



## **Town of Aurora Additional Items to General Committee Meeting Agenda**

Tuesday, July 4, 2017  
7 p.m., Council Chambers

- **Revised General Committee Agenda Index**
- **Delegation (a) David LeClaire, Highland Gate Ratepayers Association;  
Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design**
- **Delegation (b) Martine Elias, Highland Gate Ratepayers Association;  
Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design**
- **Delegation (c) Mike Bryan, Resident; Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design**
- **Delegation (d) Cheryl Shindruk, Highland Gate Developments Inc.;  
Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design**
- **Delegation (e) Gavin Bailey, Fotenn Consultants Inc. representing the Applicant; Re: Item R1 – PBS17-050 – Applications for Official Plan Amendment and Zoning By-law Amendment, Aurora United Church**
- **Item C4 – Canada 150 Ad Hoc Committee Meeting Minutes of April 3, 2017**
- **Item C5 – Trails and Active Transportation Committee Meeting Minutes of April 21, 2017**
- **Item C6 – Finance Advisory Committee Meeting Minutes of April 26, 2017**
- **Item C7 – Canada 150 Ad Hoc Committee Meeting Minutes of May 3, 2017**
- **Item C8 – Heritage Advisory Committee Meeting Minutes of May 8, 2017**

- **Item C9 – Governance Review Ad Hoc Committee Meeting Minutes of May 9, 2017**
- **Item C10 - Governance Review Ad Hoc Committee Meeting Minutes of May 23, 2017**
- **Item C11 – Canada 150 Ad Hoc Committee Meeting Minutes of May 30, 2017**
- **Item R11 – Schedules A and B to Report No. PBS17-047 – Application for Zoning By-law Amendment Draft Plan of Subdivision and Draft Plan of Condominium Ballymore Building (South Aurora) Corporation, 14452 Yonge Street, Part Lot 75, Concession 1, File Numbers: ZBA-2016-09, SUB-2016-02, CDM-2016-04**
- **Item R12 – Summary of Committee Recommendations Report No. 2017-06**



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

Tuesday, July 4, 2017  
7 p.m., Council Chambers

Councillor Pirri in the Chair

**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) Ron Weese and Stephen Kimmerer, representing Sport Aurora**  
**Re: Item R4 – PRCS17-025 – Sport Aurora and Sport Plan Funding Request**

**4. Delegations**

- (a) David LeClaire, Highland Gate Ratepayers Association**  
**Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design**  
(Added Item)
- (b) Martine Elias, Highland Gate Ratepayers Association**  
**Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design**  
(Added Item)

**(c) Mike Bryan, Resident**

**Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design**  
(Added Item)

**(d) Cheryl Shindruk, Highland Gate Developments Inc.**

**Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design**  
(Added Item)

**(e) Gavin Bailey, Fotenn Consultants Inc.**

**Re: Item R1 – PBS17-050 – Applications for Official Plan Amendment  
and Zoning By-law Amendment, Aurora United Church**  
(Added Item)

## **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 C11 inclusive, be approved:

**C1. FS17-011 – 2016 Year End Budget Report – as at December 31, 2016**

**Recommended:**

1. That Report No. FS17-011 be received for information.

**C2. FS17-031 – Award of Office Products and Supplies Agreement**

**Recommended:**

1. That Report No. FS17-031 be received; and
2. That a contract award be made to Novexco Inc. to provide office product supplies for a three (3) year term to April 30, 2020, to an upset limit of \$65,000 per year, with two (2), one (1) year extension option years; and

3. That the Director of Financial Services be authorized to extend the optional years under the same terms and conditions of the initial agreement, subject to satisfactory performance, adjusted to prevailing approved budget amounts; and
4. 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.

**C3. IES17-033 – Purchase of Road De-icing Materials**

**Recommended:**

1. That Report No. IES17-033 be received; and
2. That Council approve an annual expenditure upset limit of \$400,000 for the purchase of road de-icing materials from Compass Mineral Canada Corp. through the York Purchasing Co-operative (YPC) for a three (3) year period commencing October 1, 2017, and ending April 30, 2020; and
3. That Council approve a further purchase of road de-icing materials in the upset limit amount of \$400,000 for two (2) additional one (1) year terms subject to the Regional Municipality of York exercising the option to extend the (YPC) contract CRFT-2016-07 with Compass Mineral Canada Corp.

**C4. Canada 150 Ad Hoc Committee Meeting Minutes of April 3, 2017**

(Added Item)

**Recommended:**

1. That the Canada 150 Ad Hoc Committee meeting minutes of April 3, 2017, be received for information.

**C5. Trails and Active Transportation Committee Meeting Minutes of April 21, 2017**

(Added Item)

**Recommended:**

1. That the Trails and Active Transportation Committee meeting minutes of April 21, 2017, be received for information.

**C6. Finance Advisory Committee Meeting Minutes of April 26, 2017**

(Added Item)

**Recommended:**

1. That the Finance Advisory Committee meeting minutes of April 26, 2017, be received for information.

**C7. Canada 150 Ad Hoc Committee Meeting Minutes of May 3, 2017**

(Added Item)

**Recommended:**

1. That the Canada 150 Ad Hoc Committee meeting minutes of May 3, 2017, be received for information.

**C8. Heritage Advisory Committee Meeting Minutes of May 8, 2017**

(Added Item)

**Recommended:**

1. That the Heritage Advisory Committee meeting minutes of May 8, 2017, be received for information.

**C9. Governance Review Ad Hoc Committee Meeting Minutes of May 9, 2017**

(Added Item)

**Recommended:**

1. That the Governance Review Ad Hoc Committee meeting minutes of May 9, 2017, be received for information.

**C10. Governance Review Ad Hoc Committee Meeting Minutes of May 23, 2017**

(Added Item)

**Recommended:**

1. That the Governance Review Ad Hoc Committee meeting minutes of May 23, 2017, be received for information.

**C11. Canada 150 Ad Hoc Committee Meeting Minutes of May 30, 2017**

(Added Item)

**Recommended:**

1. That the Canada 150 Ad Hoc Committee meeting minutes of May 30, 2017, be received for information.

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

**R1. PBS17-050 – Applications for Official Plan Amendment and Zoning By-law Amendment**

**Aurora United Church**

**15186 Yonge Street, 55, 57, 57A Temperance Street, 12  
and 16 Tyler Street**

**File Numbers: OPA-2016-05 and ZBA-2016-13**

**Recommended:**

1. That Report No. PBS17-050 be received; and
2. That Application to Amend the Official Plan, File Number OPA-2016-05 (Aurora United Church), to increase the maximum building height of five (5) storeys to a maximum building height of seven (7) storeys to permit a place of worship and a 152 suite retirement residence be approved; and
3. That Application to Amend the Zoning By-law File Number ZBA-2016-013 (Aurora United Church), to rezone the lands from the current zoning of “Institutional (I) Zone” and “General Commercial (C2) Zone”, to a “Promenade Downtown (PD1) Zone” pursuant to the provisions and standards of the Town’s new Comprehensive Zoning Bylaw, to permit a place of worship and 152 suite retirement residence be approved; and
4. That the Official Plan Amendment be presented at a future Council meeting; and

5. That the Zoning Bylaw Amendment be presented at a future Council meeting when the required Site Plan Application is considered by Council; and
6. That the Zoning Bylaw Amendment include appropriate site specific exceptions to effectively implement the built form and performance standards of the Council approved Site Plan application.

**R2. PRCS17-026 – Highland Gate Conceptual Parkland Design**

(Report referred from General Committee meeting of June 20, 2017; additional information to be provided.)

**Recommended:**

1. That Report No. PRCS17-026 be received; and
2. That the Conceptual Parkland design for the Highland Gate Development Lands be approved as presented at the Public Open House, April 5, 2017.

**R3. PBS17-057 – Highland Gate Developments Inc.**

**21 Golf Links Drive**

**File Numbers: OPA-2015-01, ZBA-2015-02 and SUB-2015-01**

**Recommended:**

1. That Report No. PBS17-057 be received for information.

**R4. PRCS17-025 – Sport Aurora and Sport Plan Funding Request**

(deferred from General Committee meeting of June 20, 2017)

**Recommended:**

1. That Report No. PRCS17-025 be received; and
2. That Council enter into a Service Agreement with Sport Aurora Inc. for the provision of services to fulfill the recommendations of the Sport Plan in the amount of \$93,692 until December 31, 2017; and



3. That the Director of Parks, Recreation and Cultural Services be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same; and
4. That this report satisfies the Condition for Release of funds from the 2017 Operating Budget.

**R5. FS17-023 – 2018 Budget Preparation Directions**

**Recommended:**

1. That Report No. FS17-023 be received; and
2. That the increase for the Aurora portion of the residential tax bill for the 2018 Base Operating budget be limited to the reported 12 months to June 2017 Consumer Price Index (CPI) for the Toronto Area; and
3. That all fees, rates and charges be indexed by the same CPI reported value unless precluded by legislation, and new revenue sources identified where possible; and
4. That new tax revenue from new buildings be incorporated into the base budget and be used to extend existing service levels to these new properties, residents and businesses; and
5. That, for strategic priorities separately identified by Council, a further increase be levied for such new funding; and
6. That, once the CPI factor is known and the growth estimated, the Finance Advisory Committee provide each of the Library Board, the Cultural Centre Board, and the Historical Society a designated 2018 budget funding amount for their respective budget development work; and
7. That a “current plus three year forecast” operating budget be prepared, and include a staffing needs analysis and forecast for the same period; and
8. That the phase-in budget strategy currently approved for Fire Services expansion be funded from within the inflationary and growth components

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

9. That, in addition to the base budget increase for inflation, up to 1% dedicated Fiscal Strategy tax levy increase be imposed to fund additional contributions to Infrastructure Reserves in accordance with the long range fiscal strategies adopted in the recent 10 Year Capital and Asset Management Plan, and any other fiscal strategy items.

**R6. FS17-032 – Amendments to Procurement By-law**

**Recommended:**

1. That Report No. FS17-032 be received; and
2. That a bylaw be enacted to amend By-law No. 5910-16, being a bylaw to define the procurement policies and procedures for the Corporation of the Town of Aurora, at the Council meeting of July 11, 2017.

**R7. IES17-034 – Restoration of Retaining Wall and Stairs at the Temperance Street Parking Lot**

**Recommended:**

1. That Report No. IES17-034 be received; and
2. That a new 2017 Capital Project No. 31173 “Temperance Street retaining wall and stairs restoration” be approved in the amount of \$60,000 funded from the Roads & Related Repair and Replacement Reserve Fund.

**R8. PRCS17-027 – Tax Exempt Status for Sports Dome**

**Recommended:**

1. That Report No. PRCS17-027 be received; and
2. That the Aurora Sports Dome (Soccer Dome) be declared a Municipal Capital Facility for the purposes of the municipality and for public use; and

3. That a by-law be enacted authorizing the Mayor and Clerk to enter into a Municipal Capital Facility Agreement with the operators of the Aurora Sports Dome; and
4. That, once the Municipal Capital Facility Agreement is entered into, a by-law be enacted to exempt the portion of the lands upon which the Aurora Sports Dome is located from all of the taxes for municipal and school purposes; and
5. That the Mayor and Town Clerk be authorized to execute any necessary agreements, including any and all documents and ancillary agreements required to give effect to same.

**R9. PRCS17-029 – Purchase Order Increase for 2018 Program Guide  
Production and Delivery**

**Recommended:**

1. That Report No. PRCS17-029 be received; and
2. That the option to renew the York Region Media Group contract be exercised for the third and final year of the Contract ending December 31, 2018; and
3. That Purchase Order 654 be increased by \$38,000 excluding taxes, to a total of \$112,751.14 excluding taxes, to accommodate guide production for 2018.

**R10. PBS17-039 – Application for Zoning By-law Amendment  
BG Properties Aurora Inc. (formerly Coutts)  
14222, 14314, 14358 and 14378 Yonge Street  
Related File: SUB-2012-03  
File Number: ZBA-2012-16**

**Recommended:**

1. That Report No. PBS17-039 be received; and

2. That Application to Amend the Zoning By-law File No. ZBA-2012-16 (BG Properties Aurora Inc.), to implement the proposed draft plan of subdivision be approved; and
3. That the implementing Zoning By-law Amendment be presented at a future Council meeting.

