

Modifications to the Town of Aurora Official Plan, 2024

Note: ~~Strikethrough~~ text denotes deleted text
Bold text denotes added text and/or format change

Section 1.1 Purpose of This Plan

1. A new “Section 1.1 - Context” is added and the following sections renumbered accordingly:

Section 1.1 - Context

The Town of Aurora is one of nine local municipalities in York Region. In 2021, the Region had 1.2 million residents and approximately 600,000 jobs and is anticipated to grow by 810,000 residents and 325,000 jobs by 2051 reaching a population of over 2.08 million and employment of 991,000.

Map of Municipalities within York Region



A Regional Structure sets out a planning framework to help manage this growth in an orderly sustainable way. This Regional structure outlined on Appendix C includes:

- Areas that provide the focus for growth and development including the Urban Area, Towns and Villages, and urban growth centres, strategic growth areas, and Major transit station areas (MTSAs) within a system of Regional Centres and Corridors; and
- A Regional Greenlands System and Agricultural System that protect and enhance the natural environment and agricultural land base, where urbanization cannot occur.

The policies of The Aurora OP reinforce the integrity, maintenance and enhancement of the regional structure ensuring infrastructure plans support growth, complete communities are realized, and agricultural and natural systems are maintained. The Aurora OP sets the direction for growth and development impacting how our communities grow and change now, and in years to come.

The Aurora OP provides for a comprehensive, strategic approach to growth management that aligns land use policy with regional and local infrastructure required to support growth while maintaining financial sustainability. This approach allows The Town of Aurora and York Region to leverage existing infrastructure investments, stage and phase new development and infrastructure, align investments with the ability to recover development charge collections and grow in a financially sustainable manner.

Section 3.1 Strategic Growth Areas

2. Section 3.1 is amended to include “are the preferred location for major office uses”, as follows:

"The Town's Strategic Growth Areas are the **preferred location for major office uses and focus for accommodating intensification and higher-density mixed uses....**"

Section 3.6 Agricultural System

3. Section 3.6 is amended to add "5.1" as follows:

"... All planning and development decisions for lands within this boundary must conform to the Rural Area policies of Section 5.1 and 5.3 of the York Region Official Plan,"

Section 4.2 Accommodating Growth Projections

4. Section 4.2 is amended to include new sub-section i) and the following sub-sections renumbered accordingly:

- i) **Settlement area boundary expansions may only occur at the time of a Municipal Comprehensive Review in accordance with all applicable Provincial Plans. Settlement area boundaries are not permitted to expand into Natural Core Areas or Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan.**

Section 7.4 General Built Form, Residential Use and Density Policies

5. Section 7.4.3 c) is deleted in its entirety and replaced with the following:

Additional dwelling units shall not be permitted in natural hazards or in areas rendered inaccessible to people and vehicles during times of flooding hazards or erosion hazards in accordance with the Provincial Policy Statement.

Section 9.2 The Aurora Promenade and Major Transit Station Area: General Policies

6. Section 9.2 is amended to add new policy section c) and renumber subsequent sections accordingly.

c) Within the Aurora GO Station Major Transit Station area new land uses and built form that would adversely affect the achievement of the minimum density targets in the Plan will be prohibited.

Section 9.7 Public and Private Realm Design

7. Section 9.7.2 d) is amended as follows:

"Development within and surrounding the MTSA" **shall be designed to:**

- a) "Prioritize multi-modal access and active transportation connections to the Aurora GO Station, as well as other transit routes".**
- b) Provide infrastructure to support active transportation, including sidewalks, bicycle lanes, and secure bicycle parking; and**
- c) Provide commuter pick-up/drop-off areas, where appropriate.**

Section 11.3 Employment Areas

8. Section 11.3.3 a) is amended to add a bullet point at the end of the section as follows:

- **Employment areas shall be flexible and adaptable and include street patterns and building design and siting that allow for redevelopment and intensification.**

