
PLANNING OPINION REPORT

Application for Zoning By-law Amendment & Draft Plan of Subdivision

5, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65 & 70 Archerhill Court

All of Lots 1 to 14, Plan 65M-2494

Part Lot 76, Conc. 1

Town of Aurora

Prepared for:

Highfair Investments Inc.

(Treasure Hill Homes)

August 2021

Table of Contents

1	Background.....	1
1.1	Overview.....	2
1.2	Location & Legal Description	2
1.3	Site Context & Surrounding Uses.....	2
2	Proposed Development	10
2.1	The Development	10
2.2	Site Statistics	14
2.3	Zoning By-law Amendment.....	14
2.4	Draft Plan of Subdivision.....	14
3	Planning Policy & Regulatory Framework	15
3.1	The Planning Act, R.S.O., 1990, c.P.13	15
3.2	Provincial Policy Statement (2020)	16
3.3	A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020).....	18
3.4	Greenbelt Plan, 2017	21
3.5	Oak Ridges Moraine Conservation Plan, 2017.....	22
3.6	Lake Simcoe Protection Plan	24
3.7	Region of York Official Plan, 2010	25
3.8	Town of Aurora Official Plan 2010.....	32
3.9	Town of Aurora ORMCP Conformity Amendment (OPA No. 48).....	36
3.10	The North Bayview Residential Neighbourhood (Cat-Tail) Secondary Plan (Official Plan Amendment No. 61).....	39
3.11	Town of Aurora Comprehensive Zoning By-law 6000-17, as amended.....	42
4	Conformity.....	45
4.1	Provincial Policy.....	45
4.2	Region of York Official Plan Policy	45
4.3	Town Official Plan Policy	45
4.4	Proposed Zoning Provisions	46
5	Support Studies & Documentation.....	47
5.1	Functional Servicing Report and Stormwater Management.....	47
5.2	Geotechnical Report	47
5.3	Phase I Environmental Site Assessment.....	48
5.4	Preliminary Environmental Impact Study.....	48
5.5	Slope Stability Assessment.....	49
5.6	Urban Design Brief	50
5.7	Environmental Noise Feasibility Study	50
5.8	Traffic Study	51
5.9	Hydrogeological Assessment	51
6	Summary and Conclusions	53

1 Background

Macaulay Shiomi Howson Ltd. (MSH) has been retained by Highfair Investments Inc. (o/a Treasure Hill Homes ("Treasure Hill"), registered owners of 14 estate residential lots located on Archerhill Court (the "subject site"), to assist in the obtaining of municipal approvals for the redevelopment of the subject site to reflect a more intensified single detached residential subdivision, in the Town of Aurora.

This Planning Opinion Report is prepared in support of the development applications filed for Zoning By-law amendment and Draft Plan of Subdivision to permit the development of a 146-unit, single detached residential subdivision at the northwest corner of Bayview Avenue and Vandorf Sideroad.

The general location of the subject site is indicated on **Figure 1 - Location Map**.



Figure 1 - Location Map

This report provides a brief description of the subject site, surrounding land uses, the future intended use, and a comprehensive overview of current provincial, regional and local land use policies associated with the subject site, discussion demonstrating how the proposed development complies with provincial, regional and local land use 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 form part of the rationale in support our client's application and the proposed conceptual development plans.

- Geotechnical Report, EXP Services
- Phase 1 Environmental Site Assessment, EXP Services
- Functional Servicing Report & Stormwater Management, SCS Consulting Group
- Preliminary Environmental Impact Study, Dillon Consulting
- Slope Stability Assessment, EXP Services
- Urban Design Brief, The Planning Partnership
- Environmental Noise Feasibility Study, Valcoustics Canada Ltd.
- Transportation Impact Study, TMIG
- Hydrological Assessment, R.J. Burnside & Associates Ltd.

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

1.1 Overview

Treasure Hill has assembled the 14 estate residential lots located at 5, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65 & 70 Archerhill Court, with the intent of redeveloping and intensifying the site for a 146-unit single detached subdivision.

The proposed development is in keeping with the current Town of Aurora policies set out in its Official Plan. Applications for Zoning By-law Amendment and Draft Plan of Subdivision are submitted to facilitate the development.

The proposed development is detailed further in Section 2 of this Report.

1.2 Location & Legal Description

The subject site is generally located on the north side of Vandorf Sideroad, west of Bayview Avenue.

The site is municipally known as 5, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65 & 70 Archerhill Court and is legally described as follows:

All of Lots 1 to 14, both inclusive
Plan 65M-2494
Town of Aurora
Regional Municipality of York

1.3 Site Context & Surrounding Uses

The subject site is comprised of 14 lots as previously identified and has a total area of approximately 12.33 ha (30.48 acres). The lots all front onto Archerhill Court, a local municipal cul de sac, under the jurisdiction of the Town of Aurora. Archerhill Court aligns with Monkman Court to the south.

All of the 14 lots are occupied by residential dwellings, some of which also contain accessory structures including pools, garden sheds and gazebos and varying degrees of tree cover and landscaping.

A wetland feature is located at the north east corner of the site, contained within the rear yards of Lots 9 – 11.

Surrounding land uses are as follows:

North: Open space block (tributary of the East Holland River), low density residential subdivision, and two elementary schools north of Stone Road (Holy Spirit Elementary School and Aurora Grove Public School)

South: Single detached residential subdivisions

East: Single detached residential subdivision

West: Vandorf Woodlot/Sheppard's Bush Conservation Area/Holland River Valley trail system; and, industrial uses west of the Woodlot

The topography varies across the subject site, with the high point located generally mid-lot on each lot, sloping town towards Archerhill; and, then gently sloping down towards the Vandorf Woodlot to the west and the open space block to the north. The grade rises slightly towards Vandorf Sideroad; and, to Bayview Avenue. The northeastern corner of the site also slopes down due to an intermediate tributary of the East Holland River.

Each lot is serviced by private well and septic systems.

The YRT provides bus service along Bayview Avenue between Green Lane and Stone Road.



Figure 2 – Aerial Photograph



Figure 3 – View from Vandorf Sideroad Looking North towards Archerhill Court



Figure 4 – View from Archerhill Court Looking North



Figure 5 – View from Archerhill Court Looking South



Figure 6 – View from Archerhill Court Looking North at the End of the Cul-de-Sac



Figure 7 – View from Vandorf Sideroad Looking West. (View of the intersection of Vandorf Sideroad/ Archerhill Court/ Monkman Court; Archerhill Court aligns with Monkman Court)



Figure 8 – View from Monkman Court Looking North (View of Archerhill Court)



Figure 9 – View from Archerhill Court Looking South (View of Monkman Court)



Figure 10 – View from Klaus Wehrenberg Trail Looking East (towards Archerhill Properties)



Figure 11 – Views from Klaus Wehrenberg Trail Looking East (views of fencing from Archerhill properties)



Figure 12 – Views from the trail entrance north of the subject site looking south (view of the wetland at the north of the subject site and tree covering from the properties)

Figure 13 – Registered Plan 65M-2494

PLAN MATERIAL
 Material Mylar
 Gauge 0076mm
 Ink - Special T

REGISTRAR'S COMPILED PLAN NO 10328
 LOT 55 LOT 56

INST NO 150206 (REMAINER)
 PART 2, PLAN 65R-1046 (REMAINER)
 PART 1, PLAN 65R-1160
 INST NO 242984

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN 65M-2494

I CERTIFY THAT THIS PLAN 65M-2494 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (NO 65) AT 12:13 PM O'CLOCK ON THE 13TH DAY OF MARCH, 1987, AND ENTERED IN THE REGISTER FOR PARCEL PLAN SECTION 65M-2494 AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT NO L1365064

Guido Papa
 ASS'T DEPT. LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PARCEL 37-1 SECTION M-2012

PLAN OF SUBDIVISION OF
 BLOCK 37, PLAN M-2012
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK

SCALE - 1:1000
 GUIDO PAPA O.L.S. - 1986

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER,
 2 THE SURVEY WAS COMPLETED ON THE 10TH DAY OF MARCH, 1986

MARCH 11th 1986
 DATE

Guido Papa
 GUIDO PAPA
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT
 1 LOTS 1 TO 14 (both inclusive), RESERVES NAMED BLOCKS 15, 16 AND 19 STREET WIDENING NAMED BLOCKS 17 AND 18 AND THE STREET NAMED ARCHERHILL COURT, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTION,
 2 THE STREET AND STREET WIDENINGS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS

DATED THE 11th DAY OF MARCH, 1986

ARCHERHILL INVESTMENTS LTD

M Potashnyk
 M POTASHNYK

NOTE

THE ASTRONOMIC BEARING OF N72°36'30"E OF THE SOUTH LIMIT OF BLOCK 37, AS SHOWN ON PLAN M-2012, GOVERNS ALL BEARINGS HEREON

- DENOTES SURVEY MONUMENT FOUND
- LI SURVEY MONUMENT PLANTED
- SIB STANDARD IRON BAR
- IB IRON BAR
- PL PLAN M-2012
- LP LLOYD & PURCELL O.L.S
- HJ HUI LING & JONES O.L.S
- IO75 P.J. HOLDING, O.I.S

TOTAL AREA OF SUBDIVISION - 12 471.5 Ha

APPROVED UNDER SECTION 36 OF THE PLANNING ACT THIS 9TH DAY OF MARCH, 1987

Robert M. Varmon
 Robert M. Varmon, Clerk

GUIDO PAPA SURVEYING LTD
 ONTARIO LAND SURVEYOR

2300 Finch Avenue West, unit 38, Weston, Ont, M9M 2Y3
 743-9283

drawn	U M	checked	G P	ref no	85 118
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BLOCK 36

BLOCK 37

BLOCK 37

PLAN

M-2012

PARCEL 37-1
 SECTION M-2012

PARCEL 37-1

SECTION M-2012

3 (AREA - 8004.3 m²)

13 (AREA - 8002.4 m²)

2 (AREA - 8033.4 m²)

14 (AREA - 8004.1 m²)

1 (AREA - 8006.0 m²)

BLOCK 16 (RESERVE)

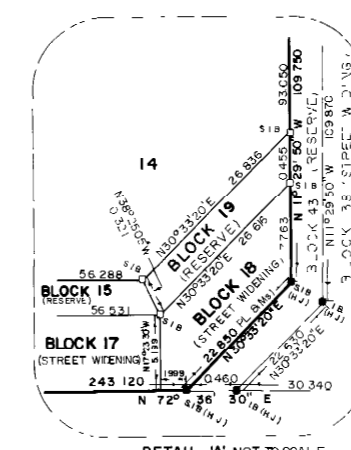
BLOCK 18 (STREET WIDENING)

BLOCK 19 (RESERVE)

BLOCK 15 (RESERVE)

VANDORF ROAD

ROAD ALLOWANCE BETWEEN LOTS 75 AND 76, CONCESSION 1



65M 1987

2 Proposed Development

2.1 The Development

The applicant is proposing the development of a 146-unit single detached subdivision at the northwestern quadrant of Bayview Avenue and Vandorf Sideroad. The existing buildings and structures will be demolished to accommodate the new development.