**R11. PBS17-047 – Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium Ballymore Building (South Aurora) Corporation 14452 Yonge Street Part Lot 75, Concession 1 File Numbers: ZBA-2016-09, SUB-2016-02, CDM-2016-04**

**Recommended:**

1. That Report No. PBS17-047 be received; and
2. That Application for Draft Plan of Subdivision SUB-2016-02 (Ballymore Building (South Aurora) Corporation) be approved, subject to the conditions outlined in Schedule 'A' of this report; and
3. That Zoning By-law Amendment file ZBA-2016-09 (Ballymore Building (South Aurora) Corporation) be approved, to zone the subject lands from "Oak Ridges Moraine Rural (RU-ORM) Zone" to "Detached Dwelling Second Density (R2-XX) Exception Zone", "Major Open Space (O-22) Exception Zone", and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone"; and
4. That the Application for Draft Plan of Condominium CDM-2016-04 (Ballymore Building (South Aurora) Corporation) be approved, subject to the conditions outlined in Schedule 'B' of this report; and
5. That a total of 40 units of water and sewage capacity be allocated to the Draft Plan of Subdivision; and
6. That the implementing by-laws be presented at a future Council meeting; and

7. That the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all documents and all of the Agreements referenced in the Conditions of Approval, including any ancillary agreements required to give effect to same.

**R12. Summary of Committee Recommendations Report No. 2017-06**  
(Added Item)

**Recommended:**

1. That Summary of Committee Recommendations Report No. 2017-06 be received; and
2. That the Committee recommendations contained within this report be approved.

**7. Notices of Motion**

**8. New Business**

**9. Closed Session**

**10. Adjournment**



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

## Delegation Request

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

**4:30 p.m. Two (2) Days Prior to the Requested Meeting Date**

<b>Council/Committee/Advisory Committee Meeting Date:</b> General Committee July 4 2017	
<b>Subject:</b> Highland Gate Conceptual Park Design	
<b>Name of Spokesperson:</b> David LeClaire	
<b>Name of Group or Person(s) being Represented (if applicable):</b> Highland Gate Ratepayers Association	
<b>Brief Summary of Issue or Purpose of Delegation:</b> HGRPA Board membership and Board input	
<b>Please complete the following:</b>	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? Al Downey and Marco Ramunno	Date: June 26, 2017
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



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**4:30 p.m. Two (2) Days Prior to the Requested Meeting Date**

<b>Council/Committee/Advisory Committee Meeting Date:</b> General Committee July 4 2017	
<b>Subject:</b> Highland Gate Conceptual Parkland Design	
<b>Name of Spokesperson:</b> Martine Elias	
<b>Name of Group or Person(s) being Represented (if applicable):</b> Highland Gate Ratepayers Association	
<b>Brief Summary of Issue or Purpose of Delegation:</b> HGRPA results of Park survey	
<b>Please complete the following:</b>	
Have you been in contact with a Town staff or Council member regarding your matter of interest?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, with whom?	Date: June 30 2017



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## **Delegation Request**

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

**4:30 p.m. Two (2) Days Prior to the Requested Meeting Date**

<b>Council/Committee/Advisory Committee Meeting Date:</b> July 4, 2017	
<b>Subject:</b> Highland Gate Park	
<b>Name of Spokesperson:</b> Mike Bryan	
<b>Name of Group or Person(s) being Represented (if applicable):</b> Self	
<b>Brief Summary of Issue or Purpose of Delegation:</b> To advise the General Committee on the benefits of respecting the wishes of my family and other residents living around the proposed Highland Gate Park, for the Park to be passive, to retain or replace its ponds and to be devoid of lighting and other unwanted amenities.	
<b>Please complete the following:</b>	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? <b>Tom Mrakas</b>	Date: <b>June 30, 2017</b>
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	





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## **Delegation Request**

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

**4:30 p.m. Two (2) Days Prior to the Requested Meeting Date**

<b>Council/Committee/Advisory Committee Meeting Date:</b> July 4, 2017	
<b>Subject:</b> General Committee Agenda items R2 and R3	
<b>Name of Spokesperson:</b> Cheryl Shindruk	
<b>Name of Group or Person(s) being Represented (if applicable):</b> Highland Gate Developments Inc.	
<b>Brief Summary of Issue or Purpose of Delegation:</b> To discuss the HGDI Parks Report and the Construction Mitigation report;	
<b>Please complete the following:</b>	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, with whom?	Date:
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



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## Delegation Request

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

**4:30 p.m. Two (2) Days Prior to the Requested Meeting Date**

<b>Council/Committee/Advisory Committee Meeting Date:</b> General Committee Meeting/July 4, 2017	
<b>Subject:</b> Applications for Official Plan Amendment and Zoning By-law AMendment, Aurora United Church, PBS17-050	
<b>Name of Spokesperson:</b> Gavin Bailey	
<b>Name of Group or Person(s) being Represented (if applicable):</b> Fotenn Consultants Inc. on behalf of Succession Developments	
<b>Brief Summary of Issue or Purpose of Delegation:</b> To provide an update and presentation of the project to General Committee and members of the public.	
<b>Please complete the following:</b>	
Have you been in contact with a Town staff or Council member regarding your matter of interest?      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? Glen Letman	Date: June 28, 2017
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



**Town of Aurora  
Canada 150 Ad Hoc Committee  
Meeting Minutes**

**Date:** Monday, April 3, 2017

**Time and Location:** 6:30 p.m., Holland Room, Aurora Town Hall

**Committee Members:** Mayor Geoffrey Dawe (Chair), Ian Bryan, Art Hagopian, Kelly Mathews, and Ken Turriff

**Member(s) Absent:** Damian D'Aguiar

**Other Attendees:** Laura Sheardown, Cash Flow and Investment Co-ordinator/  
Financial Analyst, Shelley Ware, Supervisor, Special Events,  
and Samantha Yew, Deputy Clerk

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The Chair called the meeting to order at 6:32 p.m.

**1. Approval of the Agenda**

**Moved by Ian Bryan  
Seconded by Kelly Mathews**

That the agenda as circulated by Legislative Services be approved.

**Carried**

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

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

**3. Receipt of the Minutes**

**Canada 150 Ad Hoc Committee Meeting Minutes of March 1, 2017**

Canada 150 Ad Hoc Committee Meeting Minutes  
Monday, April 3, 2017

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**Moved by Art Hagopian  
Seconded by Ken Turriff**

That the Canada 150 Ad Hoc Committee meeting minutes of March 1, 2017, be received for information.

**Carried**

#### **4. Delegations**

None

#### **5. Matters for Consideration**

The Committee consented to discuss Item 1 following consideration of Item 6.

##### **1. General Committee Report No. PRCS17-012 – Music Aurora**

Mayor Dawe provided a brief outline of the report and noted that the event will be called the Aurora Summer Music Festival. The Committee inquired about the fit of the event with the Canada 150 theme, diversity in music and seating, and recommended other Canada 150-themed activities that could be included in the event.

**Moved by Ian Bryan  
Seconded by Ken Turriff**

1. That General Committee Report No. PRCS17-012 – Music Aurora (dated April 4, 2017) be received and the comments of the Committee be referred to staff for consideration.

**Carried**

##### **2. Canada 150 Grants – Update and Discussion**

Staff provided an update regarding the Canada 150 Grants applied for by the Town, noting that most grant application funding has been received. Staff noted that, out of \$300,000 in grants applied for, only \$20,000 was awarded to the Town. The Committee discussed aspects of the grant application process.

**Moved by Ian Bryan  
Seconded by Ken Turriff**

1. That the Canada 150 Grants – Update and Discussion be received and the comments of the Committee be referred to staff for consideration.

**Carried**

**3. Canada 150 Marketing – Update and Discussion**

Staff provided an update regarding Canada 150 marketing, advising that Canada 150 hand stick flags have been ordered. Staff noted that a four-foot tall maple leaf has been purchased to go with the large “Aurora” letters that are displayed at Town events, and that the Canada Day schedule will feature the Canada 150 flag in place of the Canadian flag.

**Moved by Ken Turriff  
Seconded by Ian Bryan**

1. That the Canada 150 Marketing – Update and Discussion be received and the comments of the Committee be referred to staff for consideration.

**Carried**

**4. Pow Wow and Military Tattoo Events – Update and Discussion**

Staff informed the Committee that performers are being confirmed for the Military Tattoo event to be held on Saturday, May 20, 2017, and that the event will include activities from Activate Aurora and the Royal Canadian Legion. The Committee inquired about advertising for the event.

Staff advised that the White Pine Dancers and various Indigenous groups have offered to assist with the Pow Wow event to be held on Saturday, June 3, 2017, and noted that the event will feature an array of inclusive activities.

**Moved by Ian Bryan  
Seconded by Ken Turriff**

1. That the Pow Wow and Military Tattoo Events – Update and Discussion be received and the comments of the Committee be referred to staff for consideration.

**Carried**

**5. Other Canada 150 Initiatives – Update and Discussion**

Staff provided an update on the items brought forward by the delegations at the March 10, 2017 Committee meeting, including the proposed projects such as the Aurora 150 card game, Canada 150 mosaic project, the Canadian Dance Party on Vinyl, and a potential partnership with the Aurora Historical Society.

**Moved by Ian Bryan  
Seconded by Ken Turriff**

1. That the Other Canada 150 Initiatives – Update and Discussion be received and the comments of the Committee be referred to staff for consideration.

**Carried**

**6. Informational Items**

6. **Extract from Council Meeting of March 28, 2017**  
**Re: Canada 150 Ad Hoc Committee Meeting Minutes of March 1, 2017**

**Moved by Ian Bryan  
Seconded by Art Hagopian**

1. That the Extract from Council Meeting of March 28, 2017, regarding the Canada 150 Ad Hoc Committee meeting minutes of March 1, 2017, be received for information.

**Carried**

**7. New Business**

Kelly Mathews requested that staff provide a Canada 150 events calendar to the Committee. Staff indicated that a calendar would be provided.

Ian Bryan requested that staff provide the sponsorship package for the Canadian Dance Party to the Committee. Staff indicated that the package would be provided.

Canada 150 Ad Hoc Committee Meeting Minutes  
Monday, April 3, 2017

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## **8. Adjournment**

**Moved by Kelly Mathews**

**Seconded by Art Hagopian**

That the meeting be adjourned at 7:34 p.m.

**Carried**

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



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

**Date:** Friday, April 21, 2017

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

**Committee Members:** Councillor Tom Mrakas (Chair), Councillor Sandra Humfryes (arrived 10:13 a.m.), Alison Collins-Mrakas, Richard Doust (PRCSAC Representative), Bill Fraser, Laura Lueloff (departed 10:58 a.m.), and Nancee Webb (EAC Representative)

**Members Absent:** None

**Other Attendees:** Jim Tree, Manager of Parks, Sara Tienkamp, Acting Manager of Parks, Lawrence Kuk, Planner, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 10:07 a.m.

The Committee consented to recess the meeting at 10:09 a.m. and reconvene the meeting at 10:14 a.m.

**1. Approval of the Agenda**

**Moved by Alison Collins-Mrakas**

**Seconded by Bill Fraser**

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

- Delegation (a) Joanne Bartholomew, Resident; Re: Item 2 – TATC17-002  
– Highland Gate Trails

**On a two-thirds vote the motion  
Carried**



Trails and Active Transportation Committee Meeting Minutes  
Friday, April 21, 2017

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

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

## **3. Receipt of the Minutes**

**Trails and Active Transportation Meeting Committee Minutes of February 17, 2017**

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

That the Trails and Active Transportation Committee meeting minutes of February 17, 2017, be received for information.

**Carried**

## **4. Delegations**

**(a) Joanne Bartholomew, Resident  
Re: Item 2 – TATC17-002 – Highland Gate Trails**

Ms. Bartholomew expressed concerns regarding the proposed illumination of the Highland Gate Trails, and its impact on surrounding homes and wildlife, and the possible loss of ponds. She noted that a majority of the home owners abutting the Highland Gate Park are satisfied with the trails and passive nature of the park, and are opposed to illuminated trails.