Section 11.5 Business Park Designation

9. Section 11.5.2 a) xiv is amended as follows:
 "Child care facilities, **as an ancillary use**; and,

Section 12.2 The Greenlands System

10. Section 12.2 g) is amended as follows:

"Appendix A identifies the Landform Conservation Areas of the Oak Ridges Moraine, consisting of Category 1 Complex Landform and Category 2 Moderately Complex Landform. Within the Oak Ridges Moraine, applications for development or site alteration in a landform conservation area **identified in Appendix A**, shall be accompanied by "

Section 12.3 Environmental Protection Designation

11. Section 12.3.3 e) is amended as follows:
 "Development or site alteration is not permitted within the Environmental Protection designation, except in relation to the permitted uses and policies specified in this section **subject to meeting requirements of the applicable Provincial plans**. Notwithstanding the policies above, development or site alteration shall not be permitted within **significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest**, fish habitat and habitat of endangered species, threatened species, and species of special concern, except in accordance with provincial and federal requirements.

12. Section 12.3.3 is amended to add new sub-section w) as follows:

w) Significant woodlands be verified according to YROP policy 3.4.30 and 3.4.31.

Section 12.4 Other Environmental Features

13. Section 12.4.1 a) " is amended as follows:

"Development or site alteration on lands outside of the Environmental Protection, **Oak Ridges Moraine Natural Core or Oak Ridges Moraine Natural Linkage** designation containing key natural features or key hydrologic features identified through subsequent study, will be subject to the Environmental Protection designation permitted uses and policies."

14. Section 12.4.1 c) is amended as follows:

"An application for development or site alteration within 120 metres of the Environmental Protection, **Oak Ridges Moraine Natural Core or Oak Ridges Moraine Natural Linkage** designation, or a key natural heritage feature or key hydrologic feature identified on Schedule 'F' **and 'F1'**, shall be accompanied by an Environmental Impact Study meeting the following requirements:..."

15. Section 12.4.1 m) is amended as follows:

"An application to establish or expand a permitted recreational use shall **meet the criteria in Section 38 of the Oak Ridges Moraine Conservation Plan and** be accompanied by a Water Use Plan that demonstrates:"

16. Section 12.4.1 k) is amended as follows:

"In the case of development applications that result in any loss of trees, the developer shall compensate this loss on the development site or in another suitable location as determined by Council. Appropriate compensation shall be in accordance with the Town's Tree Removal and Compensation Policy **and policy 3.4.32 of the York Region Official Plan, where applicable.**"

17. Section 12.4.2 preamble is amended as follows:

Natural Hazard areas (such as floodplains, areas subject to erosion, unstable soils and wetlands) that have been delineated **and are regulated** by the appropriate Conservation Authority **under Section 28.1 of the Conservation Authorities Act** are included within the ~~regulations limits identified under Ontario Regulation 179/06 and 166/06~~. These areas are generally included in the Environmental Protection Designation on Schedule 'F', however in instances where natural hazards are not mapped, the regulation limits and text shall prevail.

18. Section 12.4.2.a) v. is amended by deleting bullet 1 and reordering the subsequent bullets as follows:

- ~~"That the building site be subject to less than one (1) metre of flooding and less than one metre per second of flow velocity in a regulatory storm event."~~
- That development obtain a permit from the appropriate Conservation Authority and occur in accordance with the Conservation Authority's Watershed Development Policies, as amended from time to time; and,
- That the building site have safe access to lands located above the regulatory flood elevation.

19. Section 12.4.2.a) viii. is amended to remove viii in its entirety

~~A topographic survey prepared by an Ontario Land Surveyor (OLS) and a floodplain impact analysis prepared by a Licensed Professional Engineer may be required for any development proposed within the floodplain.~~

20. Section 12.4.2.a) ix. is amended as follows:

"Within the Humber and Rouge Watersheds, development shall **be obtain all necessary permits** in accordance with the Toronto **and** Region Conservation Authority (TRCA) ~~Regulation 166/06 and applicable TRCA regulation, under the Conservation Authorities Act and applicable TRCA~~ policy and procedural requirements, to the satisfaction of the Town and the TRCA.

