
PLANNING JUSTIFICATION REPORT

Application for Official Plan and Zoning By-law Amendment

161 Heathwood Heights Drive

Town of Aurora

Prepared for:

1000679027 Ontario Inc.



May 2025

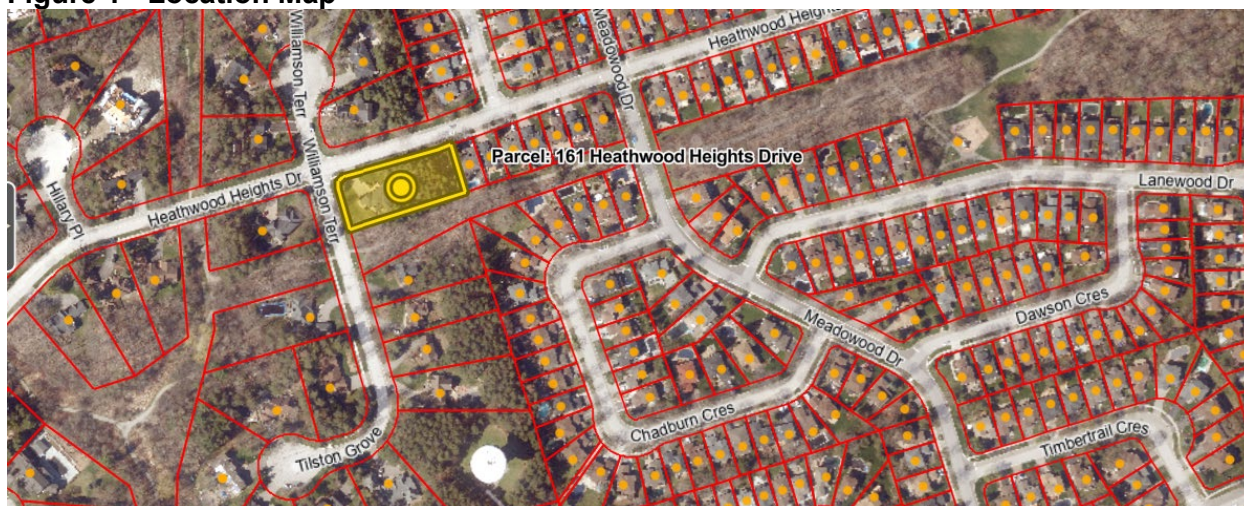
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1 Background

Macaulay Shiomi Howson Ltd. (MSH) has been retained by 1000679027 Ontario Inc. (“the Owner” or “Applicant”), registered owner of a parcel of land municipally known as 161 Heathwood Heights Drive in the Town of Aurora (herein referred to as the “subject site” or “subject lands”), to assist in obtaining municipal approvals for an Official Plan and Zoning By-law Amendment to facilitate a proposed severance of a residential lot into five (5) parcels. The general location of the subject site is shown on **Figure 1**.

Figure 1 - Location Map



Source: York Maps

This report provides a brief description of the subject site, surrounding land uses, intended future use, and a comprehensive overview of the current provincial, regional, and local land use policies associated with the subject site including a discussion demonstrating how the proposed development complies with these policies, and a rationale as to why the proposed development is appropriate for this location.

Along with this Planning Justification Report, the following plans and reports are submitted in support of the applications:

- Site Plan/Detailed Severance Plan indicating schedule of lots and blocks indicating areas and frontages
- Floor Plans
- Conceptual Elevations
- Streetscape plan (Landscape Plan)
- Environmental Impact Assessment
- Geotechnical Investigation
- Hydrogeological Study
- Tree Inventory and Preservation Plan
- Functional Servicing Report and Stormwater Management Plan
- Survey

These reports and plans have, to the extent warranted, been utilized as supporting input into the planning analysis undertaken and rationale provided in this report.

1.1 Overview, Context and Surrounding Uses

In May 2024, the Owner submitted a pre-consultation meeting request to the Town of Aurora to discuss the proposed subdivision of 161 Heathwood Heights Drive into five (5) parcels and determine the required development applications and supporting materials required for a complete application. A pre-consultation meeting (PRE-2024-17) was held on May 13, 2024, with Town Staff and relevant commenting agencies where it was determined that amendments to the Town's Official Plan and Zoning By-law are required to facilitate the proposed subdivision of land.

This Planning Justification Report has been prepared as part of the required materials in support of the proposed development. A future application for Consent to Sever will also be submitted at a future date. Further details on the Pre-consultation meeting are outlined in section 2.2 of this report.

The subject site is located in northwest Aurora, south of St. John's Sideroad and east of Bathurst Street, and is legally described as follows:

Lot 22, Registered Plan 65M-2431

The subject site is approximately 0.256 hectares (0.632 acres) in area and is a corner lot bounded by Tilston Grove to the west and Heathwood Heights Drive to the north. It currently contains a single detached dwelling with a double car garage, fronting onto Heathwood Heights Drive.

Surrounding uses include the following:

- North:** Heathwood Heights Drive and single-detached dwellings
- South:** A walking trail with single-detached dwellings further south
- West:** Tilston Grove and single detached dwellings
- East:** Single detached dwellings with 15m frontages and 0.049 ha lots (similar to the proposed dwellings)

The topography varies across the subject lands with a mild grade present. The land is generally higher along Heathwood Heights Drive with a short slope descending to the rest of the subject site followed by a very mild grade from north to south. A number of mature trees are present on the subject lands and the property is bounded by significant woodland to the east and south.

The subject site is currently designated "Suburban Residential" and "Environmental Protection" by the Town's Official Plan and zoned "Detached First Density Residential (R1) Zone" by the Town's Zoning By-law 6000-17, as amended.

1.2 The Proposed Development

The Applicant is proposing to demolish the existing dwelling and subdivide the property into four (4) 15m lots and one (1) 17.95m lot with areas ranging from approximately 0.048

ha to 0.059 ha in size. Each lot will contain a 2 storey, single-detached dwelling each with two car garages. All five lots will be serviced with municipal water and sewer.