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

That the comments of the delegation be received and referred to Item 2.

**Carried**

## **5. Matters for Consideration**

### **1. TATC17-001 – Atkinson Park Trail**

**Moved by Richard Doust**

**Seconded by Bill Fraser**

1. That Report No. TATC17-001 be received; and
2. That the Trails and Active Transportation Committee recommend to Council:
  - (a) That, pending Council approval, the Atkinson Park Trail project be included in the 2018 Capital Budget for Council's consideration and approval.

**Carried**

### **2. TATC17-002 – Highland Gate Trails**

Committee consented to consider Item 2 prior to consideration of Item 1.

Staff provided background and a brief overview of the report. The Committee discussed and inquired about various elements of the report including trail lighting, further opportunities for input to the Conceptual Trails Plan, trail surfaces, accessibility, and requested legal clarification regarding the Minutes of Settlement. The Committee noted that it is unanimous in its support of the recommendation to Council.

**Moved by Alison Collins-Mrakas**

**Seconded by Councillor Humfryes**

1. That Report No. TATC17-002 be received; and
2. That the Trails and Active Transportation Committee recommend to Council:
  - (a) That the recommendations and suggestions from the Trails and Active Transportation Committee be taken into consideration by staff and Council in the development of the final draft of the Highland Gate

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Trails Concept Plan, in accordance with the guidelines set out in Section 5.6 of the Town's Trails Master Plan respecting trail lighting; and

- (b) That the final draft of the Highland Gate Trails Concept Plan be brought to the Trails and Active Transportation Committee and the Accessibility Advisory Committee for consideration and comment, prior to submission to Council for final approval.

**Carried**

### **3. TATC17-003 – Cycling Master Plan Update**

Staff provided background and a brief overview of the report. The Committee discussed and inquired about various elements of a Cycling Master Plan including appropriateness, timing, funding, development, priorities, by-laws, research, and the formation of a sub-committee.

**Moved by Alison Collins-Mrakas  
Seconded by Councillor Humfryes**

1. That Report No. TATC17-003 be received; and
2. That a sub-committee of the Trails and Active Transportation Committee be formed, following Bike Aurora Day, for the purpose of determining the next steps in the process of developing a Cycling Master Plan.

**Carried**

### **6. Informational Items**

None

### **7. New Business**

Nancee Webb extended a reminder that the Environmental Advisory Committee's Eco Fair will be held on Saturday, April 29, 2017, at the Stronach Aurora Recreation Complex.

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Staff referred to Attachment No. 2 of Item 3, Report No. TATC17-003 – Cycling Master Plan, and noted that, per the communication from York Region, there would be gaps in the multi-use path installation between State Farm Way and St. John's Sideroad.

**New Business Motion No. 1**

**Moved by Nancee Webb**

**Seconded by Alison Collins-Mrakas**

1. That the Trails and Active Transportation Committee recommend to Council:

- (a) That staff be directed to investigate the connectivity to Newmarket and the costs of completing the multi-use path between State Farm Way and St. John's Sideroad.

**Carried**

**8. Adjournment**

**Moved by Alison Collins-Mrakas**

**Seconded by Bill Fraser**

That the meeting be adjourned at 11:41 a.m.

**Carried**

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



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

**Date:** Wednesday, April 26, 2017

**Time and Location:** 5:30 p.m., Holland Room, Aurora Town Hall

**Committee Members:** Councillor Michael Thompson (Chair), Councillor Harold Kim, and Mayor Geoffrey Dawe

**Member(s) Absent:** None

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer, Dan Elliott, Director of Financial Services/Treasurer, Jason Gaertner, Manager, Financial Planning, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 5:45 p.m.

**1. Approval of the Agenda**

**Moved by Mayor Dawe  
Seconded by Councillor Kim**

That the agenda as circulated by Legislative Services be approved.

**Carried**

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

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

Finance Advisory Committee Meeting Minutes  
Wednesday, April 26, 2017

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### **3. Receipt of the Minutes**

#### **Finance Advisory Committee Meeting Minutes of March 22, 2017**

**Moved by Councillor Kim  
Seconded by Mayor Dawe**

That the Finance Advisory Committee meeting minutes of March 22, 2017, be received for information.

**Carried**

### **4. Delegations**

None

### **5. Consideration of Items**

#### **1. Review of Draft General Committee Report: FS17-021 – Creation of New Winter Control Reserve Fund**

Staff provided background to the draft report and noted that the proposed reserve fund would buffer any unpredictability and fluctuations respecting winter-related expenditures that may result in an operating budget variance. The Committee inquired about accountability and staff advised that a year-end reserve report would be submitted for Council's approval.

**Moved by Councillor Kim  
Seconded by Mayor Dawe**

1. That Draft General Committee Report No. FS17-021 be received; and
2. That the comments and suggestions of the discussion regarding draft General Committee Report No. FS17-021 be referred to staff and that the report, as amended, be brought forward to General Committee for approval.

**Carried**

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**2. Review of Draft General Committee Report: FS17-022 – Reserve Fund Strategy for External Legal and Occasional Human Resources Expenses**

Staff provided background to the draft report, which proposes the utilization of reserves to cover unplanned Legal or Human Resources shortfalls.

**Moved by Mayor Dawe  
Seconded by Councillor Kim**

1. That Draft General Committee Report No. FS17-022 be received; and
2. That the comments and suggestions of the discussion regarding draft General Committee Report No. FS17-022 be referred to staff and that the report, as amended, be brought forward to General Committee for approval.

**Carried**

**3. Discussion: Public Art Contributions – Town Facilities**

Staff and Committee discussed the existing challenges in implementing a public art contribution program. The Committee concluded that the Town cannot proceed with a public art contribution program without establishing a policy that governs not only contributions, but also the delivery of a public art program. Staff agreed to investigate public sector best practices and present options to Council for consideration.

**Moved by Councillor Kim  
Seconded by Mayor Dawe**

1. That the comments and suggestions of the discussion regarding Public Art Contributions – Town Facilities be referred to staff for consideration and action as appropriate.

**Carried**

**4. Extract from Council Meeting of March 28, 2017  
Re: Finance Advisory Committee Meeting Minutes of January 25, 2017,  
and February 22, 2017**

Finance Advisory Committee Meeting Minutes  
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**Moved by Mayor Dawe  
Seconded by Councillor Kim**

1. That the Extract from Council Meeting of March 28, 2017, regarding the Finance Advisory Committee meeting minutes of January 25, 2017, and February 22, 2017, be received for information.

**Carried**

## **6. New Business**

Councillor Kim requested that staff prepare a summary of the findings and lessons learned by Committee in its detailed budget reviews conducted during 2016 and 2017 to date.

## **7. Adjournment**

**Moved by Councillor Kim  
Seconded by Mayor Dawe**

That the meeting be adjourned at 6:48 p.m.

**Carried**

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





**Town of Aurora  
Canada 150 Ad Hoc Committee  
Meeting Minutes**

**Date:** Wednesday, May 3, 2017

**Time and Location:** 6:30 p.m., Tannery Room, Aurora Town Hall

**Committee Members:** Mayor Geoffrey Dawe (Chair), Ian Bryan, Art Hagopian, Kelly Mathews, and Ken Turriff

**Member(s) Absent:** Damian D'Aguiar

**Other Attendees:** Councillor Tom Mrakas, Laura Sheardown, Financial Analyst, Cash Flow and Investment, Shelley Ware, Supervisor, Special Events, Sarah Murray, Council/Committee Secretary, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 6:37 p.m.

**1. Approval of the Agenda**

**Moved by Ken Turriff**

**Seconded by Art Hagopian**

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

- Delegation (a) Jamie and Helen MacDonald, representing Music Aurora; Re: Music Aurora Follow-up
- Delegation (b) Corrie Clark, Resident; Re: Art Project
- Delegation (c) David Heard, Resident; Re: Canadian Dance Party on Vinyl

**On a two-thirds vote the motion  
Carried**

Canada 150 Ad Hoc Committee Meeting Minutes  
Wednesday, May 3, 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. Receipt of the Minutes**

**Canada 150 Ad Hoc Committee Meeting Minutes of April 3, 2017**

**Moved by Kelly Mathews**

**Seconded by Ian Bryan**

That the Canada 150 Ad Hoc Committee meeting minutes of April 3, 2017, be received for information.

**Carried**

## **4. Delegations**

### **(a) Jamie and Helen MacDonald, Residents**

**Re: Music Aurora Follow-up**

Mr. MacDonald thanked the Committee members and Town staff for the cooperation and support provided to-date for the upcoming Aurora Summer Music Festival and distributed Canada 150-themed promotional pins to members of the Committee.

Mr. MacDonald reported that both the Aurora Chamber of Commerce and Sport Aurora have committed to supporting this event, further ensuring its success on Saturday, August 5, 2017.

Mayor Dawe advised that media outlets including the Auran, the Era Banner, and snapd, as well as Town of Aurora social media outlets will be used to further promote this event.

**Moved by Ian Bryan**

**Seconded by Art Hagopian**

That the comments of the delegation be received for information.

**Carried**

**(b) Corrie Clark, Resident  
Re: Art Project**

Ms. Clark presented ideas to the Committee for commemorating Canada 150 celebration with a number of concepts including large, wooden hockey stick structures, ironworks or other mediums in the shape of a maple leaf. She advised that she has identified a number of dead space areas in the Town of Aurora where these symbolic items could be placed.

Additionally, Ms. Clark noted that she had attended a play where she remarked on a play's backdrop of the parliament buildings. She mentioned the backdrop is no longer in use and suggested it could be repurposed as a photo backdrop for residents to capture family photos at a minimal cost as well as to keep on display for residents to view in a public setting.

**Moved by Ken Turriff  
Seconded by Ian Bryan**

That the comments of the delegation be received and referred to staff for consideration.

**Carried**

**(c) David Heard, Resident  
Re: Canadian Dance Party on Vinyl**

Mr. Heard stated that he is not seeking financial assistance from the Town for this event noting that he is relying on external funding sources only. The Committee indicated that funding is available if required. Mr. Heard indicated that he has committed to moving forward with the event if funding is secured by May 19, 2017.

**Moved by Ken Turriff  
Seconded by Ian Bryan**

That the comments of the delegation be received for information.

**Carried**

**5. Matters for Consideration**

**1. Memorandum from Supervisor, Special Events  
Re: Canada 150's Celebratory Tattoo Update**

Staff stated that the brass band could not be secured in a way that accommodates continued use of the ice rink, and it is for these reasons that this event has been cancelled.

**Moved by Kelly Mathews  
Seconded by Art Hagopian**

1. That the memorandum regarding Canada 150's Celebratory Tattoo Update be received for information.

**Carried**

**2. Memorandum from Financial Analyst  
Re: Financial Update**

Staff provided an update regarding the Canada 150 Grants applied for by the Town, noting that since the Celebratory Tattoo event has been cancelled, the funding allotted to this event can be redirected or if not required it will return to the Town's reserve fund for future use elsewhere. The Committee discussed the reallocation of funds.

**Moved by Kelly Mathews  
Seconded by Ken Turriff**

1. That the memorandum regarding Financial Update be received; and
2. That the following recommendations of the Committee be referred to staff for consideration and action as appropriate:
  - (a) That the Mosaic Project, earmarked with \$18,000 be endorsed by the Committee; and
  - (b) That the Colours of Fall, a Thanksgiving celebration to be held in Town Park, allocated with \$7,000, be endorsed by the Committee; and
  - (c) That the Additional Canada 150 Marketing and Support in the form of hats, flags, pins, and other promotional materials available, allocated with \$5,000 be endorsed by the Committee; and

- (d) That the art projects proposed by Ms. Clark be endorsed and \$5,000 be allocated to staff to work with Ms. Clark in the implementation of the proposed art projects.

**Carried**

### **3. Canada 150 Events – Update and Discussion**

Staff provided an update regarding Canada 150 events, distributed the Indigenous Festival flyer scheduled on Saturday, June 3, 2017, noting that school boards are excited for this event. It was further noted that a soft launch will commence during the annual National Youth Week, May 1-7, 2017.

The Committee expressed support for enhancing Aurora's signature events, and having volunteers at each of them.