The proposed development will provide a mix of lot sizes ranging from 11 metre to 18.3 metre frontages. The average lot depth is 32.0 metres; however increased lot depths are located around the perimeter of the site, adjacent to the open space blocks, Vandorf Sideroad and Bayview Avenue.

The existing public right of way (Archerhill Court) is intended to be removed and replaced with a new 18.0 m municipal right of way layout in order to facilitate the development. The existing intersection of Archerhill Court at Vandorf will be maintained and improved.

Reverse lot frontages are proposed along Bayview Avenue and Vandorf Sideroad. The lots along this section of Bayview Avenue include reverse lot frontages. The fluctuation in topography along with open space blocks, does not lend itself to the use of window streets. Further, Bayview Avenue is a regional road with significant traffic. The reverse lot frontage, together with appropriate fencing and landscaping, provides a visual barrier and assists with the reduction of noise and dust.

Similarly, a window street cannot be accommodated along the Vandorf Sideroad frontage. There is a significant change in grade along the property boundary, the existing intersection, which aligns with Monkman Court, needs to be maintained; and, a window street would not provide sufficient distance separation from the entrance off of Vandorf Sideroad, or, enable an efficient road layout.

It should further be noted that all the existing residential development extending from Stone Road (North) south to Bloomington Road, are all reverse lot frontages.

The proposed development will maintain the consistency of the existing reverse lot frontage design; and, will be enhanced through the use of fencing and landscaping in keeping with the surrounding developments.

Two Open Space blocks are proposed, totalling 3.15 hectares (7.8 acres) of land. Block A, as identified on the draft plan of subdivision (**Figure 14**), includes a 30-metre buffer adjacent to the existing wetland feature; and, Block B, contains a 10-metre buffer adjacent to the Vandorf Woodlot.

A preliminary Landscape Master Plan, has been prepared (**Figure 15**) which identifies key landscape features and enhancements proposed for the new development, including: enhanced planting at the gateway entrance, acoustic fencing at locations identified by the noise consultants, provision and restoration of the wetland buffer, proposed connection to the trail system within the open space block to the north, street tree planting, provision and restoration of woodlot buffer; and, other infrastructure improvements.

The subdivision design and site details will be refined through the Town's Draft Plan of Subdivision process and further discussion with Town, Region of York and agency Staff.

A pre-consultation meeting was held with Town of Aurora and agency staff on December 14, 2020.

Staff provided preliminary comments on the proposed development and confirmed reports and support documentation required for a complete application submission.

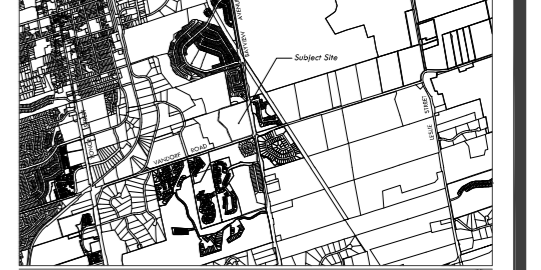
Treasure Hill has authorized the preparation of background studies to support the proposed redevelopment. In addition, several meetings have been held with the LSRCA regarding the development limits, natural heritage features; and, required buffers. The LSRCA approved the Terms of Reference for the preparation of an Environmental Impact Assessment.

Figure 14 – Draft Plan of Subdivision

Figure 15 – Preliminary Landscape Master Plan

Draft Plan of Subdivision

19T(R)- Treasure Hill Homes



Key Plan Schedule of Land Use

PROPOSED LAND USE	Legend	REQUIREMENT	YIELD	no. (Ac.)	AREA (%)
1) Single Detached Lots 18.3m (60') min.	Lot 10	Lot 10	10	0.834 (2.06)	6.8
2) Single Detached Lots 13.7m (45') min.	Lot 23	Lot 23	23	1.139 (2.81)	9.2
3) Single Detached Lots 12.1m (40') min.	Lot 36	Lot 36	36	1.729 (4.27)	14.0
4) Single Detached Lots 11.0m (36') min.	Lot 77	Lot 77	77	3.106 (7.68)	23.2
5) Open Space	Block A-C	Block A-C	3	3.195 (7.90)	25.9
6) Storm Outlet + Overland Flow	Block D	Block D	1	0.030 (0.07)	0.2
7) 0.3m [1'] Reserve	Block E-G	Block E-G	3	0.074 (0.03)	0.1
8) Roads	Block A-D	Block A-D	1	2.287 (5.64)	18.6
TOTALS			146	112.334 (30.48)	100

* Proposed Curbing and Sidewalks have been constructed based on Town of Aurora - Design Criteria Manual for Engineering Plans (August 15, 2019) Appendix 'D' - Town of Aurora Standard Drawings R-201, R-205, R-206, R-209.

Additional Information

REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a. Shown on Draft Plan and Surveyor's Certificate. Shown on Draft and Key Plans. g. Municipal Water Supply will be provided.

b. Shown on Draft and Key Plans. h. Sidewalk.

c. Shown on Key Plan. i. Land to be used in accordance with Land Use Schedule. Shown on Draft Plan.

d. Land to be used in accordance with Land Use Schedule. Full Municipal Services will be provided. k. Shown on Draft Plan.

e. Shown on Draft Plan. l. Shown on Draft Plan.

Owner's Authorization

I/We, being the Registered Owner of the Subject Lands, hereby Authorize Treasure Hill Homes to prepare and submit this Draft Plan of Subdivision for Approval.

Signed: Jason Botton, Vice-President, Treasure Hill Homes. Date: _____

Surveyor's Certificate

I hereby Certify that the Boundaries of the Subject Lands and their relationship to the Adjacent Lands are accurately and correctly shown on this Plan.

Signed: S. Goonewardena, O.L.S., RPE Surveying Ltd., Ontario Land Surveyors. Date: _____

No.	PLAN REVISION	BY	DATE
02			
01	01 Submission	mvs	2020-09-25

REVISIONS	
SOURCES	
Base Information comprised of Plan of Survey by RPE Surveying Ltd., O.L.S., Job No. 20-298, dated 2021.	
Parcel Mapping obtained from Teraviva - 360x35 York and York Heights Open Data GB.	
Aerial Photography has been taken from YorkMaps.	

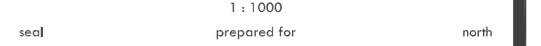
The Contractor shall verify and be responsible for all dimensions. Do not scale the drawing; any errors or omissions shall be reported to Treasure Hill Homes without delay. The Copyrights to all designs and drawings are the property of Treasure Hill Homes. Reproduction or use for any purpose other than that authorized by Treasure Hill Homes is forbidden.

COPYRIGHT RESERVED

DRAFT PLAN of Subdivision

All of Lots 1 to 14, both inclusive, All of Blocks 15 (0.30 Reserve), 16 (0.30 Reserve) and 19 (0.30 Reserve) All of Archerhill Court, Plan 65M-2494

TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK



1 : 1000 prepared for north

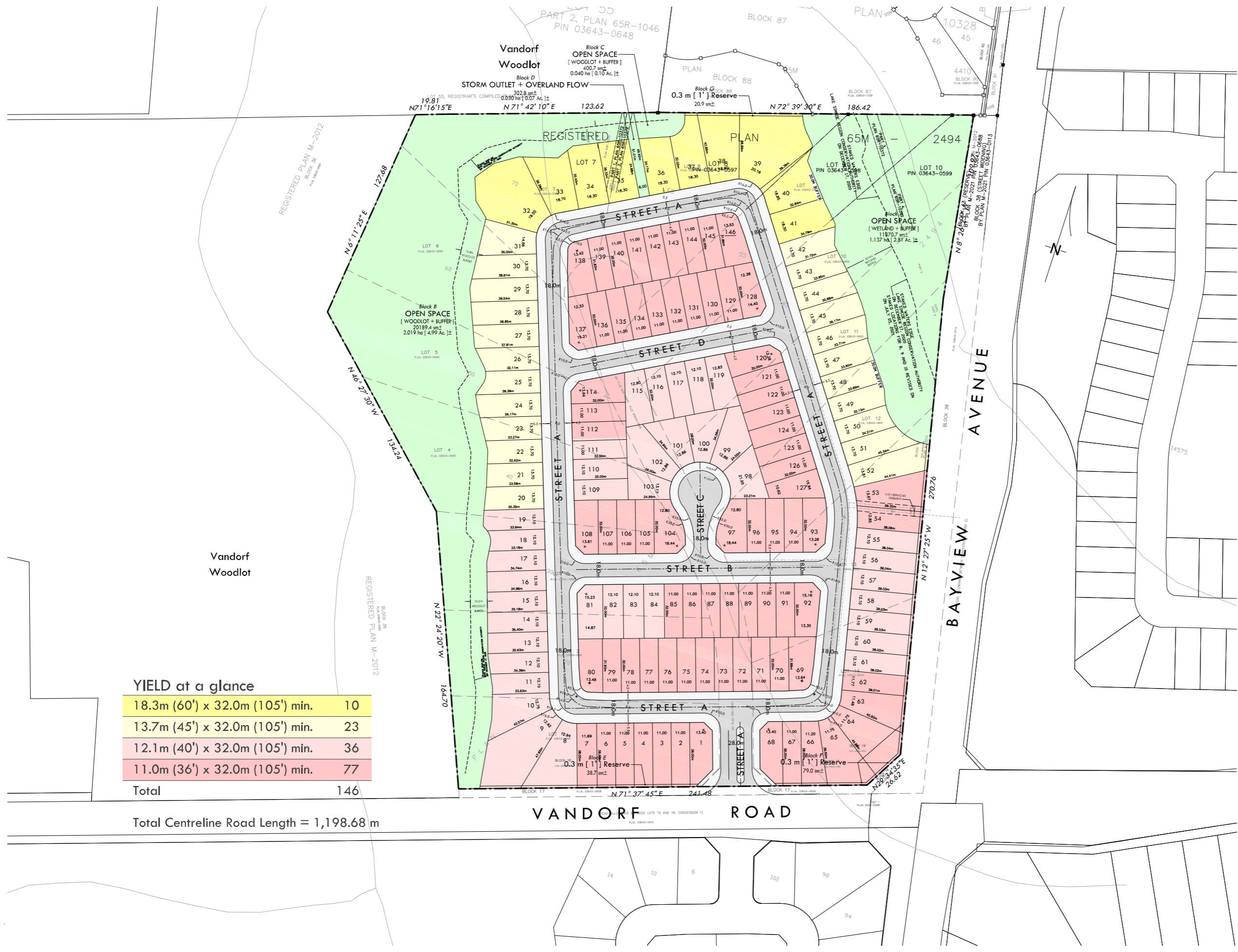


PROJECT 20049 SCALE 1:1000
 DESIGN miCAD DATE 2021-08-10
 DRAWN MYS
 CHECKED JB
 www.micadinc.com