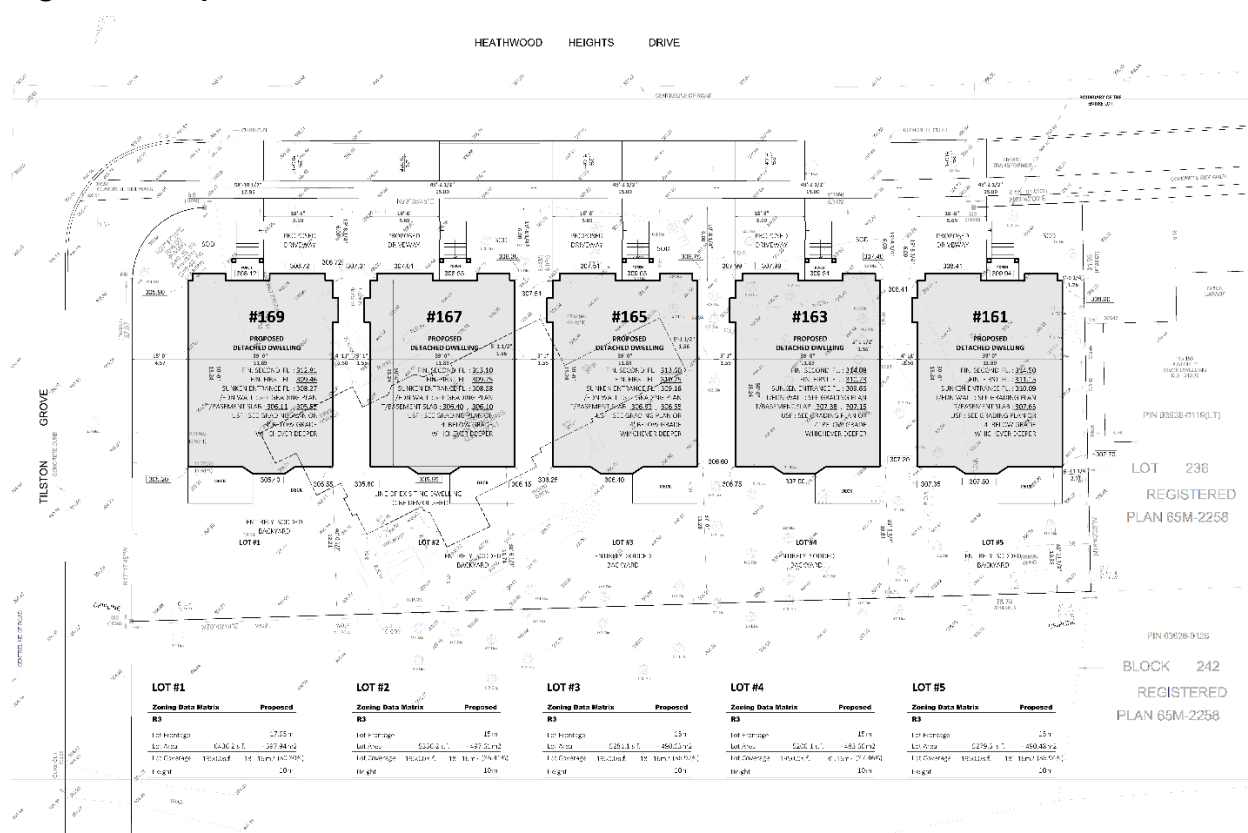
Please refer to **Table 1** below for lot statistics for the proposed lots and dwellings and **Figure 2** for the proposed site plan.

Table 1

Proposed Lot Statistics					
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Frontage	17.95 m	15 m	15 m	15 m	15 m
Lot Area	598 m ²	498 m ²	491 m ²	484 m ²	490 m ²
Lot Coverage	181m ² (30%)	181 m ² (36%)	181 m ² (37%)	181 m ² (37%)	181 m ² (37%)
Height	10m	10m	10m	10m	10m

Please note values have been rounded to closest decimal.

Figure 2 - Proposed Site Plan



The proposed lot sizes and dwellings are in keeping with the character of the adjacent neighbourhood to the east. The existing “Suburban Residential” designation requires a minimum lot area of 0.20 ha (0.5 acres) for any development. To facilitate the reduced lot sizes of the proposed development, an amendment to the Towns’ Official Plan is required to redesignate the lands from the existing “Suburban Residential” designation to the “Stable Neighbourhood” designation. The “Stable Neighbourhood” designation is in keeping with the lands located east of the subject lands.

An amendment (ZBLA) to the Town's Zoning By-law 6000-17, as amended, is also required. The proposed ZBLA seeks to rezone the subject site from "Detached First Density Residential (R1) Zone" to "Detached Third Density Residential (R3) Zone" with site-specific provisions to establish minimum lot areas and lot frontages.

Please see the table below for an overview of the required and proposed development standards.

Table 2 – Required & Proposed Zoning Provisions

ZONING PROVISION (MINIMUM REQUIREMENTS)	REQUIRED (R1 ZONE)	REQUIRED (R3 ZONE)	PROPOSED (R3-XX ZONE)
<i>Lot Area</i>	2,000 m ²	460 m ²	460 m ²
<i>Lot Frontage</i>	30 m	15 m	15 m
<i>Front Yard</i>	9 m	6 m	6 m
<i>Rear Yard</i>	9 m	7.5 m	7.5 m
<i>Interior Side Yard</i>	4.5 m	1.2 m (One Storey) 1.5 m (> One Storey)	1.5 m
<i>Exterior Side Yard</i>	9 m	6 m	4.5 m
<i>Lot Coverage (max)</i>	35%	35%	38%
<i>Height (max)</i>	10 m	10 m	10 m

1.3 Pre-consultation

As noted earlier in the report, a pre-consultation meeting with Town Staff and relevant commenting agencies took place on May 13, 2024, to discuss the proposed Official Plan and Zoning By-law Amendment to facilitate a future severance of five single-detached lots and identify the documentation required for a complete application (PRE-2024-17). During this meeting, it was determined that amendments to both the Official Plan and Zoning By-law will be necessary.

Staff provided preliminary comments and provided a list of studies and plans that must be provided upon submission of the applications, as detailed in the Background Section of this report.

2 Planning Policy Framework & Conformity

The subject site is governed by a number of policies and legislation from various levels of government, some of which were recently updated. The documents applicable to the subject site are identified below and have been reviewed with respect to the applications:

- Provincial Planning Statement, 2024 (PPS 2024);
- Region of York 2022 Official Plan (2022 ROP);
- Oak Ridges Moraine Conservation Plan;
- Lake Simcoe Protection Plan;
- Town of Aurora Official Plan 2024 (AOP 2024);
- Town of Aurora Comprehensive Zoning By-law 6000-17, as amended.

When considering development applications, planning decisions by the Town must be consistent with the policies of the PPS 2024, and conform to the various provincial, regional and local policies.

2.1 Provincial Planning Statement, 2024 (PPS 2024)

The Provincial Policy Statement, 2020 (PPS) was approved by the Ministry of Municipal Affairs and Housing (MMAH) and came into effect on May 1st, 2020. As of October 20, 2024, the Provincial Planning Statement 2024 (PPS 2024) came into effect, superseding the PPS 2020. The PPS 2024 is a consolidated statement of the provincial government's policies on land use planning and replaces the PPS 2020 as well as *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Growth Plan), 2019 . The PPS 2024 gives provincial policy direction on key land use planning issues that affect communities ranging from building more housing where it is needed and making land available for development.

The PPS 2024 is issued under section 3 of the Planning Act, which requires that all decisions affecting planning matters shall be consistent with the minimum standards set in the PPS 2024.

The PPS 2024 aims to balance housing supply, affordability, and sustainability with efficient land use and infrastructure. It focuses on housing, sets out strategies to ensure communities can provide diverse, affordable, and accessible housing options that meet current and future needs. Municipalities are required to plan for a wide range of housing types, including affordable units, additional residential units, and housing for special needs, while ensuring enough land is available to meet long-term demands.

The PPS 2024 prioritizes intensification within settlement areas, encouraging compact forms of development and mixed-use projects close to transit, employment, and amenities. It also calls for streamlined approval processes to accelerate housing development, while promoting affordable housing targets and fostering social inclusion through equitable housing distribution.

The PPS 2024 notes that Settlement Areas are the primary focus for growth, with an emphasis on compact, efficient, and sustainable development patterns that optimize land and infrastructure use. Growth is encouraged through intensification and redevelopment within established areas to limit sprawl.

Rationale:

The Provincial Policy Statement PPS 2024 focuses on sustainable, compact growth by guiding new development to areas that are well-suited for intensification and developing underutilized parcels. It encourages planning authorities to direct growth to settlement areas with existing municipal infrastructure, supporting strong, healthy communities through efficient land use.

The subject property is located within a designated Settlement Area under the Oak Ridges Moraine Conservation Plan (ORMCP), 2017. These areas are intended to support a mix of established communities planned by municipalities to address local needs and priorities, allowing for urban uses and development as guided by municipal official plans.

The proposed development respects these provisions and does not encroach on key natural or hydrologic features and aligns with the intent and requirements of the Conservation Plan. A Natural Heritage Evaluation has been submitted that confirms the extent of the woodland to the south of the subject property.