21. Section 12.4.2. is amended by relocating 12.4.2.b) iv. to new policy 12.4.2.a) xi.

Section 12.5 Oak Ridges Moraine Natural Core Area

22. Section 12.5.1 b) is amended to add "**agricultural uses**" as a permitted use in the Oak Ridges Moraine Natural Core Area.

Section 12.7 Oak Ridges Moraine Countryside Area

23. Section 12.7.1 b) xv is amended to delete (5), as follows:

xv. "small-scale commercial, industrial and institutional uses (in accordance with Section 40(5) of the Oak Ridges Moraine Conservation Plan); and,"

Section 12.8 Water Resource System and Aquifer Vulnerability

24. Section 12.8 h) is amended as follows:

... "shall be accompanied by a Contaminant Management Plan, ~~as deemed necessary by the Town~~ **as deemed necessary by the Region**.

Section 16.5 Wellhead Protection Areas

25. Policy 16.5.1 e) is amended as follows:

"...use of materials detailed in Section d) above, **a Risk Management Plan** or Source Water Impact and Assessment Mitigation Plan (SWIAMP) may be required."

Section 19.0 Glossary

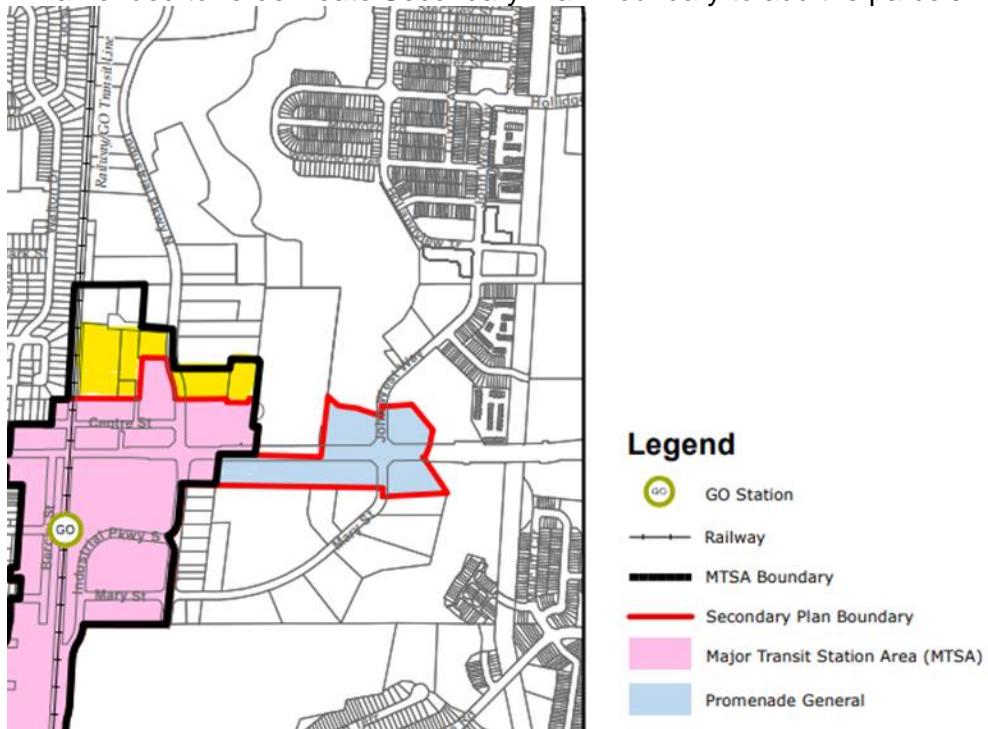
26. Glossary section be amended to add or modify definitions for the following terms/phrases using the definition from the 2022 YROP, and these terms/phrases be **bolded** throughout the Aurora Official Plan accordingly:

- Ecologically Significant Groundwater Recharge Area
- Environmental Impact Study
- Habitat of Endangered Species and Threatened Species
- Highly Vulnerable Aquifer (HVA)
- Key Hydrologic Areas
- Major Transit Station Area
- Major Recreational Use
- Negative Impact(s)
- On-Farm Diversified Uses
- Rural Area
- Significant Archaeological Resources
- Significant Drinking Water Threat
- Significant Groundwater Recharge Area
- Significant Surface Water Contribution Areas
- Source Water Impact Assessment and Mitigation Plan
- Tallgrass Prairies
- Urban Agriculture
- Water Resource System

Schedules and Appendices

27. The Schedules and Appendices are amended generally to correct or update symbology, labelling, include missing information, and as a result of the modifications to the text of the Plan. Notable changes are described below.