YIELD at a glance

18.3m (60') x 32.0m (105') min.	10
13.7m (45') x 32.0m (105') min.	23
12.1m (40') x 32.0m (105') min.	36
11.0m (36') x 32.0m (105') min.	77
Total	146

Total Centreline Road Length = 1,198.68 m





SCALE 1:2500

ENHANCED PLANTING AT COMMUNITY GATEWAY

- EXISTING TRAIL
- PROPOSED BOARDWALK
- PROPOSED ACCESSIBLE TRAIL (FINAL ALIGNMENT TO BE DETERMINED IN CONJUNCTION WITH TOWN AND CONSERVATION AUTHORITY)
- 30m WETLAND BUFFER RESTORED WITH NATIVE SEED MIX, TREE, AND SHRUB PLANTING
- CONIFEROUS TREE PLANTING
- PRIVACY WOOD FENCE AT CORNER LOTS WITH ENHANCED PLANTING WITHIN RIGHT-OF-WAY
- DECIDUOUS TREE PLANTING
- 6.0m SERVICING EASEMENT
- ENHANCED EDGE PLANTING INCLUDING DECIDUOUS AND CONIFEROUS TREES
- ACOUSTIC WOOD FENCE (FENCE HEIGHT AND LOCATION TO BE FINALIZED WITH DETAILED DESIGN)

ARCHERHILL COURT
TREASURE HILL HOMES - TOWN OF AURORA

LANDSCAPE MASTER PLAN

JUNE 2, 2021

2.2 Site Statistics

A summary of the Site Statistics is provided below; however, this information may change subject to municipal review.

Site Statistics	Proposed
Lot Area	12.33 ha
Single Detached Lots 18.3m (60') min.	10 units (6.8%)
Single Detached Lots 13.7m (45') min.	23 units (9.2%)
Single Detached Lots 12.1m (40') min.	37 units (14.4%)
Single Detached Lots 11.0m (36') min.	76 units (24.9%)
Total Yield	146 units
Open Space	3.02 ha (25.9%)
Storm Outlet & Overland Flow	0.03 ha (0.2%)
0.3 m Reserve	0.014 ha (0.1%)
Roads	2.28 ha (18.5%)

2.3 Zoning By-law Amendment

A development application for Zoning By-law amendment is required to recognize the new residential zone categories and open space blocks; and, implement the proposed development. A site specific amendment will provide performance standards unique to the development.

A Zoning By-law amendment is required to rezone the subject lands from its current "Estate Residential (ER) Zone" to the appropriate residential zone category to reflect the proposed lot sizes, likely Detached Third Density Residential (R3) and Detached Fourth Density Residential (R4) categories; and, Open Space zone. Site Specific performance standards including but not limited to setbacks, maximum GFA, landscape buffers, etc., may be required to reflect site-specific characteristics. This will be refined through the Town's review process.

A draft zoning by-law is included with this submission and is attached as Appendix A.

2.4 Draft Plan of Subdivision

Treasure Hill proposes to redevelop the subject site for a new, 146-lot, residential subdivision. The subject site contains a local municipal road which will need to be removed and replaced with a new road network.

An application for Draft Plan of Subdivision is required to facilitate the proposed redevelopment.

3 Planning Policy & Regulatory Framework

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

- The Planning Act, R.S.O. 1990, c.P.13
- Provincial Policy Statement, 2020
- A Place to Grow, Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020)
- Greenbelt Plan, 2017
- Oak Ridges Moraine Conservation Plan, 2017
- Regional Municipality of York Official Plan (Office Consolidation 2019)
- Town of Aurora Official Plan, 2010
- Town of Aurora Oak Ridges Moraine Conservation Plan Conformity Plan (OPA No. 48)
- Town of Aurora Zoning By-law No. 6000-17, as amended

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

3.1 The Planning Act, R.S.O., 1990, c.P.13

Section 2 of the *Planning Act* states that “The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest” which are outlined in the Section. The following matters are applicable to the subject site:

- (a) the protection of ecological systems, including natural areas, features and function;
- (e) the supply, efficient use and conservation of energy and water;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems
- (g) the minimization of waste;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

Further, Section 3(5) of the *Planning Act* requires decisions of the council of a municipality that affects a planning matter to be consistent with policy statements and conform to provincial plans, that in effect on that date.

3.2 Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 (PPS) was implemented by the Ministry of Municipal Affairs and Housing (MMAH) and came into effect on May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development.

All land use planning decisions shall be consistent with the PPS, as dictated by the provisions in Section 3(5) of the *Planning Act*.

The PPS focuses on building strong communities, protecting the natural environment, resources and public health and safety, and supporting a strong economy. It provides a planning framework for municipal land use decision making as it relates to managing and directing land use to achieve efficient development and land use patterns that focus growth and development within Settlement Areas.

These policies include but are not limited to: accommodating affordable and market-based range and mix of residential types; promoting the integration of land use planning, growth management, transit-supportive development, intensification, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The following key policies are particularly relevant to the subject site and the proposed development. Section 1.0 provides policies on building strong healthy communities. Specifically, Policy 1.1.1 indicates that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns; accommodating an appropriate affordable and market-based range and mix of residential types, park and open space, and other uses to meet long-term needs; and, which promote transit-supportive development and are an efficient use of land, resources, infrastructure and public service facilities.

Policy 1.1.3 provides direction for development to be located within settlement areas, specifically, policy 1.1.3.1 states that *"Settlement areas shall be the focus of growth and development."*

"Settlement Areas" are defined in the PPS as:

"Settlement areas: means urban areas and rural settlement areas within municipalities (such as towns, villages and hamlets) that are:

- a) *built up areas where development is concentrated and which have a mix of land uses; and,*
- b) *lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated."*

The subject site is located within an existing settlement area and the built-up area. PPS policy 1.1.3.2 states that: *"Land use patterns within settlement areas shall be based on densities and a mix of land use which:*

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed;*

In addition, Policy 1.1.3.4 states that “appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”

Section 1.4 sets out policies with respect to housing, requiring planning authorities to “provide for an appropriate range and mix of housing options and densities”; and, directs new development to areas with available infrastructure, resources, public service facilities, active transportation and transit, thereby facilitating the development of compact built form (1.4.3). The policies also include provision of affordable housing by permitting and facilitating “all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.”

The PPS defines residential intensification as:

“intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;*
- b) the development of vacant or underutilized lots within previously developed areas;*
- c) infill development;*
- d) development and introduction of new housing options within previously developed areas;*
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and*
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.*

The Proposal meets the definition of residential intensification.

Section 1.6 sets out policies regarding infrastructure and public service facilities and directs that before consideration is given to new infrastructure the use of existing infrastructure should be optimized (1.6.3). The Proposal replaces the existing private services and utilizes existing municipal and regional infrastructure which is available to the Site.

Section 1.6.7 provides policy direction on transportation. Policy 1.6.7.4 states that “a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.”

Conclusions

PPS policies direct planning authorities to identify appropriate areas for intensification and redevelopment; and, to establish development standards to facilitate the implementation of these policies.

As stated above, the PPS provides a planning framework to promote intensification, through efficient development and land use patterns, by directing growth and development within Settlement Areas serviced by municipal infrastructure.

The proposed zoning by-law amendment (ZBA) and draft plan of subdivision directly support the policy directives outlined by directing growth to settlement and built-up areas, intensifying an area that is underutilized, introducing new housing options, replacing private services with preferred full municipal services; and, by providing a more compact built form and providing a modest increase in population, will encourage the expansion and improvement of existing public transit. Further, the subject site is located adjacent an existing public trail system, thereby encouraging increased active transportation. The proposed development is consistent with the PPS 2020 policies.

3.3 A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020)

A Place to Grow: *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) was adopted by the Province of Ontario (Ministry of Public Infrastructure Renewal) on June 16, 2006. The Growth Plan provides further direction to municipalities for the implementation of the PPS policies with respect to intensification and the accommodation of growth to the year 2051. The updated version came into force and effect on August 28, 2020 by Amendment No. 1.

The Growth Plan's broad policy directions include the following of relevance:

- to direct growth to built-up areas with capacity to best accommodate the expected population and employment growth; and,
- to promote transit-supportive densities and a healthy mix of residential and employment land uses.

The Growth Plan's stated vision for the year 2051 includes the provision of a wide variety of living choices, and urban centres which are characterized by vibrant and more compact settlement and development patterns.

All planning decisions must conform to the Growth Plan; and, it should be read in tandem with the PPS. In the event of a conflict between the Growth Plan and the PPS, the Growth Plan prevails.

The proposed development conforms to the Growth Plan as demonstrated through the following relevant policies:

Section 1.2.1 of the Growth Plan includes the following key Guiding Principles:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;
- Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability;
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households;
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions; and
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards low-carbon communities, with the long-term goal of net-zero communities, by incorporating approaches to reduce greenhouse gas emissions.

The Growth Plan policies focus on increasing intensification of existing built-up areas, in order to meet prescribed growth forecasts contained in the Growth Plan, resulting in the creation of complete communities. Section 7 – Definitions, defines a complete community as:

“Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts”

As previously stated, Aurora is identified as a settlement area; and, the subject site is located within the 'Built-Up Area' established by the Growth Plan. The built-up area is defined as 'all land within the built boundary'.

The Growth Plan requires development through intensification and compact urban form. The Growth Plan also provides a framework for the increased use and improvement of infrastructure to support the anticipated population growth. The Growth Plan promotes co-ordination and consistency among land uses and transportation planning and investment in municipal services including water and wastewater systems in order to achieve complete communities (Policy 2.2.1.4).

Section 2 sets out policies on where and how to grow requiring the majority of growth be directed to settlement areas that have a delineated built boundary, existing or planned municipal water and wastewater systems; and, can support the achievement of complete communities (2.2.1.1, 2.2.1.2).