The proposed Official Plan and Zoning By-law Amendment complies with the Provincial Policy Statement 2024 by supporting modest intensification and increasing housing supply within a designated Built-Up Area. By creating five additional lots, the proposal makes more efficient use of underutilized land and existing municipal infrastructure, aligning with provincial goals to build more homes and address housing needs. The development respects the surrounding neighbourhood's character while contributing to complete communities with a diverse range of housing options, consistent with the PPS's emphasis on sustainable growth and efficient land use.

Overall, the proposed development has regard for the priorities and directives of the PPS 2024 by addressing local housing needs, making efficient use of infrastructure, and building a well-integrated, resilient community. These proposed amendments support sustainable, strategic growth that enhances the existing and future community. The proposed development is consistent with the PPS 2024.

2.2 2022 Region of York Official Plan

York Region Council adopted the current 2022 Regional Official Plan (2022 ROP) in June 2022, and the Minister of Municipal Affairs and Housing approved the Plan in November 2022 and was not subject to appeal. The 2022 York Regional Official Plan is now updated to reflect November 2022 modifications by the Province of Ontario's Ministry of Municipal Affairs and Housing. The update also reflects changes from Provincial Bill 50 in December 2023 and Bill 162 in February 2024 to reverse some of those modifications. The 2022 ROP describes how to accommodate future growth and

development while meeting the needs of existing residents and businesses in the Region. It provides policies for economic, environmental and community planning decisions that will be integrated into Local Municipal Official Plans.

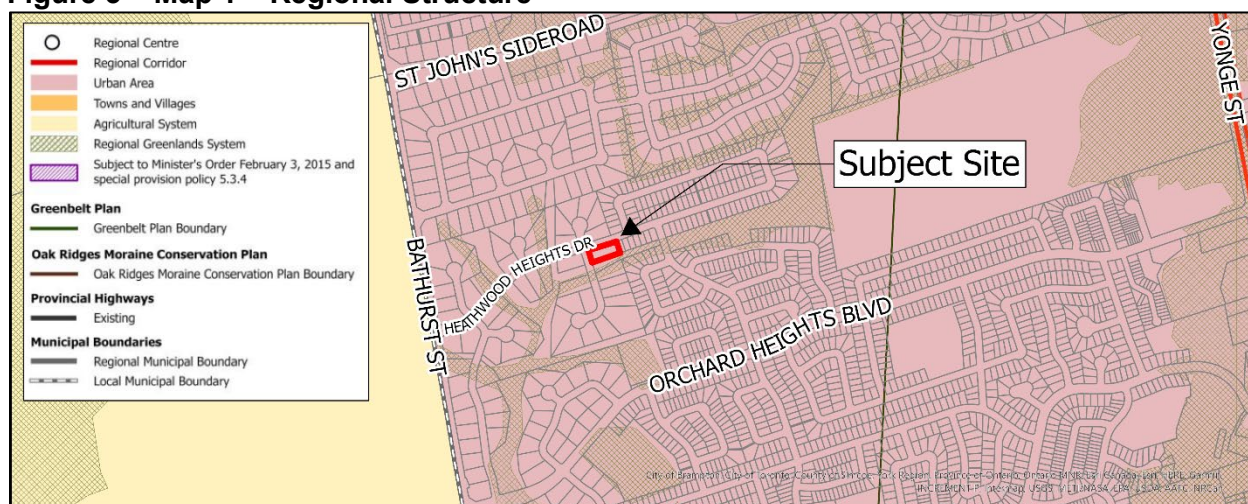
The policies of the Official Plan guide new planning and development in York Region and has:

- A planning horizon to the year 2051;
- Development of complete communities; and,
- An Urban System based on a hierarchy of intensification areas.

Although Bill 185 has eliminated planning responsibilities from the Region of York, the ROP 2022, as amended, is intended to remain in effect and be incorporated into the Town of Aurora's Official Plan.

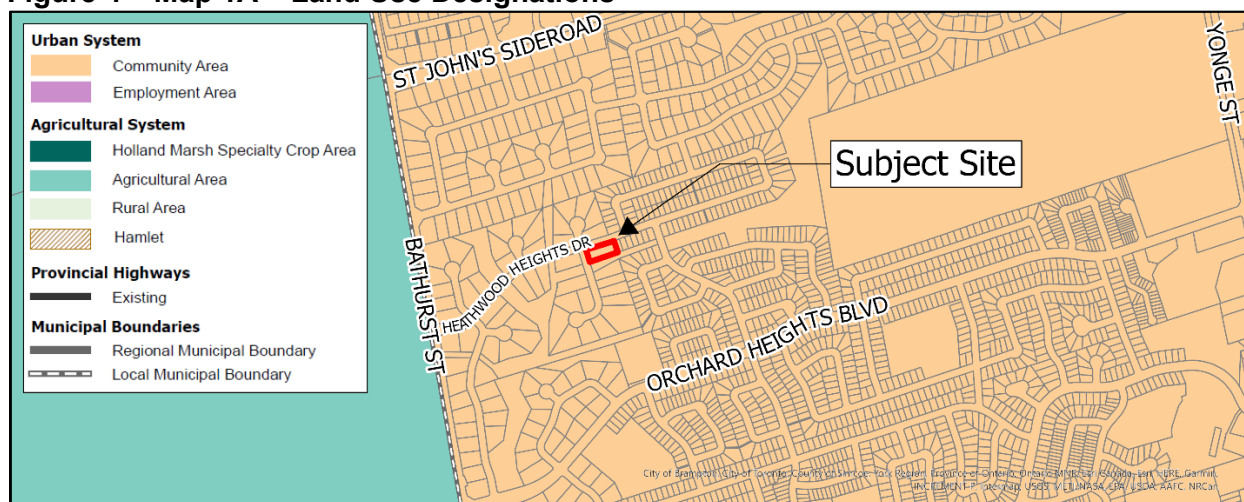
The subject lands are within the Urban Area (Map 1 – Regional Structure, see **Figure 3**), the designated Community Area (Map 1A – Land Use Designations, see **Figure 4**) and the Built-Up Area (Map 1B – Urban System Overlays, see **Figure 5**). In addition, the subject site is within the Settlement Area of the ORMCP as per Map 1C – Provincial ORM and Greenbelt Plans (see **Figure 6**). These areas are lands where residential intensification is directed to accommodate concentrations of existing and future population growth.