**Moved by Ken Turriff  
Seconded by Kelly Mathews**

1. That the Canada 150 Events – Update and Discussion be received for information.

**Carried**

### **6. Informational Items**

None

### **7. New Business**

None

### **8. Adjournment**

**Moved by Ian Bryan  
Seconded by Art Hagopian**

That the meeting be adjourned at 7:55 p.m.

**Carried**

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



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

**Date:** Monday, May 8, 2017

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

**Committee Members:** Councillor Wendy Gaertner (Chair), Councillor Jeff Thom (Vice Chair), Neil Asselin, Barry Bridgeford, Carol Gravelle, John Kazilis, Bob McRoberts (Honorary Member), and Martin Paivio

**Member(s) Absent:** James Hoyes

**Other Attendees:** Marco Ramunno, Director of Planning and Building Services, Jeff Healey, Planner, Sarah Murray, Council/Committee Secretary, and Linda Bottos, 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 John Kazilis**

**Seconded by Barry Bridgeford**

That the agenda as circulated by Legislative Services be approved.

**Carried**

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

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

**3. Receipt of the Minutes**

**Heritage Advisory Committee Meeting Minutes of April 10, 2017**

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It was noted that recommendation clause 2.(a) of Item 3, HAC17-009, should be corrected to include “Tyler Street” following the number 12, to read “12 Tyler Street.”

**Moved by Councillor Thom  
Seconded by Carol Gravelle**

That the Heritage Advisory Committee meeting minutes of April 10, 2017, as amended, be received for information.

**Carried**

#### **4. Delegations**

**(a) Marcos Krasnoyarsky, Owner**

**Re: Item 1 – HAC17-011 – Heritage Permit Application, 16 Maple Street,  
File: NE-HCD-HPA-17-09**

The owner presented a brief overview of the application which proposes to replace an existing one-storey rear addition with a new two-storey rear addition and demolish an existing structure. He advised that he intends to maintain the historic significance of the home, as is reasonably possible.

**Moved by Councillor Thom  
Seconded by Carol Gravelle**

That the comments of the delegation be received and referred to Item 1.

**Carried**

#### **5. Matters for Consideration**

**1. HAC17-011 – Heritage Permit Application, 16 Maple Street, File: NE-HCD-HPA-17-09**

Staff provided background including a brief overview of the proposed changes to the existing structures.

The Committee expressed concerns regarding the materials for the proposed addition and made suggestions to ensure a seamless transition of the facade or create a separation between the existing structure and addition.

**Moved by Councillor Thom  
Seconded by Bob McRoberts**

1. That Report No. HAC17-011 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the demolition of the existing 47m<sup>2</sup> rear addition and existing accessory structure be approved; and
  - (b) That Heritage Permit Application NE-HCD-HPA-17-09 be approved to permit the construction of an 88m<sup>2</sup> rear addition and replace existing windows as per submitted plans.

**Carried**

**2. Heritage Permit Application, Proposed Accessory Structure, 66 Wellington Street East, File Number: IV-HPA-17-10**

Staff provided background to the application including a brief overview of the proposed changes to the existing footprint of the property and distributed materials speaking to this application. Staff noted that the property is zoned commercial and is adjacent to the Northeast Old Aurora Heritage Conservation District. Staff further noted that the proposed accessory structure would be located at the rear of the property with minimal visibility from the street.

The Committee expressed concerns regarding the size of the proposed structure and staff advised that the proposed dimensions are compliant with all applicable regulations.

**Moved by Carol Gravelle  
Seconded by Neil Asselin**

1. That Report No. HAC17-012 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That Heritage Permit Application IV-HPA-17-10 be approved to permit the construction of a 34m<sup>2</sup> accessory structure.

**Carried**



## **6. Informational Items**

### **3. Memorandum from Planner**

#### **Re: Architectural Salvage Program**

Staff provided an overview of the items stored as part of the Architectural Salvage Program, comprised mostly of reclaimed heritage windows and doors.

The Committee discussed options for long-term storage of these items and ways in which the items could be displayed and made available to the public.

**Moved by Bob McRoberts**

**Seconded by John Kazilis**

1. That the memorandum regarding Architectural Salvage Program be received; and
2. **That staff be directed to investigate and report back to the Committee on options for an event or open house to showcase items from the Architectural Salvage Program.**

**Carried as amended**

### **4. Memorandum from Planner**

#### **Re: Doors Open Aurora 2017**

Staff provided a summary of participants in Doors Open Aurora 2017 and noted that more sites would be added. The Committee discussed potential participants and were encouraged to relay any further ideas to the Planning and Building Services Department.

**Moved by Carol Gravelle**

**Seconded by John Kazilis**

1. That the memorandum regarding Doors Open Aurora 2017 be received for information.

**Carried**

## **7. New Business**

Bob McRoberts noted his attendance at a recent Ratepayers meeting, where the GO Transit station on Wellington Street East was discussed. The Committee deliberated the merits of seeking designation of the subject property under Part IV of the *Ontario Heritage Act* which allows a municipality to designate a property, which is considered to be of cultural heritage value or interest. Staff agreed to report back with clarification.

Bob McRoberts inquired about the process for Part IV designation, and staff agreed to report back at a future meeting.

Councillor Gaertner inquired about the designation of Town Park, and staff agreed to provide a follow-up report.

Councillor Thom distributed commemorative Canada 150 pins to the Committee members, acknowledging the Hon. Kyle Peterson, MP Newmarket-Aurora, and the Hon. Leona Alleslev, MP Aurora-Oak Ridges-Richmond Hill, who contributed the pins.

## **8. Adjournment**

**Moved by Carol Gravelle  
Seconded by Neil Asselin**

That the meeting be adjourned at 8:33 p.m.

**Carried**

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



**Town of Aurora  
Governance Review Ad Hoc Committee  
Meeting Minutes**

**Date:** Tuesday, May 9, 2017

**Time and Location:** 10 a.m., Holland Room, Aurora Town Hall

**Committee Members:** Anita Moore (Chair), Anna Lozyk Romeo (Vice-Chair), Steve Hinder, Bill Hogg, and Terry Jones

**Member(s) Absent:** None

**Other Attendees:** Councillor Tom Mrakas, Techa van Leeuwen, Director of Corporate Services, and Michael de Rond, Town Clerk

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

**1. Approval of the Agenda**

**Moved by Bill Hogg  
Seconded by Terry Jones**

That the agenda as circulated by Legislative Services be approved.

**Carried**

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

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

**3. Receipt of the Minutes**

**Governance Review Ad Hoc Committee Meeting Minutes of April 11, 2017**

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**Moved by Steve Hinder  
Seconded by Terry Jones**

That the Governance Review Ad Hoc Committee meeting minutes of April 11, 2017, be received for information.

**Carried**

#### **4. Delegations**

None

#### **5. Matters for Consideration**

The Committee consented to consider Item 2 prior to Item 1.

##### **1. Round Table Discussion Re: 2018 Municipal Election**

The Committee discussed Council defeating staff's recommendation regarding an internet only voting model. The Chair agreed to prepare comments on behalf of the Committee to be included as an attachment to the Town Clerk's forthcoming report regarding alternative voting methods, which will be included on the May 16, 2017 General Committee agenda.

**Moved by Terry Jones  
Seconded by Anna Lozyk Romeo**

1. That the Round Table Discussion regarding 2018 Municipal Election be received and the comments **from the Chair on behalf of the Committee be included in the Town Clerk's report regarding voting methods.**

**Carried as amended**

##### **2. Report from Dr. Robert J. Williams, Consultant Re: Systems of Representation**

The Committee considered a report from Dr. Robert J. Williams regarding a potential review of the Town's electoral system, specifically the merits of the

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ward system versus the at-large system. Dr. Williams participated by telephone and answered the questions of the Committee.

**Moved by Steve Hinder**

**Seconded by Bill Hogg**

1. That the report from Dr. Robert J. Williams regarding Systems of Representation be received; and
2. **That the Governance Review Ad Hoc Committee recommend to Council:**
  - (a) **That a review of the system of representation used by the Town of Aurora be postponed until the 2018-2022 term of Council due to the time restrictions in place; and**
  - (b) **That, in order to have a productive, Town-wide discussion of a review of the system of representation, this review be initiated early in the next term of Council.**

**Carried as amended**

## **6. Informational Items**

None

## **7. New Business**

The Committee discussed the timelines associated with the issues on which they were asked to provide recommendations to Council. It was noted that the legislated timelines for final decisions on alternative voting methods and systems of representation have meant that the Committee believes it has not had the proper time to review all materials and make the most informed recommendation.

### **New Business Motion No. 1**

**Moved by Steve Hinder**

**Seconded by Bill Hogg**

Governance Review Ad Hoc Committee Meeting Minutes  
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1. That the Governance Review Ad Hoc Committee recommend to Council:
  - (a) That, in order to provide enough time to thoroughly complete its mandate, a Governance Review Ad Hoc Committee be established within the first 12 months of the 2018-2022 term of Council.

**Carried**

## **8. Adjournment**

**Moved by Steve Hinder  
Seconded by Bill Hogg**

That the meeting be adjourned at 12:05 p.m.

**Carried**

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



**Town of Aurora  
Governance Review Ad Hoc Committee  
Meeting Minutes**

**Date:** Tuesday, May 23, 2017

**Time and Location:** 10 a.m., Holland Room, Aurora Town Hall

**Committee Members:** Anita Moore (Chair), Anna Lozyk Romeo (Vice-Chair), Steve Hinder, Bill Hogg, and Terry Jones

**Member(s) Absent:** None

**Other Attendees:** Dan Elliott, Director of Finance, Sandra McKenzie, Manager of Human Resources, and Michael de Rond, Town Clerk

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

**1. Approval of the Agenda**

**Moved by Terry Jones  
Seconded by Anna Lozyk Romeo**

That the agenda as circulated by Legislative Services be approved.

**Carried**

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

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

**3. Receipt of the Minutes**

**Governance Review Ad Hoc Committee Meeting Minutes of May 9, 2017**

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**Moved by Steve Hinder  
Seconded by Terry Jones**

That the Governance Review Ad Hoc Committee meeting minutes of May 9, 2017, be received for information.

**Carried**

#### **4. Delegations**

None

#### **5. Matters for Consideration**

##### **1. Receipt of Council Compensation Review Materials Binder and Verbal Presentation by Staff**

##### **Re: Review of Council Compensation Review Process, Binder Materials and Suggested Discussion Topic Areas**

Staff provided a brief overview of past compensation review exercises and answered preliminary questions from the Committee members.

The Committee agreed to provide recommendations to Council regarding whether individual Councillors have full-time roles or part-times roles and whether the Town will provide further compensation to elected officials, should the federal government remove the one-third tax exemption that is currently afforded to municipal councillors.

**Moved by Steve Hinder  
Seconded by Bill Hogg**

1. That the binder of Council Compensation Review Materials be received;  
and
2. That the verbal presentation by staff be received.

**Carried**



**2. Round Table Discussion**

**Re: Overview of Council Compensation and Prioritization of Discussion  
Topic Areas**

The Committee agreed that a preliminary report to Council would be appropriate before proceeding with the remainder of the review, and that the report should include recommendations to Council that the Mayor role remain as full-time and the Councillor role remain as part-time.

Further, it was noted that the report should recommend that the existing one-third tax-free provisions of Council's compensation be discontinued effective January 1, 2018, and that the base compensation of Council members should then be grossed-up to effectively neutralize or offset the income taxation that would occur, so to have the effect of the same or similar net Town of Aurora earnings amount.

**Moved by Steve Hinder**

**Seconded by Bill Hogg**

1. That the Round Table Discussion regarding Overview of Council Compensation and Prioritization of Discussion Topic Areas be received and the comments of the Committee be referred to staff for consideration; and
2. **That staff prepare a draft report to Council for the Committee's consideration at the next meeting.**

**Carried as amended**

**6. Informational Items**

None

**7. New Business**

None

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## **8. Adjournment**

**Moved by Bill Hogg**

**Seconded by Terry Jones**

That the meeting be adjourned at 11:45 p.m.