Policy 2.2.1.4 goes on to state that applying the policies of the Growth Plan will support the achievement of *complete communities* that:

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) *expand convenient access to:*
 - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. *public service facilities, co-located and integrated in community hubs;*
 - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) *mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) *integrate green infrastructure and appropriate low impact development.*

Section 2.2.6 of the Growth Plan provides policies with respect to Housing which direct municipalities to support housing choice through the achievement of minimum intensification and density targets through a variety of options including but not limited to: identifying a diverse range and mix of housing options and densities, including affordable housing; and, implementing the policies through official plan policies and designations and zoning by-laws (Policy 2.2.6.1). In addition, the Growth Plan states that in implementing the policies of 2.2.6.1, municipalities will support the achievement of complete communities by:

- planning to accommodate forecasted growth to the horizon of this Plan;
- planning to achieve the minimum intensification and density targets in this Plan;
- considering the range and mix of housing options and densities of the existing housing stock; and
- planning to diversify their overall housing stock across the municipality.

Policy guidance with respect to infrastructure to support growth is outlined in Section 3.2 which requires the coordination and integration of land use, environmental and financial planning (3.2.1). Growth is, where possible, to be accommodated through municipal water and wastewater systems. Municipalities are directed to prioritize and support opportunities to optimize and improve the efficiency for water conservation and water demand management (3.2.6.2).

In addition, policy direction is provided for stormwater management within settlement areas.

Policy 3.2.7.2 states:

Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:

- a) *is informed by a subwatershed plan or equivalent;*
- b) *incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;*
- c) *establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and*
- d) *aligns with the stormwater master plan or equivalent for the settlement area, where applicable.*

Conclusions

The subject site is located within the Settlement Boundary of Aurora; and, within an area identified as being “Lands Within the Built Boundary” (Figure 16). The proposed development satisfies the locational policies of the Growth Plan.

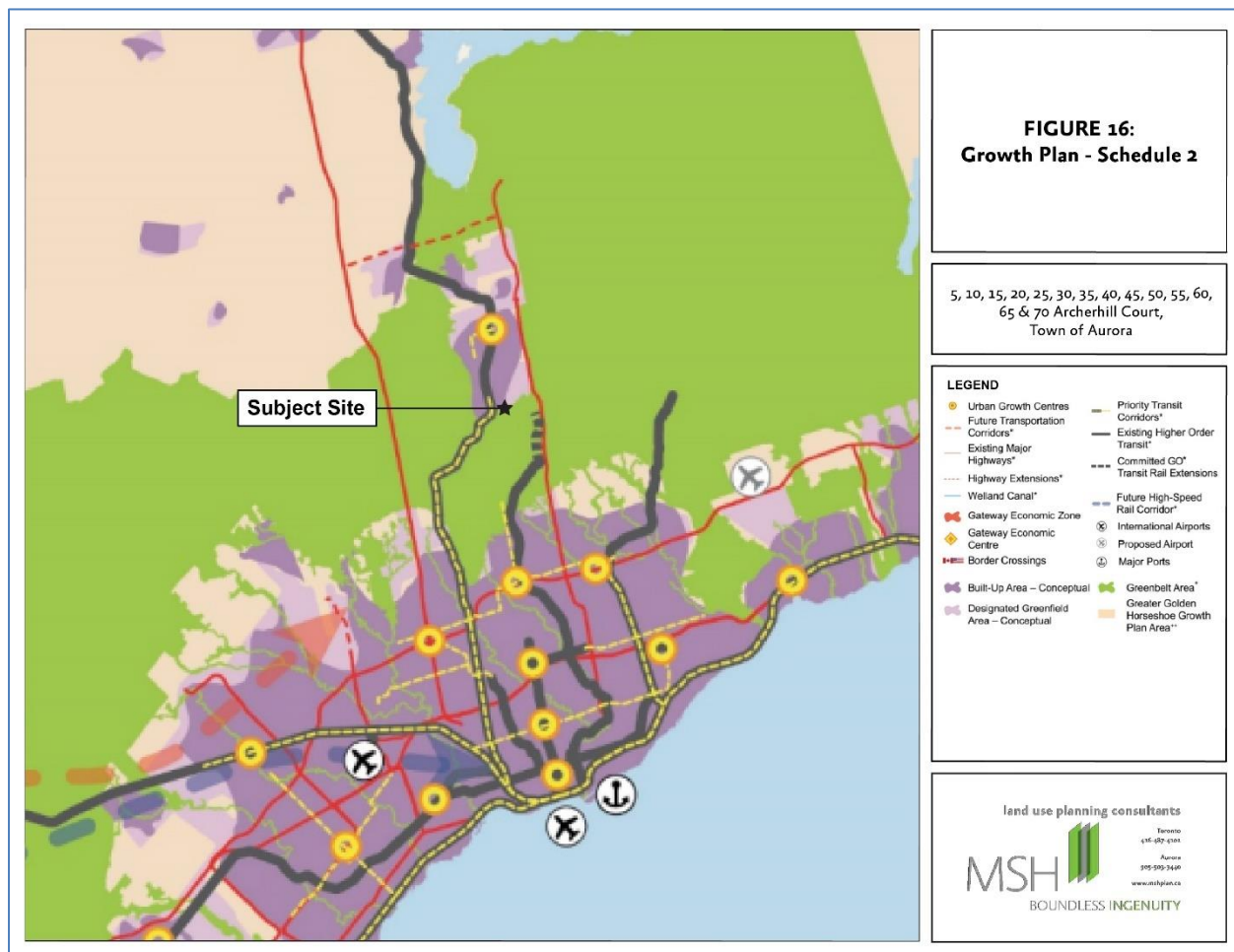


Figure 16 – A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, Schedule 2

The existing estate residential development reflects a development style and the rural character of the area at the time. Since the development of Archerhill Court, provincial policies have changed significantly and, new policy documents including the Growth Plan, have been created which promote intensification, the utilization of existing municipal infrastructure, direct growth to existing settlement areas, and, support more land efficient development. Estate residential development is no longer supported by provincial and regional policy initiatives.

The redevelopment of the Archerhill Court lands provides an opportunity to introduce more compact, efficient and cost-effective residential land uses, providing for a broader range of housing types and built form. The redevelopment also allows for the identification, acquisition and protection of environmental features that would otherwise have been left in private ownership.

Surrounding lands reflect more recent changes in policy direction and more intensified development providing for a broad range of housing types and densities.

In support of the Plan's strong push for intensification is the expressed policy direction to municipalities to implement a strategy and policies to achieve that intensification intent, through Official Plans and other supporting documents.

No Official Plan amendment is required for the development; and, the proposed intensification can be achieved through a zoning amendment to reflect the appropriate zone categories and standards.

The Growth Plan requires development through intensification and compact urban form. The Plan also provides the framework for the increased use and improvement of infrastructure to support the anticipated population growth.

At present, the lots on Archerhill Court are serviced by private well and septic systems. The Growth Plan requires the majority of growth be directed to settlement areas that have existing or planned municipal water and wastewater services. Municipal services are available along Bayview Avenue and Vandorf Sideroad. The new development will be connected to full municipal services.

The proposed development conforms to the policies of the Growth Plan by proposing a modest intensification of residential uses within an identified Settlement Area that can be serviced by existing municipal services and infrastructure. Through the proposed redevelopment a wetland and related environmental features will be identified and transferred into public ownership.

The proposed development and applications support the overall intent of, and conforms to, the policies of the Province's Growth Plan with regard to appropriately managing growth for immediate and long-term needs both in terms of the provision of community infrastructure, as well as the use of planned municipal infrastructure.

3.4 Greenbelt Plan, 2017

On February 28, 2005, the Province of Ontario (Ministry of Municipal Affairs and Housing) released the Greenbelt Plan under Section 3 of the Greenbelt Act, 2005, and introduced policies, that allowed the Province to implement a permanent Greenbelt protecting over 800,000 hectares of land across the Greater Golden Horseshoe from urban development. The Greenbelt Plan establishes the Protected Countryside and Urban River Valley designations; and, also includes the Niagara Escarpment Plan area (NEP) and the Oak Ridges Moraine Conservation Plan area (ORMCP). These three plans work in together with A Place to Grow: Growth Plan for the Greater Golden Horseshoe policies; and, is to be consistent with the Provincial Policy Statement.

An amendment to the Greenbelt Plan was approved by the Lieutenant Governor in Council and became effective July 1, 2017.

The subject site is identified as 'Oak Ridges Moraine Area' in the Greenbelt Plan (Figure 17). The policies of the Greenbelt Plan do not apply to the subject site.