Figure 3 – Map 1 – Regional Structure



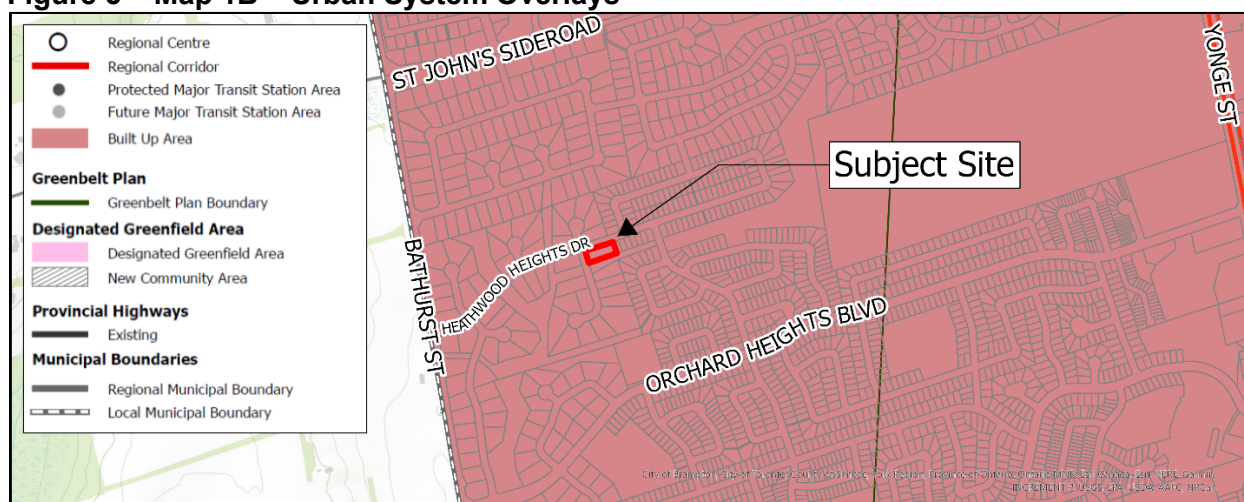
Source: ROP 2022

Figure 4 – Map 1A – Land Use Designations



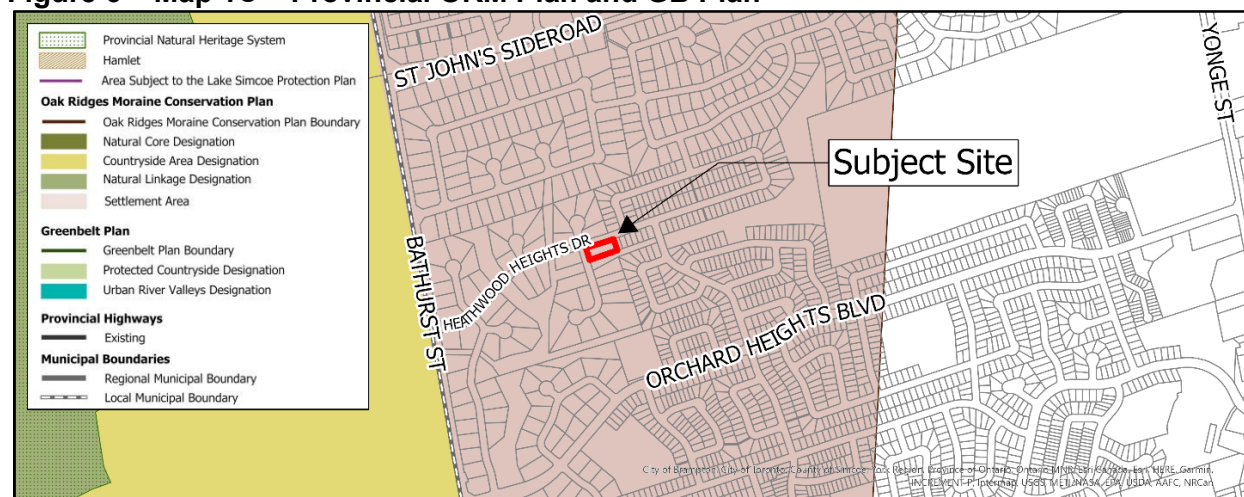
Source: ROP 2022

Figure 5 – Map 1B – Urban System Overlays



Source ROP 2022

Figure 6 – Map 1C – Provincial ORM Plan and GB Plan



Source ROP 2022

Settlement Areas refer to designated regions where urban development is planned and managed. These areas are intended to accommodate growth including residential uses, while ensuring sustainable development while protecting natural heritage areas.

The York Region Official Plan 2022 (YROP 2022) prioritizes creating vibrant, sustainable, and complete communities by encouraging diverse housing options and efficient land use, while safeguarding environmental resources. To the immediate south of the subject site lies lands within the Regional Greenlands System, which features the Aurora Walking and Biking Trail. The 2022 YROP outlines minimum Buffer/Vegetation Protection Zones (VPZ) for areas adjacent to or within the Regional Greenlands System. The subject lands have undergone staking by Town staff, and consultants, and a Natural Heritage Evaluation has been submitted. This evaluation has determined the extent of the Regional Greenlands System located south of the subject lands. The report concluded that the woodlands are not considered significant as defined in the YROP 2022 and therefore do not require a buffer.

The proposed OPA and ZBA and eventual severance is considered to be promoting gentle intensification by encouraging modest residential growth within existing neighborhoods through the provision of a greater variety of housing options/lots that continue to respect the area's character, optimize land use, and support complete communities. These policies emphasize compatibility with surrounding development, efficient use of infrastructure, and providing housing that meets the needs of a greater range of residents. The proposed development has a role in supporting growth and gentle intensification although be it only four additional lots.

Rationale

The subject lands are within the Urban Area and the Built-Up Area, and designated Community Area and Settlement Area in the YROP 2022. The proposed development seeks to activate underutilized land in the Built-Up Area and fully supports the Region of York policies.

As stated, the proposed development represents gentle intensification by encouraging modest residential growth within an existing neighborhood while respecting the area's character, optimizing land use and supporting the creation of complete communities. The policies of the ROP emphasize compatibility with surrounding development, efficient use of infrastructure, and providing housing that will assist in meeting the needs of a greater range of residents.

The proposed development ensures an appropriate transition of built form, respecting the surrounding residential to the north, west and south of the subject lands while aligning with the built form to the east. By incorporating gradual transitions, the proposal achieves compatibility with adjacent residential lots, without impacting the existing character and therefore fulfilling the ROP's requirements for cohesive development within Community Areas.

The proposed severance will not impact the lots to the north, west, and south, as Williamson Terrace and Heathwood Heights Drive provide a natural buffer and transition between the proposed lots and the existing lots. Additionally, the proposed severed lots

are consistent in size with those to the east, ensuring compatibility with the surrounding neighbourhood.

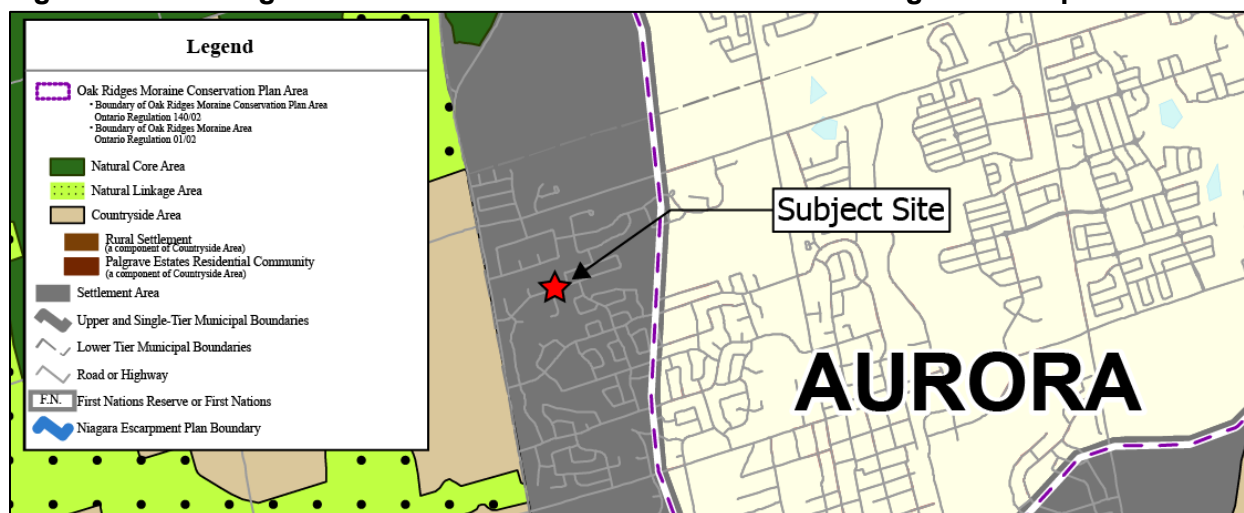
In summary, the proposed development conforms to and is consistent with the 2022 Region of York Official Plan. Through its design and functional integration with the surrounding area, the proposal reflects York Region's growth priorities and contributes positively to the Town of Aurora evolving urban landscape.

