Number XXXX-17

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**Explanatory Note**

Re: Zoning By-law Number XXXX-17

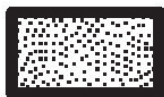
By-law Number XXXX-17 has the following purpose and effect:

To amend By-law Number 2213-78, as amended, being the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from "Oak Ridges Moraine Rural (RU-ORM) Zone" zoning category applying to the lands shown on Schedule "A" attached hereto and forming part of this By-law with "Detached Dwelling Second Density Residential (R2-124) Exception Zone", "Detached Dwelling Second Density Residential (R2-125)", "Major Open Space (O-22) Exception Zone" and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone".

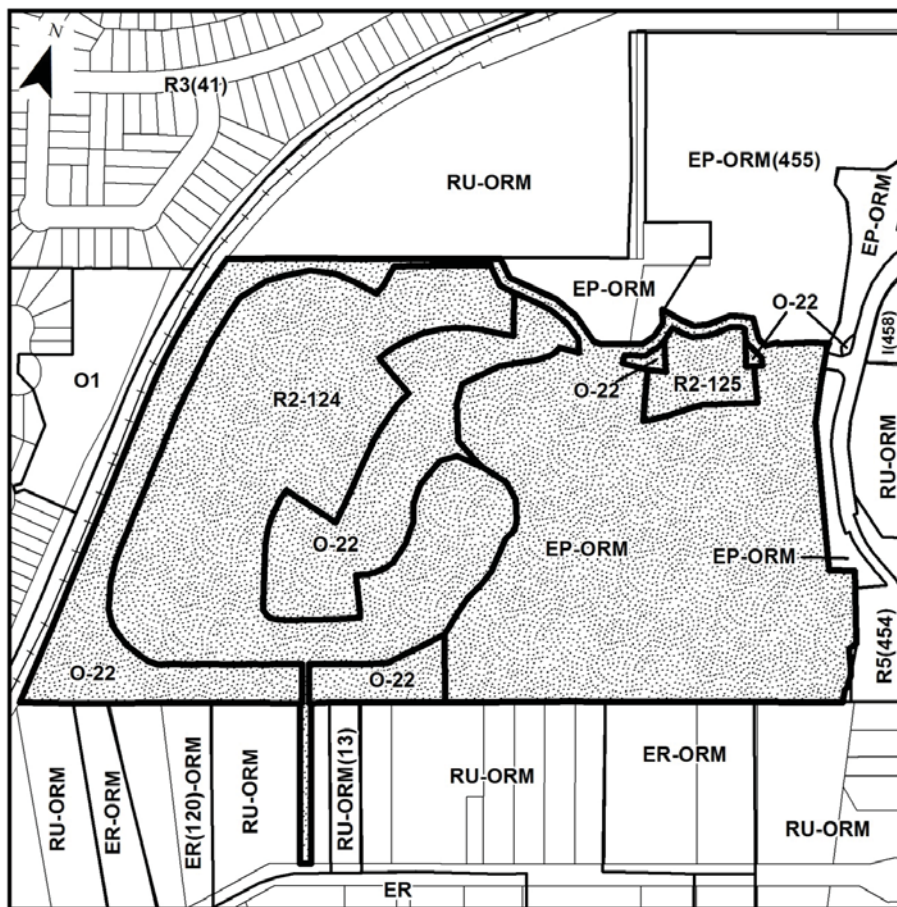
The rezoning will permit 153 single detached residential units on approximately 24.67 ha of land.

**Schedule "A"**

**Location:** Part of Lot 17, Plan 132, Part Lots 74 and 75, Concession 1, designated as Part 1 on Plan 65R-35902, Town of Aurora, Regional Municipality of York



Lands rezoned from "Oak Ridges Moraine Rural (RU-ORM) Zone" to "Detached Dwelling Second Density Residential (R2-124) Exception Zone", "Detached Dwelling Second Density Residential (R2-125) Exception Zone", "Major Open Space (O-22) Exception Zone" and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone".



**The Corporation of The Town of Aurora**

**By-law Number XXXX-17**

**Being a By-law to Confirm Actions by Council  
Resulting from a Council Meeting  
on November 14, 2017.**

**The Council of the Corporation of The Town of Aurora hereby enacts as follows:**

1. That the actions by Council at its Council meeting held on November 14, 2017, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

**Enacted by Town of Aurora Council this 14<sup>th</sup> day of November, 2017.**

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**Geoffrey Dawe, Mayor**

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**Michael de Rond, Town Clerk**