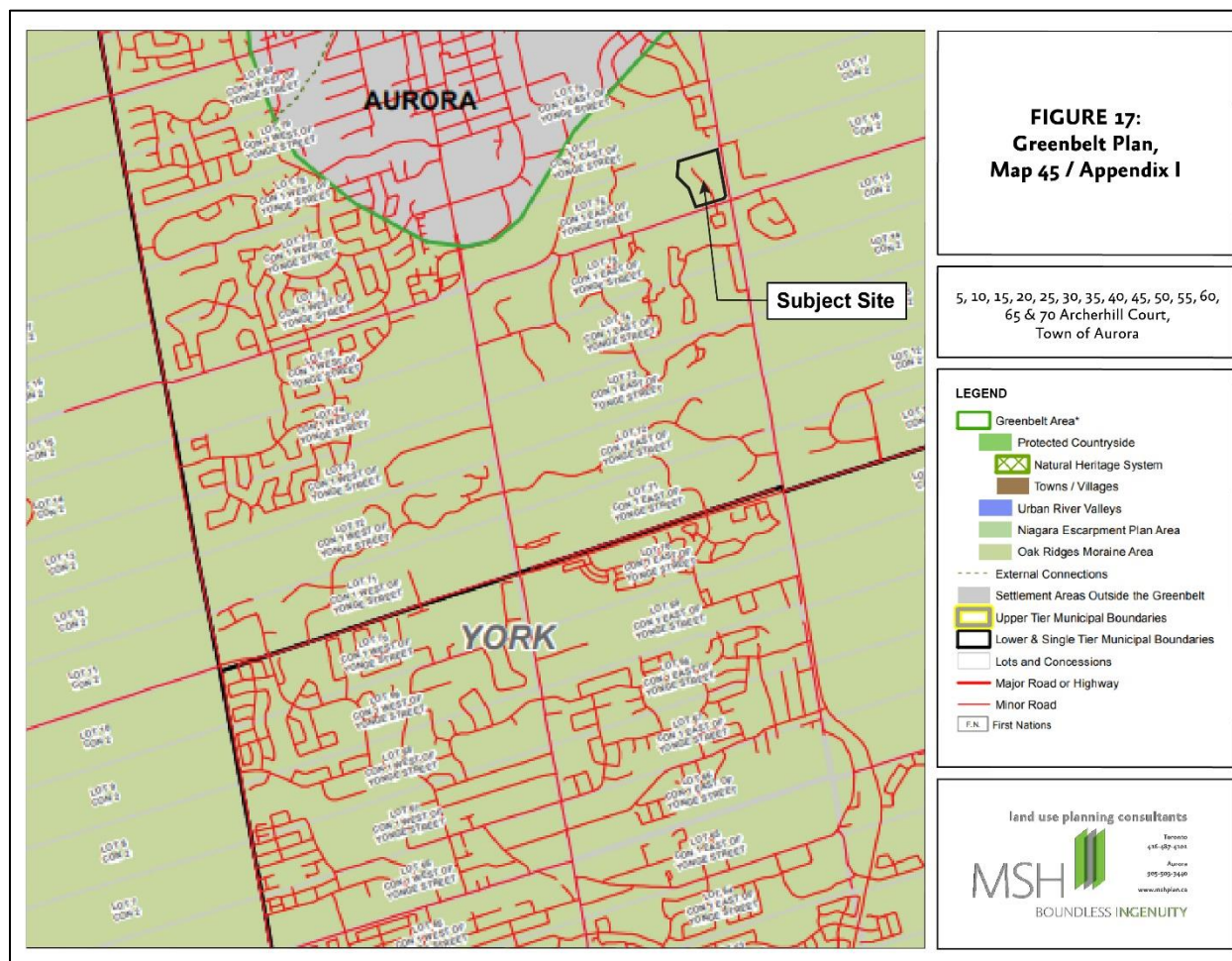


Figure 17 – Greenbelt Plan, Map 45/Appendix 1

3.5 Oak Ridges Moraine Conservation Plan, 2017

The subject site is located within the Oak Ridges Moraine; and, as a result the policies of the Oak Ridges Moraine Conservation Plan (ORMCP) apply. In November 2001 the Province enacted the Oak Ridges Moraine Conservation Act. The Act established the authority for the development of a policy framework for the protection of the Oak Ridges Moraine feature. In April 2002 the Province released the Oak Ridges Moraine Conservation Plan. An amendment to the ORMCP was approved by the Lieutenant Governor in Council and became effective July 1, 2017.

The Town of Aurora, through an Official Plan Amendment (OPA 48), brought its Official Plan into conformity with the original ORMCP policies.

The subject site is located within the “Settlement Area” designation of the ORMCP (Figure 18). The “Settlement Area” designation allows for urban uses and development as set out in municipal official plans. Consistent with the other provincial policy documents, the ORMCP encourages a mix and range of uses, promotes the efficient use of land with transit-supportive densities through intensification within existing urban areas; and, maintaining, protecting and enhancing natural heritage features and their related functions (Section 18 (1) & (2)).

Further, the ORMCP allows all uses within Settlement Areas that are permitted within an applicable official plan, subject to provisions protecting ecological and hydrological integrity (Section 18 (3) & Section 19).

The subject site is identified as containing; or, being located within, 120 m of Key Natural Heritage Features and/or Hydrologically Sensitive Features, in this case, the Vandorf Woodlot to the west; and, a wetland on the property. The policies of the ORMCP for these features apply, and a Natural Heritage Evaluation and Hydrological Evaluation is required (Sections 22 & 26).

The ORMCP also identifies the subject site within a “Category 2 – Landform Conservation Area” and the associated policies are set out in Section 30, which provides direction on minimizing site disturbance, identifying landform areas and providing appropriate support documentation for their preservation (Section 30 (6), (8) & (9)).

Section 30(13) states Section 30(13) states that:

“With respect to land in Settlement Areas, in considering applications for development or site alteration within landform conservation areas (Category 1 and 2) the approval authority [i.e., the Town of Aurora] shall consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum, so as to satisfy the requirements of subsection (5) to (11) if possible.”

A Preliminary Environmental Impact Study and Landform Conservation Analysis, prepared by Dillon Consulting has been completed and provides a more detailed analysis with respect to the ORMCP policies as they affect the subject property. The Dillon report forms part of this development application submission and is discussed in more detail later in this report.

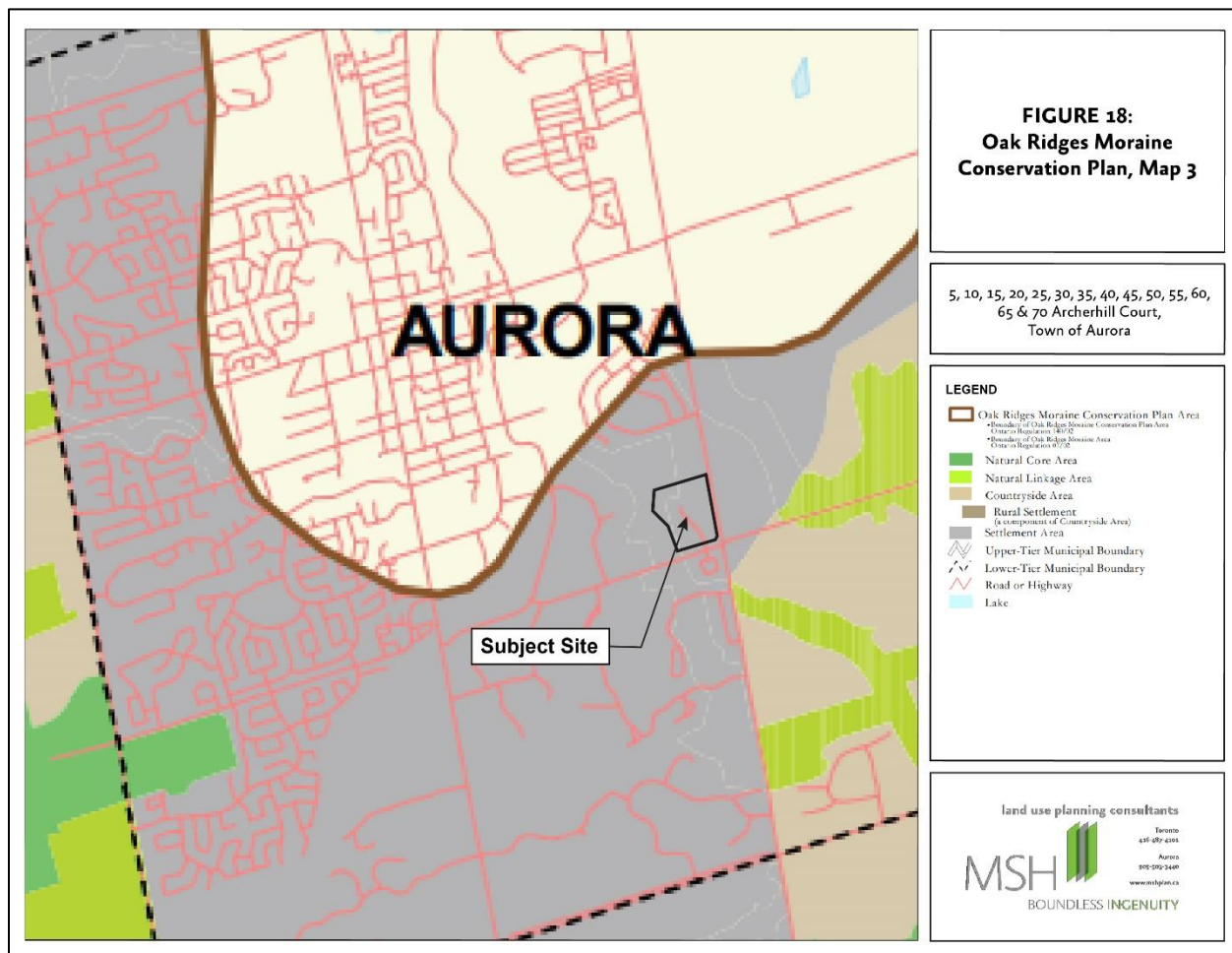


Figure 18 – Oak Ridges Moraine Conservation Plan, Map 3

Conclusions

The subject site is located within the Settlement Area designation of the ORMCP and is subject to the policies of that Plan. The Settlement Area designation allows for development of lands for all urban uses as permitted within the applicable official plan. In this instance, the subject site has been designated for residential development. No environmental designation applies to the subject site; however, key natural heritage features have been identified adjacent to and within the property.

Support studies as required by the ORMCP have been prepared for the proposed development.

The proposed development and applications support the overall intent of, and conforms to, the policies of the ORMCP with regard to appropriately directing growth to settlement areas, promoting the efficient use of land by proposing intensification within existing urban areas; and, protecting and enhancing natural heritage features.

3.6 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 site is located within the East Holland Subwatershed of the LSPP, as shown on **Figure 19**.

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.”*

Appendix – Schedule of Applicable Policies of the LSPP provides a summary of DP and HR policies that the development application must conform to or have regard for.

The relevant policies that pertain to the subject site have been identified in **Appendix A** to this report along with a summary of how the policies have been addressed.