2.3 Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan (ORMCP') was prepared and approved under the Oak Ridges Moraine Conservation Act, 2001 and updated in May 2017. The authority for the Minister to establish the plan came from the Oak Ridges Moraine Conservation Act, 2001. The ORMCP sets out long-term rules for managing growth and natural resources in the area. It limits how much development can occur on the Moraine, making sure that key natural areas are protected and preserved.

The subject lands are within the designated Settlement Area of the ORMCP (see **Figure 7**), which encompasses a variety of existing and proposed communities planned by municipalities to meet the needs and values of the community.

Figure 7 - Oak Ridges Moraine Conservation Plan Land Use Designation Map



Source ORMCP

The Settlement Area of the ORMCP facilitates urban growth by promoting communities that offer residents convenient access to a mix of uses while minimizing the impact of development on ecological and hydrological features. Development within this area is encouraged to more efficiently use land through intensification, and redevelopment within existing urban areas, and support the continuation and development of urban land uses in line with growth management strategies in official plans.

With respect to land in Settlement Areas, all uses permitted by the applicable official plan are permitted, subject to the provisions of this Plan that are listed in subsections 19 (3) and 31 (4), having to do with hydrogeological and related stormwater matters which are reviewed as part of the other submitted studies in support of this development application. New lots may be created in Settlement Areas.

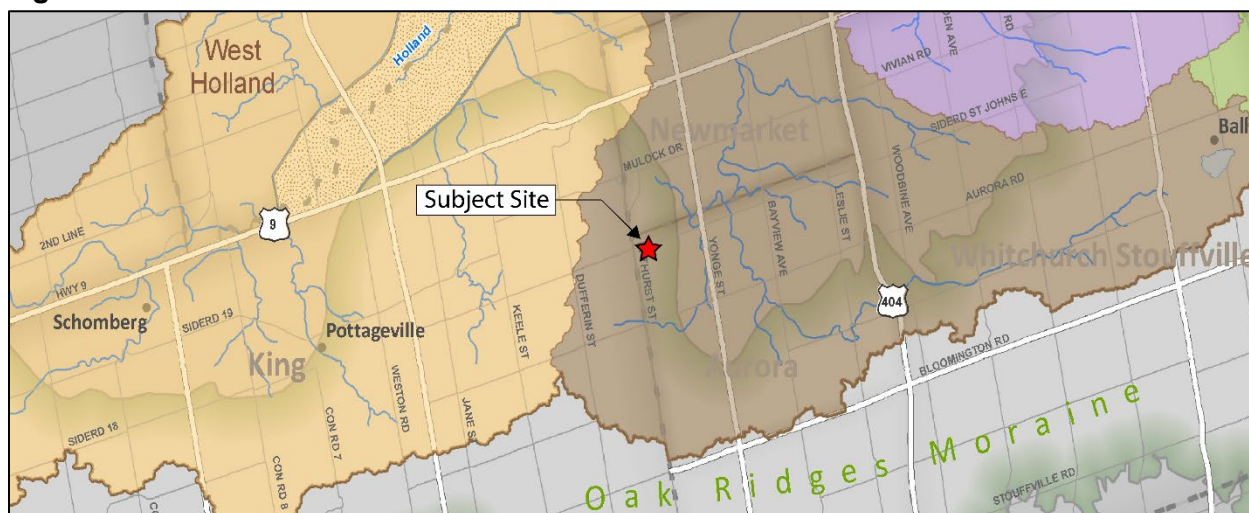
Rationale:

Generally, the ORMCP defers to the local official plan to set out permitted uses and other guiding policies pertaining to development. The proposed development aligns with and advances the policy goals of the Town of Aurora Official Plan by introducing a modest increase in density while being consistent with the relevant policies of the ORMCP. The proposal outlined in this report is a responsible and feasible development and is consistent with the Settlement Area policies of the ORMCP.

2.4 Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) was established as a result of the Lake Simcoe Protection Act (2008) for purposes of protecting, restoring and improving the ecological health of Lake Simcoe. The LSPP generally applies to the Lake Simcoe watershed, which includes Lake Simcoe and those parts of Ontario, where the water drains into Lake Simcoe. The subject property is within the Lake Simcoe Protection Act Watershed Boundary (**Figure 8**).

Figure 8 – Lake Simcoe Protection Plan



Source LSPP

The policies of the LSPP are grouped into four categories, namely; “designated policies (DP)”, “have regard to (HR)”, “monitoring by public bodies (M)”; and, “strategic actions (SA)”. Policies as they relate to the proposed development are within the DP and HR groups.

The Act requires *“that decisions under the Planning Act or the Condominium Act, 1998 or decisions related to a “prescribed instrument” conform with the applicable designated policies in the Plan and have regard to the other applicable policies.”*

Rationale

All of the required technical studies required to conform to the LSPP are provided as part of this submission and the proposed development conforms to the LSPP. This includes the hydrogeological and stormwater management studies which together look at matters such as water balance and phosphorus loading.

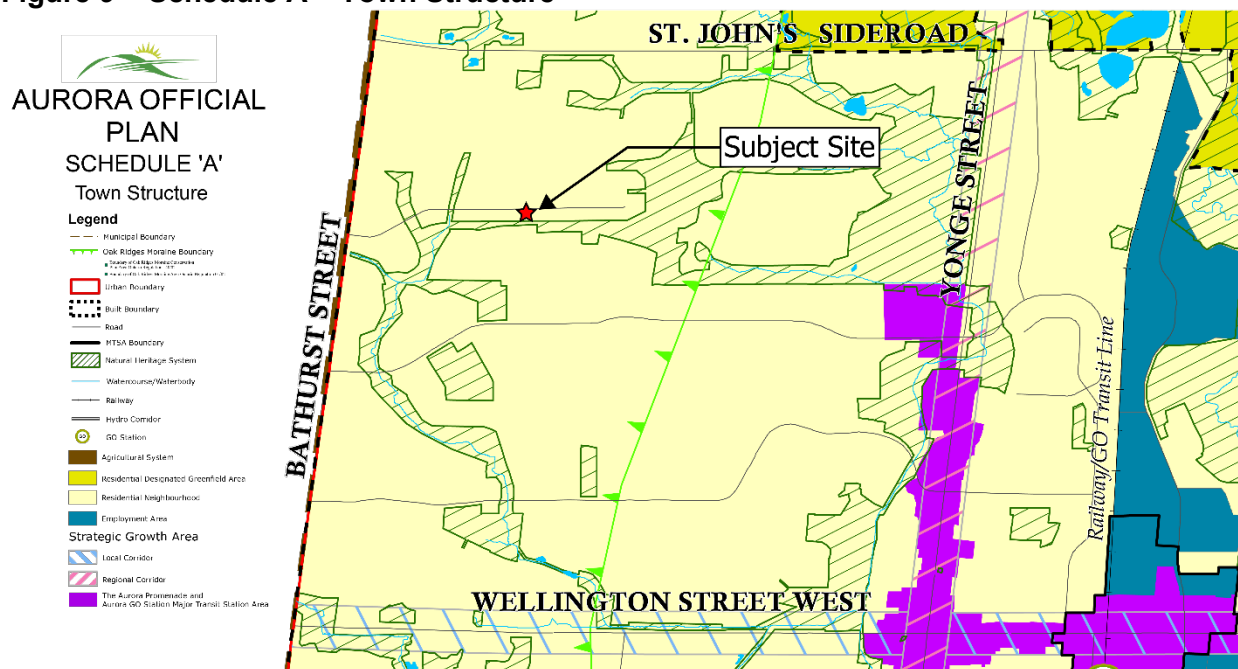
2.5 Town of Aurora Official Plan (2024)

The Town underwent an Official Plan Review to update its policies to bring its Official Plan (AOP 2024) into conformity with current provincial policies. In May 2024, the Region of York approved the Town's Updated AOP, subject to minor modifications.