**Carried**

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



**Town of Aurora  
Canada 150 Ad Hoc Committee  
Meeting Minutes**

**Date:** Tuesday, May 30, 2017

**Time and Location:** 6:30 p.m., Holland Room, Aurora Town Hall

**Committee Members:** Mayor Geoffrey Dawe (Chair), Ian Bryan, Art Hagopian, Kelly Mathews, and Ken Turriff

**Member(s) Absent:** Damian D'Aguiar

**Other Attendees:** Laura Sheardown, Financial Analyst, Cash Flow and Investment, Shelley Ware, Supervisor, Special Events, and Sarah Murray, Council/Committee Secretary

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The Chair called the meeting to order at 6:36 p.m.

**1. Approval of the Agenda**

**Moved by Ken Turriff  
Seconded by Kelly Mathews**

That the agenda as circulated by Legislative Services be approved.

**Carried**

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

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

**3. Receipt of the Minutes**

**Canada 150 Ad Hoc Committee Meeting Minutes of May 3, 2017**

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**Moved by Ian Bryan  
Seconded by Ken Turriff**

That the Canada 150 Ad Hoc Committee meeting minutes of May 3, 2017, be received for information.

**Carried**

#### **4. Delegations**

None

#### **5. Matters for Consideration**

- 1. Extract from Council Meeting of May 23, 2017  
Re: General Committee Report No. FS17-024 – Canada 150 Funding  
Reallocation**

Mayor Dawe advised that Council approved reallocation of the remaining funds at its last meeting.

**Moved by Ian Bryan  
Seconded by Kelly Mathews**

1. That the Extract from Council Meeting of May 23, 2017, regarding General Committee Report No. FS17-024 – Canada 150 Funding Reallocation, be received for information.

**Carried**

- 2. Canada 150 Marketing – Update and Discussion**

Staff provided an update on the various marketing efforts undertaken regarding the Canada 150, noting that promotional items such as pins, flags and waterless tattoos are being embraced by the community. Staff noted that efforts are being undertaken to keep track of the community partners making use of these items, for future planning purposes.

Staff advised that various streetlight posts throughout Aurora will be affixed with special Canada 150 banners prior to July 1, 2017, including the Library, and that these banners may be reused for future Town events.

**Moved by Art Hagopian  
Seconded by Ken Turriff**

1. That the Canada 150 Marketing – Update and Discussion be received and the comments of the Committee be referred to staff for consideration.

**Carried**

**3. Pow Wow – Update and Discussion**

Staff provided an update regarding the Pow Wow event and noted that Chief Stacey LaForme of the Mississaugas of the New Credit First Nation will be a part of the ceremonies. Staff also mentioned that there will be volunteer positions available to all levels of experience and that Town volunteers will be identifiable by a white lanyard.

Staff advised that a post-event survey will be circulated seeking feedback, which will assist in demonstrating to the Canada 150 funding groups that grant deliverables were met.

**Moved by Art Hagopian  
Seconded by Kelly Mathews**

1. That the Pow Wow – Update and Discussion be received and the comments of the Committee be referred to staff for consideration.

**Carried**

**4. Great Canadian Songbook on Vinyl, Canada 150 Mosaic, New Beginnings – Update and Discussion**

Staff advised that the Great Canadian Songbook on Vinyl event is moving ahead and will take place on July 22, 2017, and noted that the Town's Corporate Communications department is working to promote the event.

Staff advised that planning for the Canada 150 Mosaic is in progress, and a location to display the Mosaic has yet to be determined; however, the intent is to keep it indoors to avoid any weather-related damage. The Mosaic's completed size will be approximately eight feet by twelve feet.

Staff also provided an update on the New Beginnings event.

**Moved by Ian Bryan  
Seconded by Ken Turriff**

1. That the Great Canadian Songbook on Vinyl, Canada 150 Mosaic, New Beginnings – Update and Discussion be received and the comments of the Committee be referred to staff for consideration.

**Carried**

**5. Other Canada 150 Initiatives – Update and Discussion**

Staff updated the Committee on the other events taking place over the course of the year including Concerts in the Park, noting that the full line-up of performances will be posted on the Town's website.

Staff noted that a new Mobile Escape Room experience will be unveiled this year.

Staff advised that two initiatives proposed by delegates are being pursued: the first being to repurpose a stage backdrop of the Parliament buildings; and the second being the construction of a large maple leaf faced with hockey sticks. Staff noted that the Aurora Seniors' Centre is agreeable to constructing the frame, and the Aurora hockey teams have agreed to complete the facing with hockey sticks.

**Moved by Ian Bryan  
Seconded by Ken Turriff**

1. That the Other Canada 150 Initiatives – Update and Discussion be received and the comments of the Committee be referred to staff for consideration.

**Carried**

**6. Informational Items**

None

## **7. New Business**

Ken Turriff reminded the Committee that Activate Aurora was holding the Town's first ever Open Streets event to coincide with the 22<sup>nd</sup> Aurora Chamber Street Festival which is scheduled on June 4, 2017, on Yonge Street between Wellington Street and Murray Drive from 11 a.m. to 5 p.m. He noted that both events will occur rain or shine and Activate Aurora will feature porch music, 3 on 3 basketball, pickle ball and pop-up activities such as yoga.

## **8. Adjournment**

**Moved by Art Hagopian**  
**Seconded by Kelly Mathews**

That the meeting be adjourned at 7:35 p.m.

**Carried**

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

**Schedule "A"**

**CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION SUB-2016-02  
Ballymore Building (South Aurora) Corp. (the "Owner")  
14452 Yonge Street, legally described as Part Lot 75, Con. 1 King, designated  
as Parts 1, 2 and 9 on Plan 65R-36121; S/T & T/W R360801 (the "Lands")**

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

Planning and Building Services: Planning Division Conditions

1. Approval of the final Plan shall relate to the Draft Plan of Subdivision Application SUB-2016-02 prepared by Malone Given Parsons Ltd. dated February 27, 2017 with respect to the creation of forty (40) parcels of tied land (the "Draft Plan") and the related Common Elements Draft Plan of Condominium Application CDM-2016-04 with respect to the creation of a condominium road on the Lands (the "Condo Plan").
2. The Draft Plan and associated conditions of Draft Plan approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from studies required as a condition of draft approval. Further, minor redline revisions to the Draft Plan may be required to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this Draft Plan.
3. Prior to registration of the Plan, the Lands shall be appropriately zoned by a zoning by-law that has come into effect in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended (the "*Planning Act*").
4. The Owner shall, prior to registration of the Plan, enter into and execute agreement(s) with The Corporation of the Town of Aurora, including but not limited to an agreement for a common elements condominium subdivision development, agreeing to satisfy all conditions, legal, financial (including fees and securities) and otherwise of the Town (the "Subdivision Agreement"). The Subdivision Agreement and related documents shall be registered on title against the Lands, as provided for in the *Planning Act*, and the *Condominium Act*, 1998, S.O. 1998, c. 19, s. 9 (2), as amended, at the sole expense of the Owner.
5. Prior to registration of the Plan, the Owner shall prepare a Green Building and Development report for the development of the Lands related to Environmental Protection, Energy Efficiency, Solar Gain, Energy Technologies, Water Conservation, Green Materials and Waste Reduction, Reduction of Noise Pollution, Indoor Air Quality and Residential Information/Education Package, all to the satisfaction of the Town's Director of Planning



and Building Services. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement any and all recommendations of this report to the satisfaction of the Town.

6. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement any and all recommendations of the Natural Heritage Evaluation prepared by Beacon Environmental dated June 2016, as amended.
7. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement any and all recommendations of the Architectural and Urban Design Guidelines prepared by John G Williams dated April 11, 2015, as amended, for the design and construction of all buildings, walkways, landscaping and all other elements within the Draft Plan. Strict compliance with the Urban Design Guidelines shall be undertaken by the Owner unless otherwise approved by the Town's Director of Planning and Building Services.
8. A clause shall be added to the Subdivision Agreement stating that the Owner shall satisfy any technical review comments provided by the Town's Peer Review consultants to the satisfaction of the Director of Planning and Building Services.
9. A clause shall be added to the Subdivision Agreement stating that prior to registration of the Plan, the Owner shall provide the Town with evidence that the Owner has entered into a landowner's agreement for the sharing of costs of providing servicing to the Lands with the owners of the abutting lands to the south to be developed in accordance with Draft Plan of Subdivision Application File No. SUB-2012-03 (BG Properties).

Legal Services Division Conditions

10. Prior to the execution of the Subdivision Agreement, the Owner shall provide a Solicitor's Title Opinion for the Lands.
11. A clause shall be added to the Subdivision Agreement stating that, immediately following registration of the Plan, the Owner shall grant, convey and dedicate the following property interests in the Lands at no cost and free of all encumbrances to the Town to the satisfaction of the Town Solicitor:
  - all 0.3 m reserves, as may be required;
  - all lands required for municipal purposes, as may be required; and,
  - all easements required for municipal purposes, as may be required.
12. A clause shall be added to the Subdivision Agreement stating that, immediately following the registration of the Plan, the Owner shall consent to the registration by the Town of the Subdivision Agreement, and any ancillary

agreements as necessary, in priority of all encumbrances to the Town to the satisfaction of the Town Solicitor and to pay to the Town its associated fees for the preparation and registration of same.

13. A clause shall be added to the Subdivision Agreement stating that, immediately following the registration of the Plan, the Owner shall register at its sole expense, an Application to Annex Restrictive Covenants S. 118 which restricts the transfer of the lots on the Plan without the consent of the Town to the satisfaction of the Town Solicitor at the sole cost of the Owner. The Town's consent to the Owner's registration of the deletion of the Restrictive Covenant at the Owner's sole cost shall be provided by the Town immediately after the registration of the Condo Plan.
14. A clause shall be added to the Subdivision Agreement stating that the Owner shall satisfy any cash-in-lieu of parkland requirements to the satisfaction of the Town Solicitor in accordance with: a) the Town's By-law Number 4291-01.F, as amended or successor thereto and applicable policies; and b) any related Parkland Agreements imposed by the Town.

#### Infrastructure and Environmental Services Conditions

##### Private Wells:

15. A clause shall be added in the Subdivision Agreement stating that the Owner shall take groundwater samples from such private wells on the Draft Plan as determined by the Town and shall analyze same for general chemistry.
16. A clause shall be added in the Subdivision Agreement stating that prior to the registration of the Plan, the Owner shall provide the Town with a survey of nearby private wells on lands external to the Draft Plan, including information on water quality and quantity. Water sampling and analysis on external lands shall be completed at selected wells where existing water quality concerns are suspected upon obtaining legal access from external land owners.
17. A clause shall be added in the Subdivision Agreement stating that the Owner shall provide confirmation that there will be no future ground source heat pump installations involving wells associated with the Draft Plan and that all existing private wells on the Draft Plan will be located and properly abandoned.
18. A clause shall be added to the Subdivision Agreement stating that the Owner shall properly abandon and plug any unused wells on the Draft Plan in accordance with Ontario Water Resources Act, R.S.O.1990, c. O.40, and R.R.O. 1990, Reg. 903.

Stormwater Management:

19. Prior to the registration of the Plan, the Owner shall agree to submit a detailed Stormwater Management Report to the satisfaction of the Town to substantiate that the Lands meet the current stormwater quantity and quality requirements in accordance with the latest Ministry of the Environment and Climate Change and Lake Simcoe Region Conservation Authority guidelines and the Town's Infrastructure and Environmental Services Department Policy #68 (Stormwater Management Pond and Pond Block Design, Safety and Maintenance) and master plan. The Owner shall also provide a separate operations and maintenance manual quantifying the frequency of inspections and maintenance requirements and costs for individual items and areas of the stormwater management system to the satisfaction of the Town.
20. A clause shall be added to the Subdivision Agreement stating that the Owner shall carry out or cause to be carried out the recommendations contained in the Functional Servicing Report prepared by Sabourin Kimble Engineering Limited dated June, 2016 and revised April, 2017, as amended to the satisfaction of the Town's Director of Infrastructure and Environmental Services.
21. Prior to registration of the Plan, the Owner shall prepare and submit a report to the satisfaction of the Town which establishes protocols for any on-site quality and quantity control design requirements and which includes maintenance recommendations for Storm Water Management Block 43 on the Draft Plan.