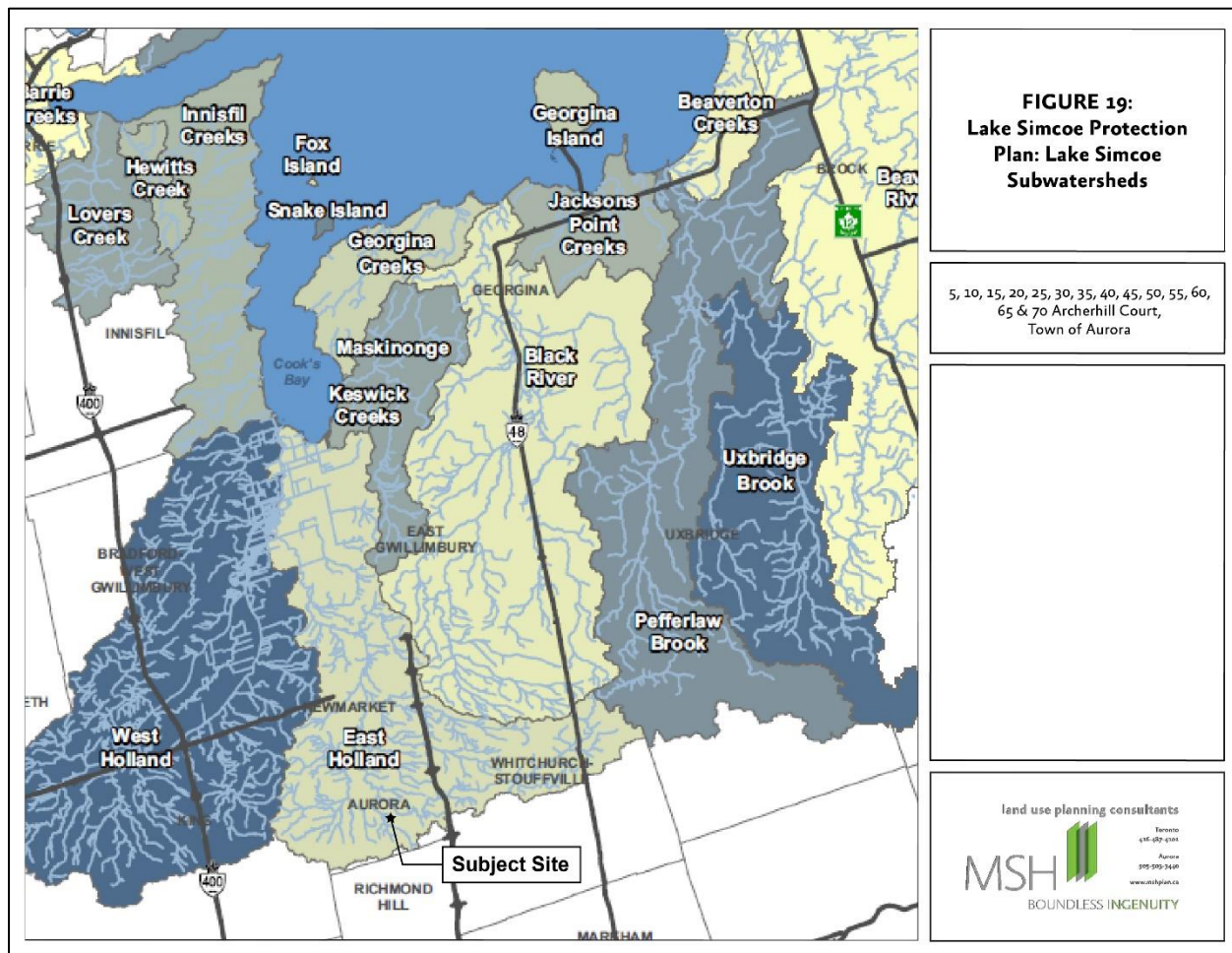


Figure 19 – Lake Simcoe Protection Plan, Lake Simcoe Subwatersheds

3.7 Region of York Official Plan, 2010

In December, 2009 Regional Council adopted an updated Region of York Official Plan (YROP) which was subsequently approved by the Minister of Municipal Affairs and Housing on September 7, 2010 and following the resolution of a number of appeals, came into effect in 2019.

The Region is also currently undergoing its Municipal Comprehensive Review (MCR) which will ultimately result in a new, updated Official Plan. As the MCR process is yet to be completed, the current, in effect Official Plan will apply.

The Region's in effect Official Plan brings the Region's policies into conformity with the various Provincial policy documents including, but not exclusive to, the Greenbelt and Places To Grow plans. It continues to provide a policy framework for planning decisions regarding development and growth within the Region.

The subject site is designated "Urban Area" on Map 1 Regional Structure of the Region of York Official Plan (Figure 20). The Region's Official Plan policies require that development be directed to urban areas, and a significant portion of the Region's planned growth to be allocated within urban areas. The Urban Area designation allows for a wide range of uses including residential, commercial, industrial, institutional, etc. The site is also identified as being located within the ORMCP boundary.

The YROP is based on a sustainability strategy comprised of three key factors; namely, Sustainable Natural Environment, Economic Vitality; and, Healthy Communities. Assessment of development within the Region utilizing these three factors represents a balanced approach and ensures sustainability for the future through balanced communities.

A small portion of the western border of the subject site appears to be located within the Regional Greenlands System (Figure 21); and, is within proximity to the “Woodlands” designation (Figure 22). The subject site is also within the Wellhead Protection Area – 25 Year Zone (Figure 23), and within an Area of Low Aquifer Vulnerability (Figure 24).