The AOP 2024 is a blueprint for tomorrow that directs long term growth and development. It will outline goals, objectives and policies to manage that growth. The updated AOP was needed to conform to Provincial and Regional policies. It will direct growth to 2041, while considering important social, economic and environmental priorities and objectives. While the AOP is under appeal, it does represent the most up to date policy provisions for the Town.

The AOP identifies Residential Neighbourhoods as areas within the Town's Built-up Area (see **Figure 9**) that are predominantly characterized by lower density compared to other residential zones. These neighbourhoods are intended to retain their low-density character while supporting modest intensification through the addition of dwelling units. Furthermore, slightly higher-density developments are envisioned along the peripheries of these neighbourhoods, ensuring that the existing neighbourhood character is preserved and enhanced.

Figure 9 – Schedule A – Town Structure



Source AOP 2024

The proposed development aims to introduce modest increases in residential density that align with the existing character and scale of the surrounding neighbourhood. By facilitating subtle changes such as the addition of the proposed five new single-detached dwelling units, the proposal supports a balanced growth strategy. This ensures efficient land use within the built-up area while maintaining harmony with the established community fabric while utilizing existing infrastructure, enhancing both functionality and aesthetic appeal.

The built form of the proposed development, consisting of two-storey, single-detached dwellings with two-car garages, is consistent with the surrounding residential context to the east of the subject lands. The proposed design ensures a smooth transition from the existing residential properties to the north, west, and south, to the built form to the east. The proposed design aligns with the AOP's policies promoting compatibility and harmonious integration of new development into established neighborhoods.

[illegible]

The AOP 2024 places a strong emphasis on environmental sustainability and the protection of natural heritage features. Section **12.4.1** of the OP requires an Environmental Impact Study to be prepared in support of any development or site alteration application within 120 metres of an Environmental Protection designation, Key Natural Heritage Feature (KNHF) or Key Hydrologic Feature. While the subject lands are not located within a designated Greenlands System, their proximity to the Regional Greenlands System to the south is acknowledged and a preliminary EIS dated April 2025 as been prepared in support of the proposed development.

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Regional Greenland System further south of the subject site. The EIS includes the review of various relevant policy documents relating to environmental governance, a review of the existing conditions of the subject lands and field work. In addition, an appropriate setback from the treed area to the south of the subject lands is explored. The report ultimately concludes that due to the size and make-up of the species of trees at the south of the subject site, the treed area should be considered separate from the broader treed area which is considered a Significant Woodland. As such, the EIS recommends that a buffer setback be implemented based on the root protection zone of the trees at the south of property and that the recommended buffer is not likely to produce any adverse effects on the broader woodland system.

The proposed lots will be fully serviced with municipal water and sanitary sewers, consistent with the AOP's policies requiring urban developments to utilize existing municipal infrastructure. This efficient use of services supports the Town's goals for sustainable development and responsible growth management.

The AOP 2024 supports residential intensification in appropriate locations to provide a diverse range of housing options while meeting the Town's housing targets. The proposed development contributes to this objective by introducing five new single-detached homes, catering to families and individuals seeking housing within the existing urban boundary.

The proposed development conforms with the Town's consent and severance policies, as outlined in **18.13** in the Implementation Section. Amending the OP and zoning by-law ensures compliance with municipal policies prior to consent approval and as noted earlier in the report, the proposal will continue to be on full municipal services, ensuring no additional burden on the municipality. The proposal represents a logical and efficient use of land within the urban boundary and does not prejudice future development potential.

The introduction of the proposed five single-detached dwellings is compatible with the existing low density residential neighbourhood and will transition to the detached dwellings to the north, south and west. The Architect has taken the built form of both the Suburban Residential dwellings as well as the adjacent Stable Neighbourhood dwellings into consideration when designing the proposed dwellings. The existing sidewalk at the north of the subject lands will be maintained. The proposed dwellings will also maintain a similar sized rear yard as the adjacent properties to the east and maintain as many existing trees to the south as possible to act as a buffer between the proposed dwellings and the existing walking/biking trail.

In accordance with the Implementation Section of the AOP 2024, development charges, cash-in-lieu and compliance with any required vegetative buffers will be provided. In addition, the proposed lot fabric will be subject to the Committee of Adjustment process, ensuring that further scrutiny and compliance with Town policies as well as any required conditions.

Rationale

The proposed development aligns with the overarching objectives of the updated AOP 2024. The proposal supports growth through compatible intensification, respects neighborhood character, protects adjacent environmental features, and optimizes the use of existing municipal infrastructure. It reflects the Town's vision for sustainable and well-planned development..

The proposed development also aligns with the over-arching Provincial Policy Statement 2024 (PPS 2024), which emphasizes optimizing land use, expanding housing supply, and efficiently utilizing existing municipal infrastructure. Additionally, the proposed lots comply with the lot frontage requirements set out in the Town's Comprehensive Zoning By-law, ensuring they are compatible with the lots to the east. This compliance helps maintain the character of the neighborhood and ensures the development will not negatively impact the existing lot fabric or the overall community. In addition, the proposed lots sizes and dwellings maintain compatibility with the existing neighbourhood character while providing a moderate transition in density to the adjacent neighbourhood through appropriately scaled two-storey single-detached dwellings.

When new lots adhere to the established frontage patterns, they create a seamless visual transition that aligns with the existing neighborhood character. Consistent lot frontages maintain the spacing between homes, preserve the aesthetic harmony of the area, and ensure that new development respects the established urban design. This approach minimizes visual disruption, fosters a sense of continuity, and supports a cohesive neighborhood identity. By ensuring the proposed lots are consistent with the lot frontages of the adjacent lots to the east, the proposed lots align with these principles, contributing to a neighborhood that remains visually and functionally compatible with its surroundings.

The 2024 AOP emphasizes the importance of managing growth through efficient land use while maintaining the character of established neighborhoods. The proposed development to create five single-detached lots, with lot frontages ranging from 15.0 m to 17.95 m and lot areas between 483.66 m² and 597.94 m², aligns with the Stable Neighbourhood designation and intends to provide greater housing diversity by incorporating additional options, but still complements the existing character of the neighbourhood.

The Official Plan and Zoning By-law Amendments will facilitate a severance into five lots aligns with the Provincial Policy Statement (PPS) 2024, which emphasizes optimizing land use, increasing housing supply, and utilizing existing municipal infrastructure efficiently. The proposal maintains compatibility with the neighbourhood's character through appropriately scaled two-storey single-detached dwellings. This proposal respects the intent of the Official Plan while supporting sustainable growth and neighbourhood evolution consistent with provincial housing objectives as well as generally conforming to the Town's OP.

2.6 Comprehensive Zoning By-law 6000-17

The subject lands are subject to the zoning provisions of Zoning By-law 6000-17, as amended which was approved by Council on June 27, 2017, approved by the Ontario Municipal Board on January 29, 2018, and further consolidated on January 15, 2024.

The proposed Zoning By-law Amendment seeks to rezone the subject lands from "Detached First Density Residential (R1) Zone" to "Detached Third Density Residential (R3) Zone" and establishes site-specific provisions to facilitate the proposed development.

The proposed Zoning By-law Amendment includes site-specific exceptions to the required exterior side yard setback for Lot 1, maximum lot coverage, and yard encroachments for porches and stairs.

3 Supporting Studies

The following is a summary of the various supporting studies and documentation for the proposed development.