Roads and Services:

22. A clause shall be added to the Subdivision Agreement stating that an easement over a portion of Open Space Block 42 on the Draft Plan shall be registered on title to the satisfaction of the Director of Infrastructure and Environmental Services for the purpose of establishing temporary access to Block 45 on the Draft Plan until such time as an alternative access to Block 45 on the Draft Plan is registered on title and the temporary easement in favour of the Town for future road purposes registered on title as Instrument No. YR2215940 has been transferred, released and abandoned.
23. Prior to registration of the Plan, the Owner shall prepare and submit detailed engineering design drawings and reports for the layout and construction of roads and services (i.e. water, storm and sanitary) in accordance with the Town of Aurora Infrastructure and Environmental Services Design Criteria Manual to the satisfaction of the Town's Director of Infrastructure and Environmental Services.

24. Prior to registration of the Plan, the Owner shall provide detailed engineering drawings which will include but not limited to grading control plans (including any retaining walls and details), plan and profile drawings of all underground and above ground services (including those external to the lands), general plans (notes, above and below ground), drainage plans, composite utility plans (to include above and below ground utilities, services, driveways and boulevard tree locations etc), stormwater management plans, detail plans, erosion and sediment control plans, illumination and signalization plans, sewage pumping station and forcemain etc. to the satisfaction of the Town's Director of Infrastructure and Environmental Services. The drawings shall include the details of related works on external lands, where applicable. Any proposed final grading shall eliminate retaining walls, unless approved otherwise by the Director of Infrastructure and Environmental Services. Construction details and notes, material descriptions, location and dimensions including top and bottom of wall elevations, heights and length of all retaining walls approved by the Director of Infrastructure and Environmental Services shall be provided in the detailed engineering plans. The approved retaining walls shall include drainage systems with positive outlets, shall not permit surface drainage to drain over the top of wall and when there is the option shall be located on private property instead of public property.
25. Prior to registration of the Plan, the Owner shall submit a capacity study of the Town's water distribution system to the Lands in order to determine that the proposed development can be adequately serviced to the satisfaction of the Town.
26. Prior to registration of the Plan, the Owner shall submit plans acceptable to the Town, detailing any phasing of construction and development, together with the means by which construction access to the site will be gained during any construction or phasing. Should phasing be necessary or requested, the Owner shall agree in the Subdivision Agreement to comply with the phasing plan and make all builders aware of the phasing plan.
27. A clause shall be added in the Subdivision Agreement stating that some of the works to be constructed within the Draft Plan may provide infrastructure to service additional lands external to the Draft Plan. The Owner shall proceed with the construction of these works and grant any easements over the Lands to the adjacent landowners requiring servicing through or connections to or road access over the Lands notwithstanding the following:
  - a) any acknowledgement whatsoever by the Town or third parties potentially benefiting as to the extent of any recoveries due (if any) to the Owner for the oversizing of these services;

- b) the Town shall use its reasonable and best efforts to obtain a fair and equitable contribution towards the cost of the works from the other Owners benefiting from the construction of the works; and
  - c) the Town shall be expressly relieved of any obligation to collect or endeavor to collect recoveries for any oversizing or provide further credits pursuant to the *Development Charges Act, 1997*, S.O. 1997, c.27, as amended, unless and until an agreement between potentially benefiting owners is finalized, which enumerates the extent of the recoveries (if any).
28. At the time of second submission of detailed engineering drawings, the Owner shall pay engineering fees to the Town in an amount of 1% of the estimated cost of the all the works necessary for the construction of the servicing including all grading, drainage and infrastructure works etc., as estimated by the consultant for the project. Upon execution of the Subdivision Agreement, the Owner shall pay an additional fee to a total fee of 6% in accordance with the Town's Fees and Services By-Law 5900-16, as amended, of the estimated cost of all work to the satisfaction of the Town's Director of Infrastructure and Environmental Services.
29. A clause shall be added to the Subdivision Agreement stating that the Owner shall, prior to registration, provide servicing securities to the Town, in a form acceptable to the Town's Director of Financial Services and in such amount as approved by the Town's Director of Infrastructure and Environmental Services.
30. A clause shall be added to the Subdivision Agreement stating that the Owner shall construct or pay for the construction of roads, bicycle lanes, curbs, gutters, sidewalks (in accordance with applicable Town policy), underground and above ground services, street lights and illumination, street signs, utilities, storm water management facilities, etc., and any and all other works necessary for the development and servicing of the Lands to the satisfaction of the Town's Director of Infrastructure and Environmental Services.
31. A clause shall be added to the Subdivision Agreement stating that adequate sanitary sewer capacity and water supply is required to be allocated by the Town prior to the release of the Plan for registration.
32. Prior to undertaking any grading on the Lands, and in connection with the Town's issuance of a Topsoil Removal Permit (if required), the Owner shall submit a Lot Grading and Erosion Control Plan for any grading within the Draft Plan for approval by the Town and the Lake Simcoe Region Conservation Authority that shall include a Certificate of Decommissioning for any well(s) and septic systems and proposed methods for:
- a) erosion and sediment control prior to and during construction including the extent of grading/filling, the access location and erosion control

detail, the location of spoil pile storage and the location and nature of sediment control works; and

- b) progressive stripping and grading to ensure minimum duration of exposed soil areas to the extent practical.
33. Prior to the registration of the Plan, the Owner shall have an Environmental Site Assessment completed in accordance with the *Environmental Protection Act*, R.S.O. 1990, c. E.19, O. Reg. 153/04 and O. Reg. 511/95, all as amended, undertaken by a qualified person registered to ensure that the Lands are suitable for the proposed use. If in the opinion of the qualified person, the Environmental Site Assessment indicates the Lands may not be suitable for the proposed uses, the qualified person shall so advise the Ministry of the Environment and Climate Change and the Town. Prior to registration of the Plan, the Owner shall do further investigative studies and do all work required to make the Lands suitable for the proposed use.
34. A clause shall be added to the Subdivision Agreement stating for any land to be conveyed to the Town including roads, storm water management facilities, open space, parks, (ravines and buffer areas/natural heritage system etc.), the Owner shall undertake an environmental audit (under *Environmental Protection Act*, regulation O. Reg. 153/04) and shall obtain any further investigative studies as necessary to complete all required works to clean the said lands of soil contamination to make the lands suitable for the proposed uses.
35. A clause shall be added to the Subdivision Agreement stating that the Owner shall grant the required easements to the appropriate authority for public utilities, drainage purposes, or turning circles, or any other services as deemed necessary. Any off-site easements and works necessary to connect watermains, storm sewers and sanitary sewers to outfall trunks and storm water management facilities on external lands shall be satisfactory to and granted to the appropriate authorities. No works off site or connections to existing infrastructure may be undertaken prior to execution of the Subdivision Agreement.
36. Prior to registration, the Owner shall submit a geotechnical report for review and approval by the Town, which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal services construction, to the satisfaction of the Chief Building Official and Director of Infrastructure and Environmental Services.
37. A clause shall be added to the Subdivision Agreement stating that the Owner shall design, pay for, construct, and install all traffic control devices (including temporary pavement markings) as specified in the approved Internal Traffic

Study and as set out in the Letter of Reliance from Cole Engineering dated May 2, 2016, as amended, prior to the occupancy of any building, to the satisfaction of the Town.

38. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide sanitary sewer, storm sewer and manhole inspection testing and acceptance in accordance with the policies of the Town and requirements of the Director of Infrastructure and Environmental Services. The Owner shall retain, at the Owner's sole expense, a qualified company acceptable to the Town to provide a video (CCTV) inspection of all sanitary and storm sewers and to prepare a letter report of the findings and conclusions prior to occupancy. The company's report shall summarize and identify sewer pipe material used in accordance with the Town's and Region of York's specifications as well as any deleterious materials to be cleaned, settlements, or deflections with qualified justification provided which are stamped by a Professional Engineer registered in the Province of Ontario for possible deviation from Region of York, Town and OPS standards and specifications with recommendations to mitigate construction impacts, if any. If, as a result of carrying out the video (CCTV) inspection, modifications or rectifications are required, the Owner shall, at its sole expense and prior to the Town's final release of securities, provide for such modifications or rectifications as required through such means as agreed to by the Town until such CCTV inspection and rectifications, if any, are completed to the satisfaction of the Director of Infrastructure and Environmental Services.
39. A clause shall be added to the Subdivision Agreement stating that the Owner shall prepare and submit an overall utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (ongrade, below-grade or above-grade, including on-site drainage facilities and streetscaping) to the satisfaction of the Town. The plan shall consider the requirements of those utility providers (including natural gas, hydro, and telecommunications service providers) that will conduct works within the Lands and the respective standards and specification manuals, where applicable, of the utility providers.
40. A clause shall be added to the Subdivision Agreement stating that natural gas, telecommunication service providers and cable television services, including other street hardware, where possible, shall be constructed underground within the road allowances or other appropriate easements to the satisfaction of the Town.

Noise Wall:

41. A clause shall be added to the Subdivision Agreement stating that the Owner shall be responsible to construct, install, maintain, inspect, alter, remove and

reconstruct a noise attenuation wall on a portion of Block 41 on the Draft Plan to the satisfaction of the Director of Infrastructure and Environmental Services.

Parks, Recreation and Cultural Services Conditions

Environmental Protection:

42. A clause shall be added to the Subdivision Agreement stating that the Owner shall convey Block 44, on the Draft Plan to the Town for environmental protection purposes, at no charge and free of all encumbrances, to the satisfaction of the Director of Parks, Recreation and Cultural Services.
43. A clause shall be added to the Subdivision Agreement stating that the Owner shall, in regard to Environmental Protection Block 44 on the Draft Plan;
  - a) not disturb or otherwise use any portion of Block 44 for the storage of topsoil or fill materials;
  - b) not encroach into Block 44 without prior written approval of the Director of Parks, Recreation and Cultural Services;
  - c) install on-site temporary Paige wire protection fencing along the boundaries of Block 44 prior to any adjacent development disturbance, and maintain in place the temporary fencing for the duration of development construction;
  - d) include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of Lots 15 to 25 inclusive on the Draft Plan, advising that fence gates and/or other means of access will not be permitted to access Block 44 from residential properties.
  - e) restore and re-vegetate any proposed disturbance or grading activities within Block 44 with extensive plantings using native species compatible with the surrounding environment.
  - f) include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of Lots 15 to 25 inclusive on the Draft Plan advising that Block 44 are is intended for conservation and naturalization and portions may be used for a public trail system and trail amenities. Block 44 is to remain as much as possible in its natural state and the Town of Aurora will not be responsible for any related inconvenience or nuisance which may present itself.



Open Space:

44. A clause shall be added to the Subdivision Agreement stating that the Owner shall convey Block 42 on the Draft Plan to the Town for open space purposes, at no charge and free of all encumbrances to the satisfaction of the Director of Parks, Recreation and Cultural Services.
45. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide design plans for a multi-use trail, lighting and landscaping in Block 42 on the Draft Plan in accordance with the Urban Design Guidelines of the Yonge Street South Secondary Plan dated February 18, 2004, as amended.

Trails:

46. A clause shall be added to the Subdivision Agreement stating that the Owner shall grant a permanent easement to the Town for trail purposes over such portion of Block 41 to be defined on a reference plan submitted by the Owner to the satisfaction of the Director of Parks, Recreation and Cultural Services, at the sole cost of the Owner.
47. The Owner shall submit a Trails Plan confirming the location of the trail system and identifying portions of the trails to be constructed by the Developer and by the Town (if any) to the satisfaction of the Director of Parks, Recreation and Cultural Services. A clause shall be added to the Subdivision Agreement stating that the Owner shall obtain written approval from Metrolinx permitting the trail within Block 41 on the Draft Plan, and shall carry out or cause to be carried out the works set out in the Trails Plan .
48. A clause shall be added to the Subdivision Agreement stating that the Owner shall identify the trail system on display plans within the Sales Office and include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of all lots and blocks adjacent to the trail system, advising of proximity of any trail systems as identified on the Trails Plan and of the potential for exposure to night lighting, pedestrian traffic, and noise that may occur on the trail system from time to time.