- i. Schedule A - Town Structure legend is amended to add /Rural after "Agriculture System".
- ii. Schedule B - Land Use Plan Legend is amended to add /Rural after "Oak Ridges Moraine Natural Core Area" and "Oak Ridges Moraine Countryside Area".
- iii. Schedule B - Land Use Plan Mapping is amended to modify "Environmental Protection" Designation "Residential" Designation, as reflected in revised Schedule B, Attachment 1.
- iv. Schedules that show The Aurora Promenade and Major Transit Station Area are amended to re-delineate Secondary Plan Boundary to add the parcels in yellow



- v. Schedule F1 title is amended as follows: Environmental Designation and Features On ORM (See OPA 48).
- vi. Schedule "F1"- Environmental Designations on ORM is amended with best available information available from the TRCA to show all Highly Vulnerable Aquifers.
- vii. Schedule G title is amended as follows: "Conservation Authority Regulated Area"
- viii. Appendix "A" Landform Conservation Areas is amended to add watercourse and waterbody mapping consistent with the York Region Official Plan (2022) Map 4 - Key Hydrological Features.
- ix. Appendix "B" Subwatershed Areas is amended to add watercourse and waterbody mapping consistent with the York Region Official Plan (2022) Map 4 - Key Hydrological Features
- x. A new Appendix "C" - Regional Structure is added that shows Map 1 – Regional Structure from YROP 2022, in it's entirety.

Minor Modifications

28. The following modifications are minor in nature, including editorial changes, minor wording additions or changes, updated policy numbering and policy references.

- i. Section 2.1 is amended to remove “2” at the end of paragraph 2 as follows:
“A sustainable approach to managing growth to 2051 that integrates land use planning with infrastructure and financial planning while protecting the Natural and Agricultural system. 2.”
- ii. Section Title of 3.1.1 is amended to add the following text as follows:
“Aurora Promenade and **Aurora GO Station** Major Transit Station Area”
- iii. Section 11.3.2 b) is amended to re-letter the sub-policy as follows:
c) “The conversion of lands within Regionally identified employment lands...”
- iv. Sections 11.4 to 11.10 (pages 110-112) is amended to correct section policy numbering and to eliminate multiple sections labelled 11.8
- v. Policy 15.6.3 d) is amended as follows:
“The Town shall explore and implement a Smart Commute program, High Occupancy Vehicle Lanes, Transit Priority Lanes, a Commuter Parking Management Strategy, and other strategies set out in the Region’s **Transportation Master Plan**.”
- vi. Section 6.7 a) ii is amended as follows:
“High quality public and private sanitary sewer systems and their maintenance in accordance with requirements of the Ministry of the Environment, Conservation and Parks, Ministry of Natural Resources **and Forestry, Conservation Authorities, where applicable**, and York Region;”
- vii. Section 12.3.3 f) is amended as follows:
“....and fish habitat as ~~and areas~~ identified in policies ...”
- viii. Section 17.2 c) last sentence is amended as follows:
“Environmental Impact Studies shall be approved by Council, in consultation with the Conservation Authority, **where applicable** and any other agency having jurisdiction.”
- ix. Section 21.5.1 b) Sentence 4 is amended as follows:
“...the approval of the Town of Aurora in consultation with the Ministry of Natural Resources **and Forestry** and the Lake Simcoe Region Conservation Authority, **where applicable**.”
- x. Glossary section be amended to modify the definition of ‘Significant Woodlands’ as follows:
“Woodlands which meet any one of the criteria in policy ~~3.4.2.6~~ **3.4.30** of the York Region Official Plan, except those excluded by policy ~~3.4.2.7~~ **3.4.31 of the York Region Official Plan of this Plan**.”