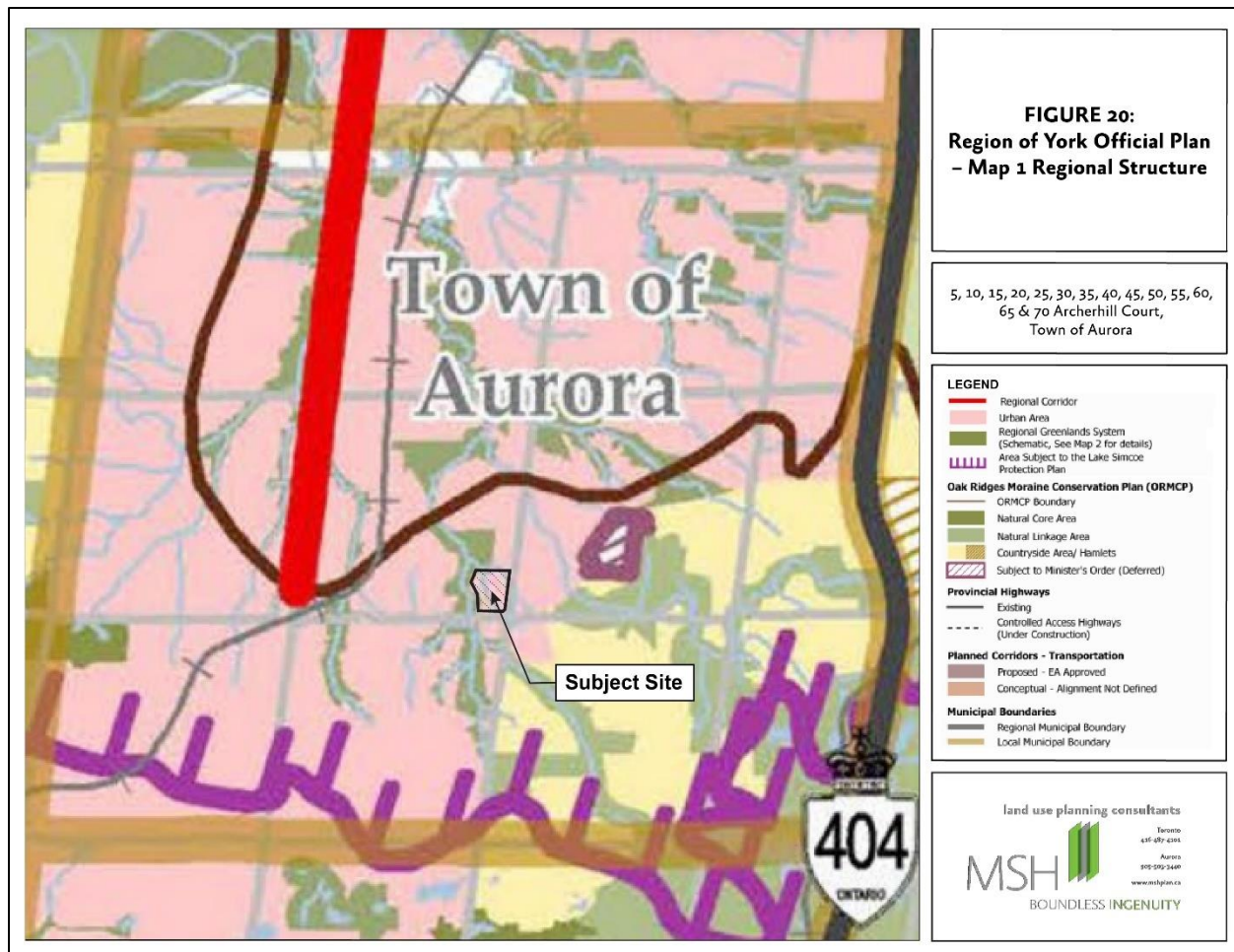


Figure 20 – Region of York Official Plan, Map 1 Regional Structure

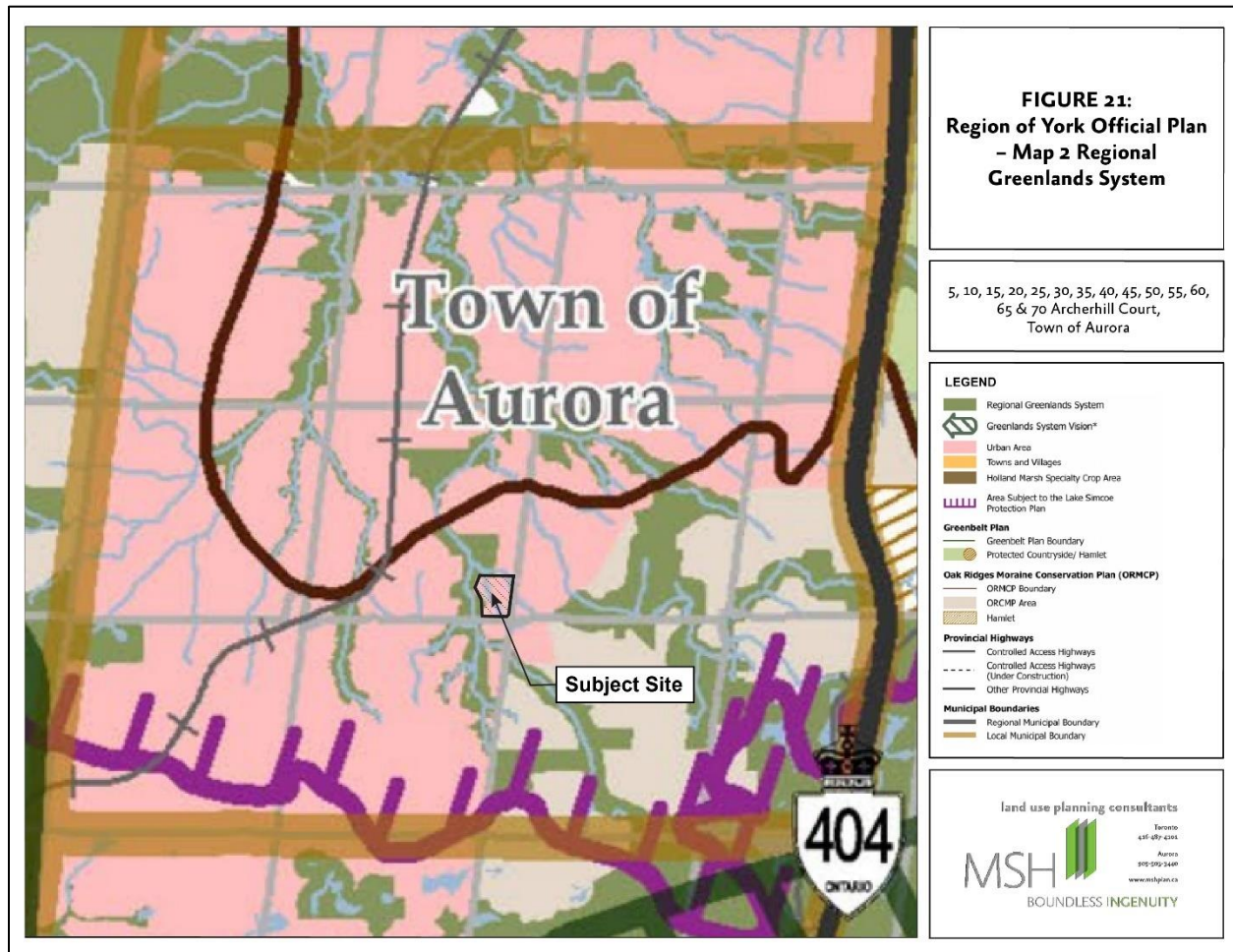


Figure 21 – Region of York Official Plan, Map 2 Regional Greenlands System

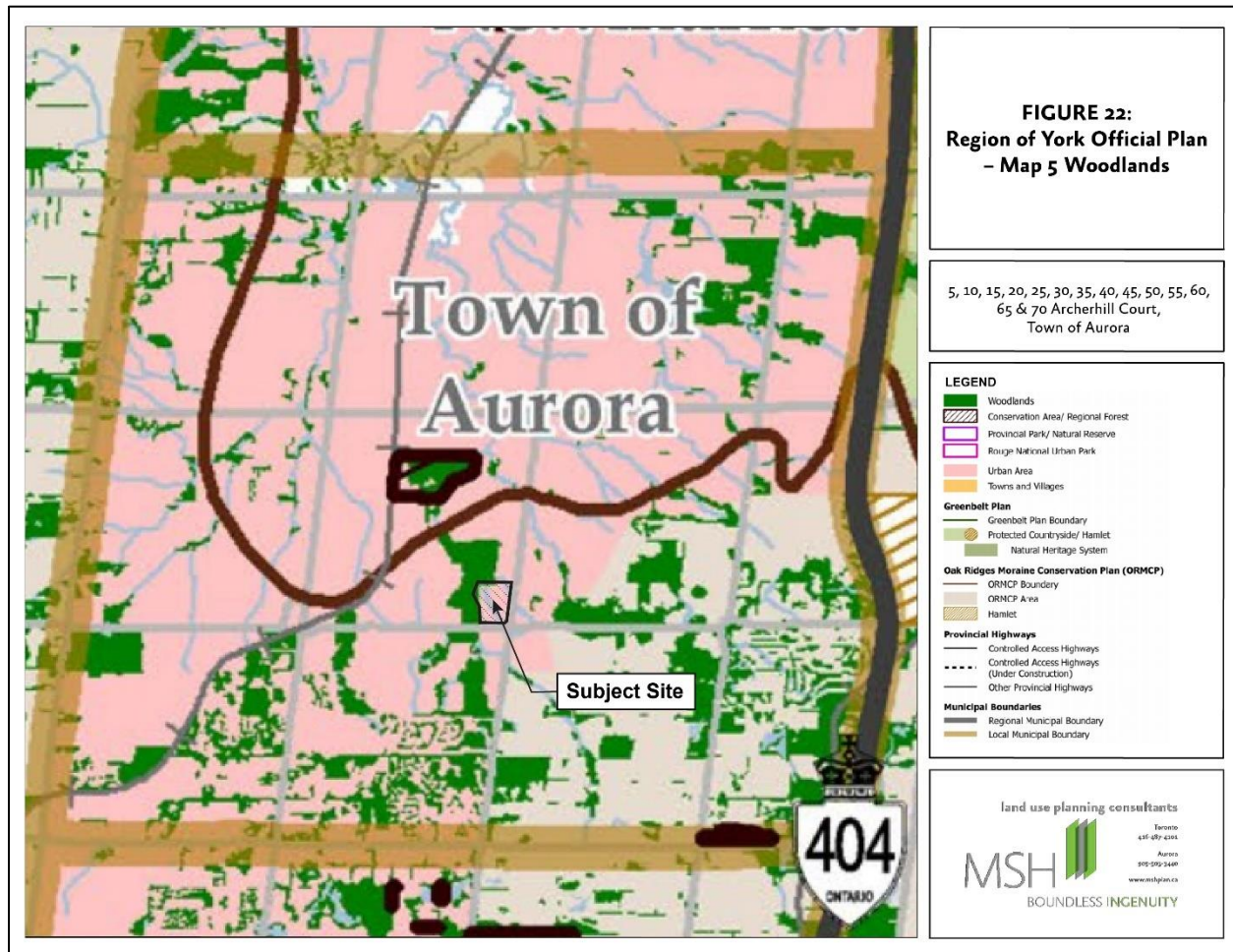


Figure 22 – Region of York Official Plan, Map 5 Woodlands

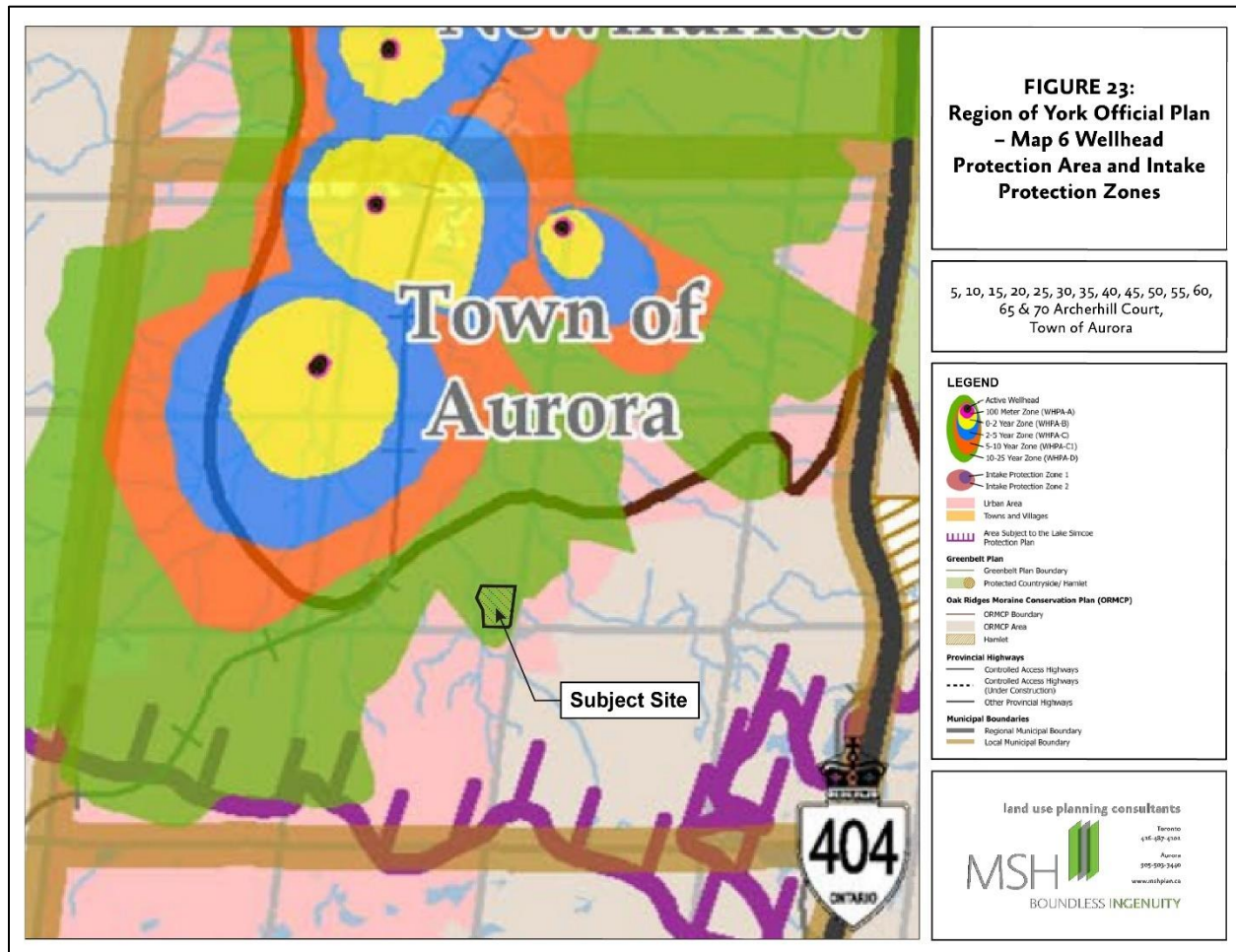


Figure 23 – Region of York Official Plan, Map 6 Wellhead Protection Areas and Intake Protection Zones