Vegetation Management:

49. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement a Vegetation Management Plan (the "VMP") to the satisfaction of the Director of Parks, Recreation and Cultural Services which shall be prepared by a consulting landscape architect in coordination with a certified arborist or registered professional forester, or other environmental specialist, as required, and shall include, but not be limited to, the following:

- a) a vegetation inventory & assessment identifying all vegetation greater than 50mm DBH for individual tree assessments and/or perimeter at canopy of woodlands, groups or stands or vegetation; identifying vegetation on adjacent property that may be impacted; and including inventory that identifies species, size and condition;
  - b) identification of all vegetation removals and identification of all protection measures including tree preservation zones for vegetation designated to be preserved; an at-grade impact assessment to support vegetation removals; and/or preservation measures;
  - c) an assessed value for all vegetation identified to be damaged or removed based on the Town's Tree Removal/Pruning & Compensation Policy;
  - d) provisions for compliance monitoring and protection/mitigation specifications and implementation of all arboricultural requirements for trees designated to be preserved during construction; and provisions for post construction performance monitoring and rehabilitation specifications;
  - e) compliance with the Town's minimum tree preservation standards;
  - f) a compensation planting plan providing plantings equal to or greater than the assessed value for all vegetation identified to be damaged or removed from the Lands, which compensation planting shall be completed in addition to the Town's minimum planting standards; and
  - g) coordination of naturalization and restoration plantings and vegetation related recommendations from the approved Environmental Impact Statement prepared by Beacon Environmental dated June 2016, as amended.
50. The Owner shall remove trees on the Lands in accordance with the Town's By-law Number 5850-16, as amended (the "Tree By-law). In the alternative, prior to registration, the Owner shall submit a tree removal plan to the Director of Parks, Recreation and Cultural Services and enter into an agreement regarding implementation of the tree removal plan.
51. Prior to the commencement of any demolition, topsoil removal, grading or construction activities on the Lands, the Owner shall construct temporary Paige post and wire protection fencing for all vegetation and natural areas to be preserved in accordance with the VMP. A clause shall be added to the Subdivision Agreement stating that the Owner shall maintain this fencing in

good condition for the duration of development on the Lands and provide signage panels on protection fencing identifying the purpose of the fencing and indicating no disturbance beyond the fence to the satisfaction of the Director of Parks, Recreation and Cultural Services.

Landscaping Requirements for Stormwater Management Facilities:

52. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide design plans and implement landscape works on site for the stormwater management facility Block 43 on the Draft Plan in accordance with the latest Ministry of the Environment and Climate Change stormwater management practices and in accordance with Town standards. Landscape works shall include the placement of minimum 300mm topsoil, terra-seeding of ground cover vegetation, and extensive naturalization plantings of the slopes and top of bank areas, to the satisfaction of the Director of Parks, Recreation and Cultural Services.

Fencing:

53. A clause shall be added in the Subdivision Agreement stating that the Owner shall install on site black vinyl chain link fencing to Town standards on the municipal side of the lot lines for all lots and blocks adjacent to Blocks 42 and 44 on the Draft Plan.
54. A clause shall be added in the Subdivision Agreement stating that the Owner shall include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of all lots or blocks adjacent to Blocks 42 and 44 on the Draft Plan, in a manner satisfactory to the Director of Parks, Recreation and Cultural Services, advising that fence gates and/or any other means of access will not be permitted to access municipal lands from residential properties.

General Landscaping Requirements:

55. Prior to registration of the Plan, the Owner shall provide landscape design plans and implement landscape works on the Lands for street tree planting on all road allowances within the Draft Plan in accordance with Town standards and to the satisfaction of the Director of Parks, Recreation and Cultural Services.
56. Prior to registration of the Plan, the Owner shall provide landscape design plans and implement landscape works on the Lands for all proposed fencing, landscape structures, entry features, buffer plantings or any other landscape features required by urban and architectural design guidelines or as required

- by Town standards, to the satisfaction of the Director of Parks, Recreation and Cultural Services.
57. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide consistent and continuous minimum 300mm depth topsoil for all areas associated with tree and shrub plantings within the Plan to the satisfaction of the Director of Parks, Recreation and Cultural Services. These areas shall include all boulevards designated for street tree plantings and storm water management facilities.
  58. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide the Town the right of first refusal of surplus topsoil at no cost to the Town and shall provide the Town with prior notification of topsoil removal from the Plan.
  59. A clause shall be added to the Subdivision Agreement stating that the Owner shall perform topsoil testing in accordance with Town standards by an approved agency to determine nutrient availability for all topsoil sources to be utilized within the Plan and that the Owner shall implement fertilizers and soil amendments in accordance with topsoil test recommendations, to the satisfaction of the Director of Parks, Recreation and Cultural Services.
  60. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all Offers or Purchase and Sale Agreements with purchasers of lots within the Plan, a notice clearly setting out the details of any fencing or urban design feature that is to be installed on the lot being purchased. Such notice shall clearly identify specifications relating to location, timing of installation, colour, materials, height and other design details of the fencing or urban design features.
  61. A clause shall be added to the Subdivision Agreement stating that the Owner shall, prior to registration, provide landscape securities to the Town, in a form acceptable to the Town's Director of Financial Services, and in the amount of one hundred percent (100%) of the estimated costs of the landscape works, to ensure performance and compliance of all landscape works, to the approval and satisfaction of the Director of Parks, Recreation and Cultural Services.
  62. A clause shall be added to the Subdivision Agreement stating that the Owner shall, prior to registration, pay landscape fees for the review of landscape plans and the administration of implementation of the landscape works, in a manner satisfactory to the Town, based on the percentage amount of estimated landscape works as set out in the Town's Fees and Services By-law 5900-16, as amended. The estimated cost of the landscape works shall be provided by the consulting landscape architect and approved by the Town.

Planning and Building Services: Building Division Conditions

63. The Owner shall, prior to registration of the Plan, submit a schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the lots, blocks and/or units within the Plan, to the satisfaction of the Chief Building Official.
64. The Owner shall, prior to registration, submit reference plans, engineering details, specifications and recommendations for any retaining walls to be constructed on the Lands for a which a building permit is required under the *Building Code Act*, 1992, S.O. 1992, c. 23, as amended, and O. Reg. 332/12 (Building Code), (the "*Building Code Act*"), indicating therein any restrictions such as setback limits for structures and landscaping to the satisfaction of the Director of Planning and Building Services and Director of Infrastructure and Environmental Services. If any restrictions are identified, a clause shall be added to the Subdivision Agreement stating that the Owner shall register Restrictive Covenants on title to the restricted lands to the satisfaction of the Town and that the Owner shall include in all Offers of Purchase and Sale Agreements for the restricted lots/blocks on the Plan, a notice advising prospective purchasers of the registration of Restrictive Covenants on title to their lands.
65. Prior to registration of the Plan, the Owner shall obtain a permit under the Building Code Act for the decommissioning of any septic system and shall submit a Consultant's Certificate upon completion of the decommissioning to the satisfaction of the Chief Building Official.
66. Prior to registration of the Plan, the Owner shall obtain a permit under the *Building Code Act* for the demolition of any buildings or structures prior to the demolition of said buildings or structures to the satisfaction of the Chief Building Official.

Noise Impact Study:

67. Prior to registration of the Plan, the Owner shall engage the services of a qualified noise consultant to complete a Noise Impact Study which assesses projected nuisances caused by noise or vibration within the development of the Lands to the satisfaction of the Chief Building Official. The Noise Impact Study shall demonstrate how noise and or vibration levels can be made to be acceptable in accordance with current Provincial standards and Town policies, and address the long-term functionality and maintenance of any recommended mitigation measures which are deemed appropriate and acceptable to the Town and the Region of York. The recommendations of the Noise Impact Study shall address the 55dBA limit on all lots and/or blocks on the Draft Plan. All attenuation measures and mitigating measures proposed for acoustical and

vibration purposes shall be approved by the Director of Infrastructure and Environmental Services, the Director of Parks, Recreation and Cultural Services, the Director of Planning and Building Services, and the York Region Transportation Services Department. Details of the noise, and, or vibration attenuation measures shall be clearly indicated on the detailed engineering plans and shall include location, elevations of top and bottom of wall and details of any berming and shall be approved by the Director of Infrastructure and Environmental Services.

68. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement the recommendations and measures of the approved Noise Impact Study including, but not limited to noise, and, or, vibration control measures, and warning clauses to the satisfaction of the Town, in consultation with the Region of York.
  
69. A clause shall be added to the Subdivision Agreement stating that prior to offering any lots or blocks on the Plan for sale, the Owner shall submit and obtain the written approval from the Director of Planning and Building Services with respect to the location of sales trailers and with respect to the display plans and other information to be used for sales and/or marketing purposes. Such information shall include the following:
  - a) the latest version of the approved Plan(s) or registered Plan(s), including any phasing;
  - b) the Draft Plan and adjacent lands including all sidewalks and walkways, community mail boxes, parks by type (including all recreational facilities to be provided), schools, churches, open space areas, environmental protection areas, stormwater management ponds, landscaping, entranceway features, noise attenuation measures (both internal and external to the dwelling unit), erosion control facilities, buffer areas, watercourses, and surrounding land uses;
  - c) a copy of the approved zoning by-law for the Lands together with a copy of the executed Subdivision Agreement (as soon as it is available); and,
  - d) a grade and utility composite plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of the Town.

The Owner shall further keep all of the above materials up-to-date, to reflect the most current approvals, and/or submissions regarding the Plan, and/or engineering design drawings, and other such matters as may be required by

the Town's Director of Planning and Building Services, Director of Infrastructure and Environmental Services and Chief Building Official.

Warning Clauses:

70. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all Offers of Purchase and Sale Agreements, the following warning clauses:

“PURCHASERS ARE ADVISED THAT THE DEVELOPER IS REQUIRED TO UNDERTAKE AND HAS BORNE THE SOLE COST OF THE FOLLOWING ITEMS:

- a) STREET TREES;
- b) CORNER LOT FENCING AS IDENTIFIED ON THE APPROVED ENGINEERING PLANS;
- c) REAR LOT FENCING AS IDENTIFIED ON THE APPROVED ENGINEERING PLANS;
- d) NOISE ATTENUATION FENCING AND BERMS AS IDENTIFIED IN THE APPROVED NOISE IMPACT STUDY AND THE APPROVED ENGINEERING PLANS;
- e) FENCING (IF REQUIRED) ALONG SCHOOL BLOCKS, PARK BLOCKS AND ENVIRONMENTAL PROTECTION LANDS AS IDENTIFIED ON THE APPROVED ENGINEERING PLANS;
- f) ENTRY FEATURES AND FENCING (IF REQUIRED) AS IDENTIFIED ON THE APPROVED LANDSCAPE PLANS.”

71. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all Offers of Purchase and Sale Agreements, the following warning clause:

“PURCHASERS ARE ADVISED THAT METROLINX PLANS TO EXPAND THE BARRIE RAIL CORRIDOR, INCLUDING BUT NOT LIMITED TO THE PROVISION OF A SECOND AND THIRD RAILWAY TRACK.”

York Region Conditions

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



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

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

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

79. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Community Planning and Development Services, Attention: Manager, Community Planning and Development Services, that includes the following drawings:

- Site Servicing & Grading Plans;
- Construction Access Design;
- Utility and underground services Location Plans;
- Erosion and Siltation Control Plans;
- Landscaping Plans, including tree preservation, relocation and removals;

80. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Community Planning and Development Services, Attention: Mrs. Eva Pulnicki, P.Eng.

81. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Community Planning and Development Services and illustrated on the Engineering Drawings.
82. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Community Planning and Development Services that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Community Planning and Development Services.
83. Prior to final approval, **the Owner shall agree** that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
  - a. **0.3** metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Yonge Street and adjacent to the above noted widening, and
84. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
85. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the

- Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.
86. The Owner shall also provide the Region's Community Planning and Development Services with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.
  87. The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.
  88. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Community Planning and Development Services, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
  89. The Owner shall agree in the Subdivision Agreement that direct access from Block 45 onto Yonge Street will require review and approval by York Region, once a development application for Block 45 is processed.
  90. The Owner shall agree in the Subdivision Agreement to enter into a reciprocal easement agreement to provide a vehicular interconnection with adjacent properties should lands be developed to the north and the south, where applicable and appropriate given environmental constraints. Applicable drawings clearly indicating the proposed location for the future interconnection shall be submitted to the Region evaluating feasible options should lands to the north and south develop.
  91. The Owner shall agree in the Subdivision Agreement that upon implementation of the proposed VIVA Yonge Street Transit way, full-moves access from Block 42 to Yonge Street will be restricted to a Right-in / Right-out movement access only.