3.1 Environmental Impact Study

As previously stated in this report, a Preliminary Environmental Impact Study (EIS) was prepared by GeoProcess Research Associates and dated April 30, 2025, in support of the proposed development. The EIS was prepared in accordance with all relevant policies and procedures and has consideration for the ROP, ORMCP, LSPP, and AOP. The study area of the EIS includes the subject lands as well as the Regional Greenlands System that extends further south of the subject site towards Orchard Heights Boulevard. The EIS consists of the following:

- Breeding Bird Surveys
- Floristic Studies
- Snag Survey
- Incidental Wildlife Surveys
- Species at Risk Screening and Assessment (SAR)
- Significant Wildlife Habitat Screening and Assessment

Regarding the wooded area to the south of the subject lands, the EIS concludes that *“the area immediately to the south of the property is too narrow to be considered a Significant Woodland.”* The report goes on to state that,

“Based on the reduced quality of the wooded feature, including its anthropogenic origins and continued disturbance, it is unlikely that a buffer setback from the treed area is necessary to maintain the ecological integrity of the larger Significant Woodland feature that extends to the south and west of the Subject Property.”

The report ultimately recommends that a buffer setback from the root protection zone of the trees to the south is adequate and will not result in any adverse impacts to the Significant Woodland system.

3.2 Functional Servicing and Stormwater Management Report

A Functional Servicing & Stormwater Management Report (FSSR &SWM) was prepared by SitePlanTech Inc. and dated April 30, 2025 in support of the proposed development. The report includes or considers all relevant criteria and requirements of the Town, Region, and Lake Simcoe Region Conservation Authority.

The report concludes that the proposed development can be adequately serviced and does not pose any adverse effects on any adjacent properties. The report considers the following requirements:

- Stormwater management
- Sanitary drainage
- Water supply
- Site grading
- Erosion and sediment control

Servicing, grading and erosion and sediment control plans are provided as part of the report.

3.3 Other Studies and Plans

In addition to the studies noted above, the Owner completed the following studies and plans in support of the proposed development:

- Architectural Drawing set including:
 - Conceptual site plan
 - Floor Plans
 - Elevations
- Civil Drawing set including:
 - Grading Plan
 - Servicing Plan
 - Erosion and Sediment Control Plan
- Geotechnical Investigation Report
- Hydrogeological Study Report
- Landscape Plans and Tree Inventory and Preservation Plan (TIPP)
- Survey
- Trip Generation Memo (Traffic Memo)

4 Summary and Conclusions

The proposed Official Plan and Zoning By-law Amendments for 161 Heathwood Heights Drive align with the Provincial Policy Statement, Region of York Official Plan, Oak Ridges Moraine Conservation Plan, Lake Simcoe Protection Plan, and the Town of Aurora Official Plan 2024. The proposal facilitates modest intensification within a designated Built-Up Area, optimizing land use while ensuring compatibility with the surrounding neighbourhood.

Williamson Terrace and Heathwood Heights Drive serve as a natural transition between the proposed lots and the larger parcels to the north, west, and south. The lot sizes are also consistent with those to the east, reinforcing the area's established character. The proposed development supports sustainable growth by efficiently utilizing existing municipal infrastructure while maintaining appropriate setbacks and design controls to integrate seamlessly with the community.

The proposal conforms to the Oak Ridges Moraine Conservation Plan's Settlement Area policies, ensuring that urban development proceeds in a responsible manner without encroaching on significant environmental features. An Environmental Impact Study (EIS) has been submitted to confirm appropriate buffers to protect the wooded system to the south. Similarly, technical studies, including hydrogeological and stormwater management assessments, ensure compliance with the Lake Simcoe Protection Plan's environmental protection objectives.

By creating four additional lots, the proposal enhances housing supply and diversity while maintaining neighbourhood stability. The requested amendments represent good planning and align with municipal and provincial policy objectives, supporting a logical and well-integrated evolution of the area. On this basis, the proposed Official Plan and Zoning By-law Amendments merit approval.

5 List of Figures & Tables

Figure 1 –	Location Map – Subject Property – Aerial Photo Map
Figure 2 –	Proposed Site Plan
Figure 3 –	Map 1 – Regional Structure
Figure 4 –	Map 1A – Land Use Designations
Figure 5 –	Map 1B – Urban Overlays
Figure 6 –	Map 1C – Provincial ORM Plan and GB Plan
Figure 7 –	Oak Ridges Moraine Conservation Plan Land Use Designation Map
Figure 8 –	Lake Simcoe Protection Plan
Figure 9 –	Schedule A – Town Structure
Figure 10 –	Schedule B – Land Use
Table 1 –	Proposed Lot Statistics
Table 2 –	Required & Proposed Zoning Provisions

6 Appendix A

Draft Official Plan Amendment

The Corporation of the Town of Aurora

By-law Number XXXX-25

Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. [REDACTED].

Whereas on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, as amended, to adopt the Official Plan for the Town of Aurora (the "Official Plan");

And whereas authority is given to Council pursuant to the *Planning Act*, R.S.O. 1990 c. P.13, as amended (the "Planning Act") to pass a by-law amending the Official Plan;

And whereas the Council of the Town deems it necessary and expedient to further amend the Official Plan;

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

1. Official Plan Amendment No. [REDACTED] to the Official Plan, attached and forming part of this by-law, be and is hereby adopted.
-
2. This By-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

Enacted by Town of Aurora Council this Day of Month, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Amendment No. XX

To the Official Plan for the Town of Aurora

Statement of Components

Part I – The Preamble

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

Part II – The Amendment

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

Part III – The Appendices

Part I – The Preamble

1. Introduction

This part of the Official Plan Amendment No. [REDACTED] (the “Amendment”), entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

2. Purpose of the Amendment

The purpose of this Amendment is to change the land use designation from “**Suburban Residential**” to “**Stable Neighbourhood**”. The provision of this Amendment will allow **the subdivision of the existing lands into five (5) lots and facilitate the construction of five (5) single detached dwellings. The Amendment is required to permit the proposed smaller lot sizes and frontages.**

3. Location

The lands affected by this Amendment are located between **Bathurst Street and Yonge Street, north of Wellington Street West and south of St John’s Sideroad** and is municipally known as **161 Heathwood Heights Drive**; having a lot area of approximately **0.256 hectares (0.632 acres)**; and are legally described as **Lot 22, Registered Plan 65M-2413**, Town of Aurora, Regional Municipality of York (the “Subject Lands”).

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 The applicant met with Staff to discuss the proposed development in September 2024 (PRE-2024-17).
- 4.2 The proposal consists of the demolition of the existing single detached dwelling on the Subject Lands to facilitate the subdivision of the existing lot into five (5) smaller lots with areas ranging from approximately 0.048 ha (0.12 acre) to 0.06 ha (0.15 acre) and frontages ranging from approximately 15 metres to 18 metres. A two-storey single detached dwelling will be constructed on each created lot.
- 4.3 The Town’s Official Plan designates the Subject Lands as Suburban Residential which states that the required minimum lot area for any development in the Suburban Residential designation is 0.5 acres per unit.
- 4.4 As such, a minor Amendment is required to redesignate the Subject Lands to Stable Neighbourhood to permit the density of the proposed development.

Part II – The Amendment

1. Introduction

This part of the Amendment, entitled Part II – The Amendment, consisting of the following text and attached maps, designated as Schedule “A” (Land Use Plan) constitutes Amendment No. [REDACTED] to the Official Plan.

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

Item (1): Schedule “A” – Land Use Plan, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the Suburban Residential designation for the Subject Lands described as Lot 22, Registered Plan 65M-2413 (161 Heathwood Heights Drive), Town of Aurora in the Regional Municipality of York, from “Suburban Residential” to “Stable Neighbourhood”, as shown on Schedule “A” - Land Use Plan, attached hereto and forming part of this Amendment.

3. Implementation

This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

Part III – The Appendices

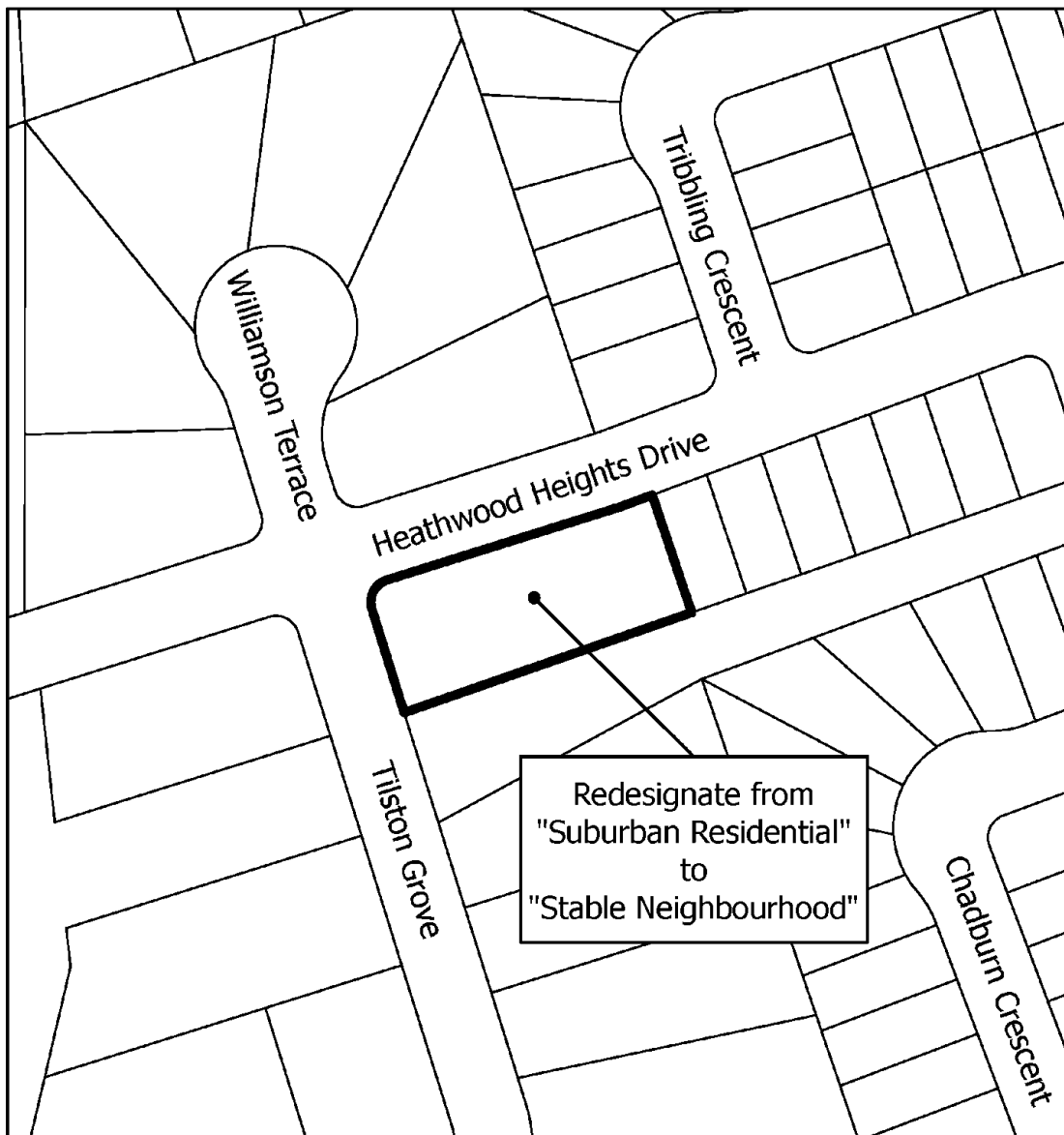
Schedule “A” – Land Use Plan

Schedule "A" – Land Use Plan

Location: 161 Heathwood Heights Drive; Lot 22, Registered Plan 65M-2413,
Town of Aurora, Regional Municipality of York



Lands redesignated from "Suburban Residential" to "Stable Neighbourhood"



7 Appendix B

Draft Zoning By-law Amendment

The Corporation of the Town of Aurora

By-law Number XXXX-25

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 161 Heathwood Heights Drive (1000679027 Ontario Inc.).

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

And whereas on June 27, 2017, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6000-17, as amended (the "Zoning By-law"), which Zoning By-law was appealed to the Ontario Municipal Board (the "OMB");

And whereas on January 29, 2018, the OMB made an order, in accordance with subsection 34(31) of the Planning Act, providing that any part of the Zoning By-law not in issue in the appeal shall be deemed to have come into force on the day the Zoning By-law was passed;

And whereas the OMB and the Local Planning Appeal Tribunal (the "LPAT") is continued under the name Ontario Land Tribunal (the "OLT"), and any reference to the Ontario Municipal Board or OMB or Local Planning Appeal Tribunal or LPAT is deemed to be a reference to the Tribunal;

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

Now therefore the Zoning By-law is amended by the Ontario Land Tribunal as follows:

1. The Zoning By-law be and is hereby amended to replace the "Detached First Density Residential R1 Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "Detached Third Density Residential (R3-XXX) Exception Zone."
2. The Zoning By-law be and is hereby amended to add the following:

Parent Zone: R3 Exception No.: XX	Map: Schedule "A" Map No. 2	Previous Zone: R1	Previous By-laws: 6000-17, as amended
Municipal Address: 161 Heathwood Heights Drive			
Legal Description: Lot 22, Registered Plan 65M-2431			

24.XX.1 Zone Requirements	
24.XX.1.1 Lot Specifications	
Lot Coverage (maximum)	38%
24.XX.1.2 Yard Encroachments Permitted	
Notwithstanding the provisions of Section 4.20 (Yard Encroachments Permitted), the following standards shall apply:	
Steps, Landings (all yards)	Maximum Encroachment into a Minimum Yard: 3.5 metres In no case shall the structure or feature be closer than 2.5 metres from the Front Lot Line
24.XX.1.3 Special Siting Provisions	
Notwithstanding the provisions of Section 24.1.1 to this By-law and the provisions of Section 7.2 of By-law 6000-17, the following Special Siting Provisions shall apply to the hatched area of the lands shown on Schedule "A" attached hereto:	
Exterior Side Yard (minimum)	4.5 metres

3. This By-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this By-law will take effect from the date of the Order.
4. If a building permit that is appropriate for the development has not been issued under the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, for any building or structure so authorized within three (3) years from enactment of this By-law, then this By-law shall automatically repeal and if so repealed, the zoning of the lands will revert to the original zoning.

Enacted by Town of Aurora Council this Day of Month, 2025.

Explanatory Note

Re: By-law Number XXXX-25

To amend By-law Number 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from “Detached First Density Residential (R1)” to “Detached Third Density Residential (R3-XX) Exception.”

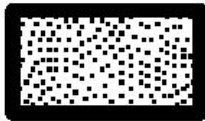
The effect of this zoning amendment will rezone the subject property to one common exception zone with a site-specific provision applicable to the area noted in Schedule “A” and will facilitate the creation of five (5) new lots, each with a single detached dwelling unit.

Schedule "A"

Location: Lot 22, Registered Plan 65M-2431, Town of Aurora, Regional Municipality of York



Lands rezoned from "Detached First Density Residential R1 Zone" to "Detached Thrid Density Residential (R3-XX) Exception Zone."



Lands subject to the Special Siting Provisions as set forth by Section 24.XX.1.3 to this By-law.