92. The Owner shall agree in the Subdivision Agreement to provide direct shared pedestrian/cycling facilities and connections from the proposed development to local roads to support active transportation and public transit, where appropriate.
93. Prior to the approval, the Owner shall provide a Transportation Demand Management (TDM) Plan that addresses the following comments to the satisfaction of the Region:
  - A development concept that provides shared pedestrian/cycling facilities to local roads to support active transportation and public transit, where appropriate.
  - A TDM communication strategy, to assist the Region and the Town of Aurora to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards.
94. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Community Planning and Development Services, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
95. **The Owner shall agree in the Subdivision Agreement**, in wording satisfactory to Community Planning and Development Services that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
96. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Corporate Services Department, outlining all requirements of the Corporate Services Department.
97. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.

Lake Simcoe Region Conservation Authority Conditions

98. That this approval is applicable to the Draft Plan of Subdivision prepared by Malone Given Parsons Ltd. (May 17, 2016, Revised February 27, 2017) and may be subject to redline revision.
99. That prior to final plan approval and any major site alteration, any outstanding comments as provided by LSRCA (correspondence dated November 28, 2016, March 20, 2017 and April 26, 2017) shall be addressed to the satisfaction of the Lake Simcoe Region Conservation Authority.
100. That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority (LSRCA):
  - a. A detailed Stormwater Management Report in conformity with the designated stormwater management policies of the Lake Simcoe Protection Plan (LSPP) (DP-4.8 – 4.11) and the LSRCA Technical Guidelines for Stormwater Management;
  - b. A detailed Erosion/Sedimentation Control Plan;
  - c. A detailed Grading and Drainage Plan;
  - d. An updated Water Balance as per Designated Policies 4.8 and 6.40 of the LSPP;
  - e. A Phosphorous Budget in accordance with Designated Policy 4.8 of the LSPP;
  - f. A detailed Low Impact Development Evaluation demonstrating the means to maximize the use of Low Impact Development (LID) measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement (2014).
  - g. An Environmental Impact Study
  - h. A Tree Inventory and Assessment Report
101. That prior to final plan approval, the Floodplain analysis section of the Stormwater Management Report and 100 year and Regional floodplain delineation on all drawings to be revised/included as per the Floodplain Analysis for BG Properties (Aurora) Inc. Lands, where applicable.

102. That prior to final plan approval, a Drainage Analysis shall be prepared to the satisfaction of the LSRCA demonstrating that there is available downstream conveyance capacity for the proposed development and / or external storm drainage (minor and major system flow) will be achieved.
103. That prior to final plan approval, restoration plans for the buffer areas, offsetting areas and stormwater management pond shall be prepared to the satisfaction of the LSRCA.
104. That prior to final plan approval, a trails impact study shall be prepared to the satisfaction of the LSRCA.
105. That the owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and requirements contained within the plans and reports as approved by the LSRCA.
106. That the owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA.
107. That the owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place, including erosion and sediment control to address the protection of natural features, in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
108. That the owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
109. That the owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Town.
110. That prior to final plan approval, the Owner shall successfully amend the Zoning By-law to rezone the lands from Oak Ridges Moraine – Rural Residential (RU-ORM) Zone to Detached Dwelling Second Density Residential (R2-XX) Exception Zone, Major Open Space (O) Zone, Major Open Space (O-22) Exception Zone and Oak Ridges Moraine Environmental Protection (EP-ORM) Zone.
111. That prior to final plan approval, the Owner shall obtain a permit from the LSRCA for any development within an area subject to Ontario Regulation 179/06 under the Conservation Authorities Act.

112. That prior to final plan approval, the owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the Conservation Authorities Act.

Central York Fire Services Conditions

113. A clause shall be added to the Subdivision Agreement to ensure that prior to and during construction of buildings, a minimum or temporary street signage must be in place to assist emergency response and access for emergency vehicles shall be maintained at all times.
114. A clause shall be added to the Subdivision Agreement to ensure that prior to construction of buildings, all roads must be complete to a minimum base coat and be able to support emergency vehicles with site access acceptable to Central York Fire Services.
115. A clause shall be added to the Subdivision Agreement to ensure that prior to construction of buildings, water supply for firefighting, including hydrants must be installed and operational.
116. A clause shall be added to the Subdivision Agreement to ensure that prior to construction of buildings, a schedule of Firebreak lots/blocks is submitted to Central York Fire Services for approval. Builders/developers will not make applications for building permits for designated Firebreak lots/blocks without written release of firebreak designation from Central York Fire Services.
117. Plans shall include provisions for emergency vehicle access to be maintained at all times during construction.
118. Plans shall include provisions for secondary access.

Canada Post Conditions

119. The owner/developer agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser/renter that mail delivery will be from a designated Community Mailbox.
120. The owner/developer will be responsible for notifying the purchaser/renter of the exact Community Mailbox locations prior to the closing of any unit sale.
121. The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans.

122. The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
  - (a) An appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on any required walkway across the boulevard.
  - (b) Any required curb depressions for wheelchair access.
123. The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations.

### **Clearances**

124. The Town's Planning and Building Services: Planning Division shall advise that Conditions 1 to 9 and 70 to 71 both inclusive have been satisfied, stating briefly how each condition has been met.
125. The Town's Legal Services Division shall advise that Conditions 10 to 14 inclusive have been satisfied, stating briefly how each condition has been met.
126. The Town's Infrastructure and Environmental Services Department shall advise that Conditions 15 to 41, inclusive and 64, 67 and 69 have been satisfied, stating briefly how each condition has been met.
127. The Town's Financial Services Department shall advise that Conditions 29 and 61 have been satisfied, stating briefly how each condition has been met.
128. The Town's Parks, Recreation and Cultural Services Department shall advise that Conditions 42 to 62 inclusive and 67 have been satisfied, stating briefly how each condition has been met.
129. The Town's Planning and Building Services: Building Division shall advise that Conditions 36 and 63 to 79 inclusive have been satisfied, stating briefly how each condition has been met.
130. York Region shall advise that Conditions 67, 68 and 72 to 97 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
131. The Lake Simcoe Region Conservation Authority shall advise that Conditions 98 to 112 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



Ballymore Building (South Aurora) Corp. SUB-2016-02  
Conditions of Approval  
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132. Central York Fire Services shall advise that Conditions 113 to 118 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
  
133. Canada Post shall advise that Conditions 119 to 123 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

**Appendix “B”**

**CONDITIONS OF APPROVAL**

**Draft Plan of Common Elements Condominium  
Ballymore Building (South Aurora) Corp. (the “Owner”)  
14452 Yonge Street, legally described as Part Lot 75, Con. 1 King, designated as  
Parts 1, 2 and 9 on Plan 65R-36121; S/T & T/W R360801 (the “Lands”)**

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

- 1) Approval of the final Plan shall relate to the Common Elements Draft Plan of Condominium prepared by KRCMAR dated February 28, 2017 with respect to the creation of a condominium road on the Lands (the “Plan”) and the Draft Plan of Subdivision Application SUB-2016-02 with respect to the creation of forty (40) related parcels of tied land on the Lands.
- 2) The Plan and associated conditions of Draft Plan Approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from studies required as a condition of draft approval. Further, minor redline revisions to the Plan may be required to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to the Plan.
- 3) Prior to registration of the Plan, the Owner shall demonstrate compliance with the provisions of the Subdivision Agreement between the Owner and the Town entered into with respect to Draft Plan of Subdivision Application SUB-2016-02 to the satisfaction of the Director of Planning & Building Services.
- 4) Prior to registration of the Plan, the Owner shall submit to the Town for approval the Condominium Declaration and Description containing all the required provisions in accordance with the *Condominium Act, 1998* and any other provision as may be required by the Town (the “Declaration”). If requested by the Town, the Owner shall incorporate into the Declaration any right(s)-of-way and easements for vehicular access, including access for fire and emergency services, to the satisfaction of the Town. Together with the final version of the Declaration, the Owner shall provide a solicitor’s undertaking indicating that:
  - a. the Declaration provided to the Town is the final Declaration to be submitted for registration, subject only to changes requested by the Land Registrar;
  - b. the Town will be notified of any required changes prior to registration; and
  - c. immediately following registration of the Declaration, a copy will be provided to the Town.
- 5) Prior to registration of the Plan, the Owner shall submit to the Town for approval, the Condominium Plan pre-approved by the Registry Office.

**Additional Items to General Committee Meeting Agenda  
Tuesday, July 4, 2017**

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***Clearances***

- 6) The Town's Planning & Development Services Department shall advise that Conditions 1 to 3 inclusive have been satisfied, stating briefly how each condition has been met.
- 7) The Town's Legal Services Division shall advise that Conditions 4 and 5 have been satisfied, stating briefly how the condition has been met.



**Town of Aurora  
General Committee Report**

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**Subject: Summary of Committee Recommendations Report No. 2017-06**

**Prepared by: Samantha Yew, Deputy Town Clerk**

**Department: Corporate Services**

**Date: July 4, 2017**

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**Recommendation**

1. That Summary of Committee Recommendations Report No. 2017-05 be received; and
2. That the Committee recommendations contained within this report be approved.

**Trails and Active Transportation Committee Meeting Minutes of April 21, 2017**

**1. TATC17-001 – Atkinson Park Trail**

- (a) That, pending Council approval, the Atkinson Park Trail project be included in the 2018 Capital Budget for Council's consideration and approval.

**2. TATC17-002 – Highland Gate Trails**

- (a) That the recommendations and suggestions from the Trails and Active Transportation Committee be taken into consideration by staff and Council in the development of the final draft of the Highland Gate Trails Concept Plan, in accordance with the guidelines set out in Section 5.6 of the Town's Trails Master Plan respecting trail lighting; and
- (b) That the final draft of the Highland Gate Trails Concept Plan be brought to the Trails and Active Transportation Committee and the Accessibility Advisory Committee for consideration and comment, prior to submission to Council for final approval.

July 4, 2017  
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Committee Recommendations Report No. 2017-06

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**New Business Motion No. 1**

(a) That staff be directed to investigate the connectivity to Newmarket and the costs of completing the multi-use path between State Farm Way and St. John's Sideroad.

**2. HAC17-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest 32 Wells Street**

(a) That the property located at 32 Wells Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

(b) That future building elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

**Heritage Advisory Committee Meeting Minutes of May 8, 2017**

**1. HAC17-011 – Heritage Permit Application, 16 Maple Street, File: NE-HCD-HPA-17-09**

(a) That the demolition of the existing 47m<sup>2</sup> rear addition and existing accessory structure be approved; and

(b) That Heritage Permit Application NE-HCD-HPA-17-09 be approved to permit the construction of an 88m<sup>2</sup> rear addition and replace existing windows as per submitted plans.

**2. Heritage Permit Application, Proposed Accessory Structure, 66 Wellington Street East, File Number: IV-HPA-17-10**

(a) That Heritage Permit Application IV-HPA-17-10 be approved to permit the construction of a 34m<sup>2</sup> accessory structure.

July 4, 2017  
Page 3 of 3

Committee Recommendations Report No. 2017-06

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**Governance Review Ad Hoc Committee Meeting Minutes of May 9,  
2017**

**2. Report from Dr. Robert J. Williams, Consultant  
Re: Systems of Representation**

- a) That a review of the system of representation used by the Town of Aurora be postponed until the 2018-2022 term of Council due to the time restrictions in place, and;
- b) That, in order to have a productive, Town-wide, discussion of a review of the system of representation, this review be initiated early in the next term of Council.

**New Business Motion No. 1**

- (a) That in order to provide enough time to thoroughly complete its mandate, a Governance Review Ad Hoc Committee be established within the first 12 months of the 2018-2022 Council term.