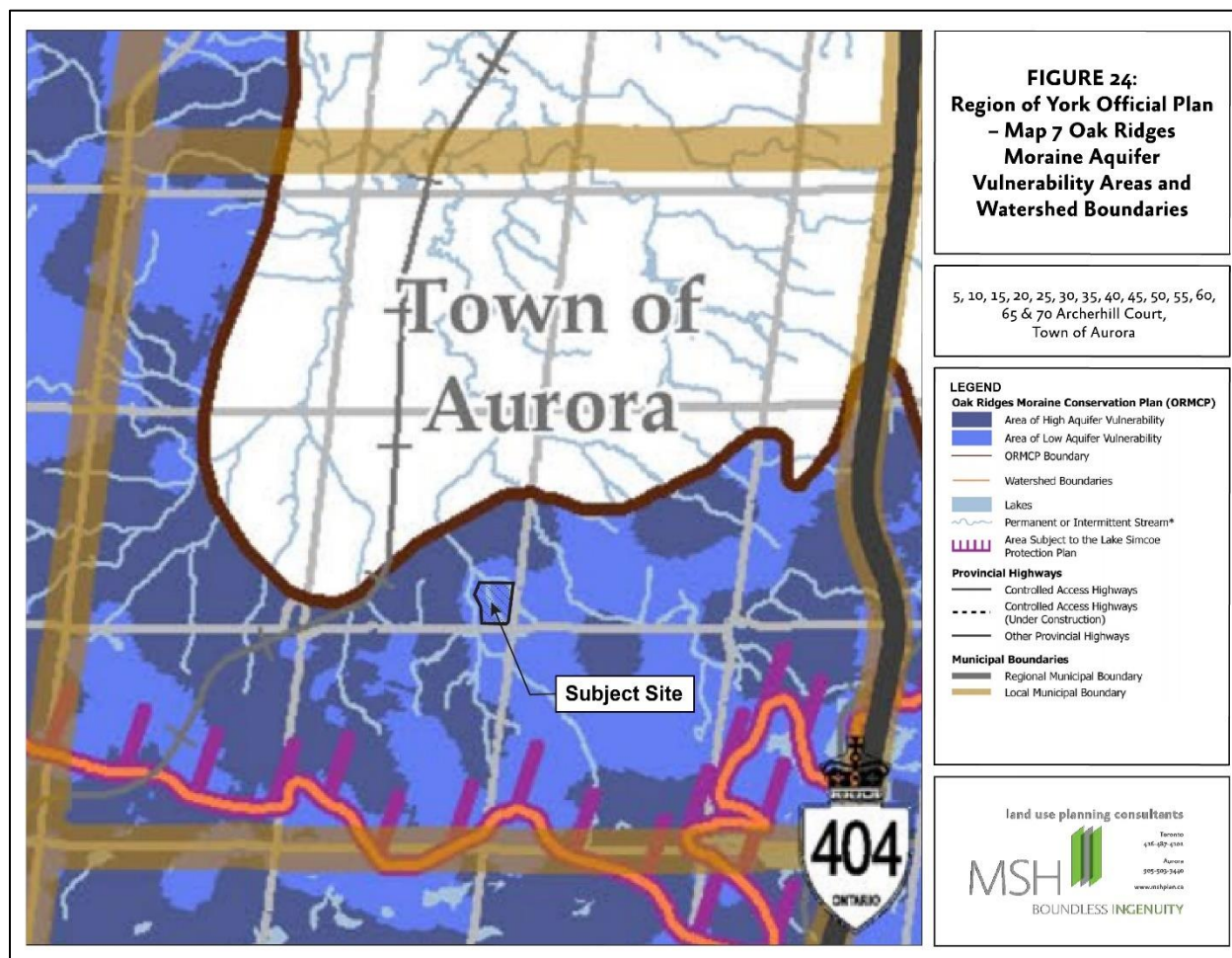


Figure 24 – Region of York Official Plan, Map 7 Oak Ridges Moraine Aquifer Vulnerability Areas and Watershed Boundaries

Chapter 2 – Sustainable Natural Environment, of the Region’s Official Plan provides policies to identify, protect and enhance a linked Greenlands System by preserving, expanding and enhancing natural heritage features for long term benefit. The policies of particular relevance to the subject site are included in 2.1 and 2.2.

The YROP also requires that development or site alteration of land within the ORM boundary must comply with the provisions of the ORMCP and sets out appropriate vegetation protection zones applicable to the specific feature (2.1.19, 2.2.15, 2.2.37, 2.2.47). Further, the YROP requires that appropriate studies be provided for applications for development or site alteration within a landform conservation area (2.2.55); and, for development in the Urban Area on the ORM, site disturbance should be kept to a minimum in order to satisfy the ORMCP requirements.

The YROP, being consistent with the Provincial policies, emphasizes development within the Urban Area through intensification in order to maximize the efficient use of existing infrastructure, and encourages development that promotes walking, cycling and the use of transit services. These policies are set out in Chapter 5, An Urbanizing Region: Building Cities and Complete Communities.

Section 5.2 sets out policies to fulfill the Region’s objective to create high-quality, sustainable communities including but not limited to designing communities to ensure walkability (5.2.3); creating a balance of residential and employment uses (5.2.5); designing communities to ensure accessibility to people of all ages, cultures and abilities (5.2.7); and, employing high urban design standards (5.2.8).

Of particular importance are policies set out in Section 5.3 – Intensification, whereby the Region directs municipalities to identify areas suitable for intensification within the built-up areas. These areas are intended to maximize efficiencies in infrastructure delivery, support and encourage high levels of transit, walkability and general easy access for daily activities and interests. Emphasis is placed on well-designed development and community elements.

The Region has adopted a “conservation-first approach” to servicing the needs of residents. Servicing, which includes, transit, streets, water, wastewater, waste management, utilities, etc., is outlined in Section 7 of the YROP. The main focus is to reduce demand for services; and, provide services in a cost effective, sustainable manner. Reduced automobile dependency, water conservancy and efficiency, promotion of active transportation and increase in land efficiency through compact, urban form are some of the RYOP’s key objectives.

Development on full municipal services within urban areas is encouraged (7.3.6).

The subject site is considered a “greyfield” or a property that is outdated or underutilized. Fourteen single detached dwellings on an average 0.80 ha sized lot, and all privately serviced. The existing development is no longer encouraged through Provincial policy; and, in fact, is discouraged or not permitted.

Without direct access to the Great Lakes, York Region relies on agreements with the City of Toronto, and the Regions of Durham and Peel to provide the safe and effective delivery of water and wastewater services to the Urban Area. There are two main sources of drinking water in the Region: surface water from Lake Ontario and Lake Simcoe and a limited amount of groundwater from regional aquifers (Section 7.3).

7.3.2 To ensure that the provision of appropriate water and wastewater infrastructure and servicing capacity is co-ordinated with plans of subdivision, plans of condominium, site plans or any other development applications in order to ensure services are available prior to occupancy.

The subject site is currently serviced by private septic and well. Full municipal services (water and sanitary) are available to the site. Preliminary investigation through a Functional Servicing Report confirms that existing services in the area are adequate and will need to be extended to the site.

The proposed development conforms to the Region’s OP policies on Servicing.

Conclusions

The subject site is located within the Urban Area designation, with a small portion of the site along the western and northern borders located within the Regional Greenlands System. The subject site and development applications support the YROP policies and would enable the redevelopment and intensification of an underutilized site.

The redevelopment of the subject site to provide for a more compact urban form, on full municipal services, is more land efficient; and, takes advantage of an existing active transportation network meets the policy directives of the YROP.

The redevelopment represents a minor intensification within an area that has similar densities and built form; and, is surrounded by an open space system and existing road network. There is no issue of transition or incompatibility with surrounding uses.

The proposed development and applications support the overall intent of, and conforms to, the policies of the YROP with regard to appropriately directing growth to urban areas, promoting the efficient use of land through intensification; and, protecting and enhancing natural heritage features.

The proposed development conforms to the Region’s OP policies on creating complete communities.

3.8 Town of Aurora Official Plan 2010

The Town of Aurora recently approved its Official Plan in September 2010. The Official Plan is prepared in recognition of the array of Provincial and Regional directives. The Plan was updated in 2015 to conform to the relevant provincial policies.

The Town is currently undergoing its Official Plan Review to update its policies to bring its Official Plan into conformity with current provincial policies. However, the statutory public meeting to present the updated Official Plan is not expected to occur until the first quarter of 2022. As a result, the policies and directives of the current, in effect, Official Plan apply.

The Official Plan designates the subject site as Stable Neighbourhood as shown on Schedule 'A' - Structure Plan, of the Town's Official Plan (Figure 25). The site is further identified as being within Secondary Plan "OPA 48" as shown on Schedule 'B' - Secondary Plan Areas (Figure 26).

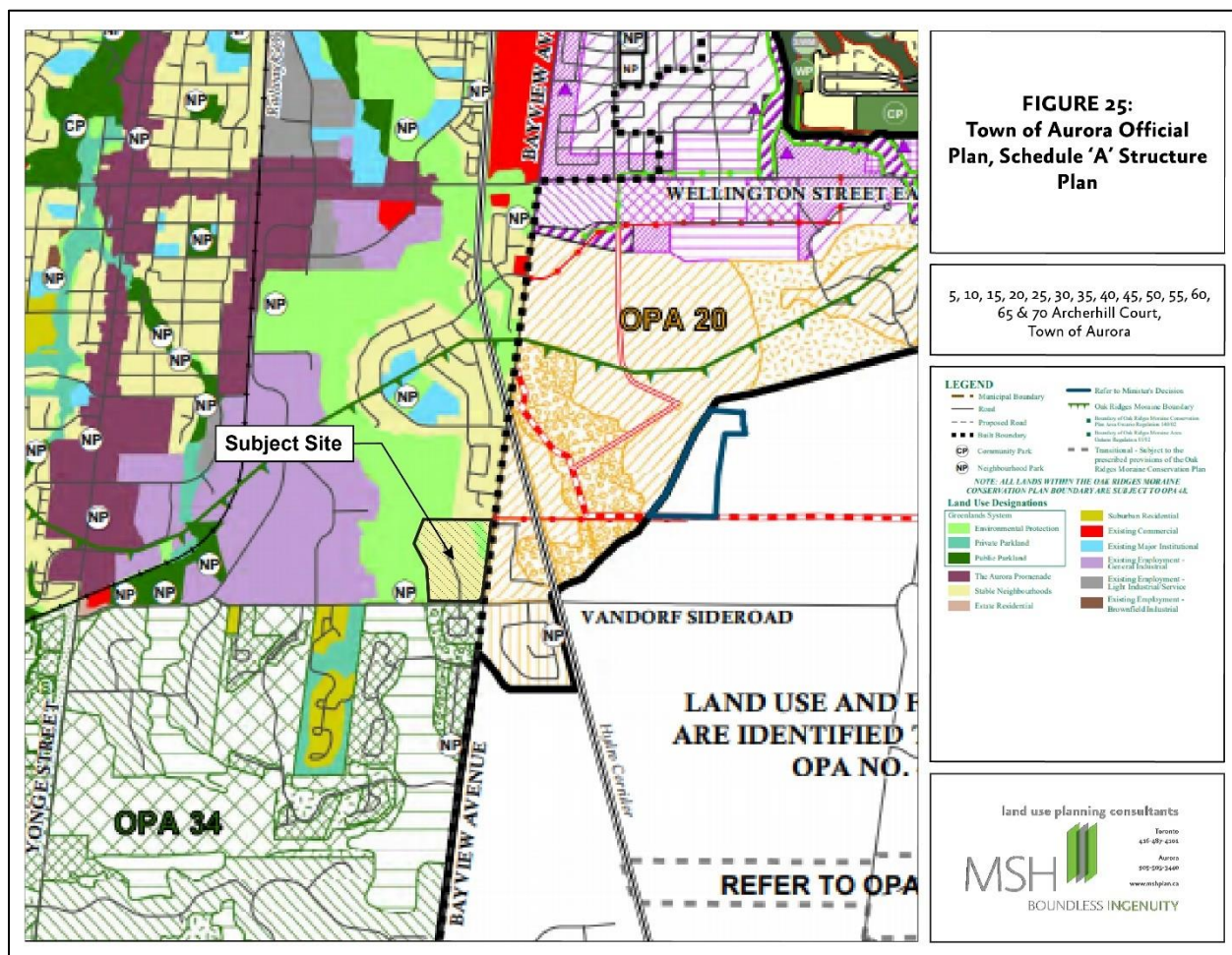


Figure 25 – Town of Aurora Official Plan, Schedule 'A' - Structure Plan

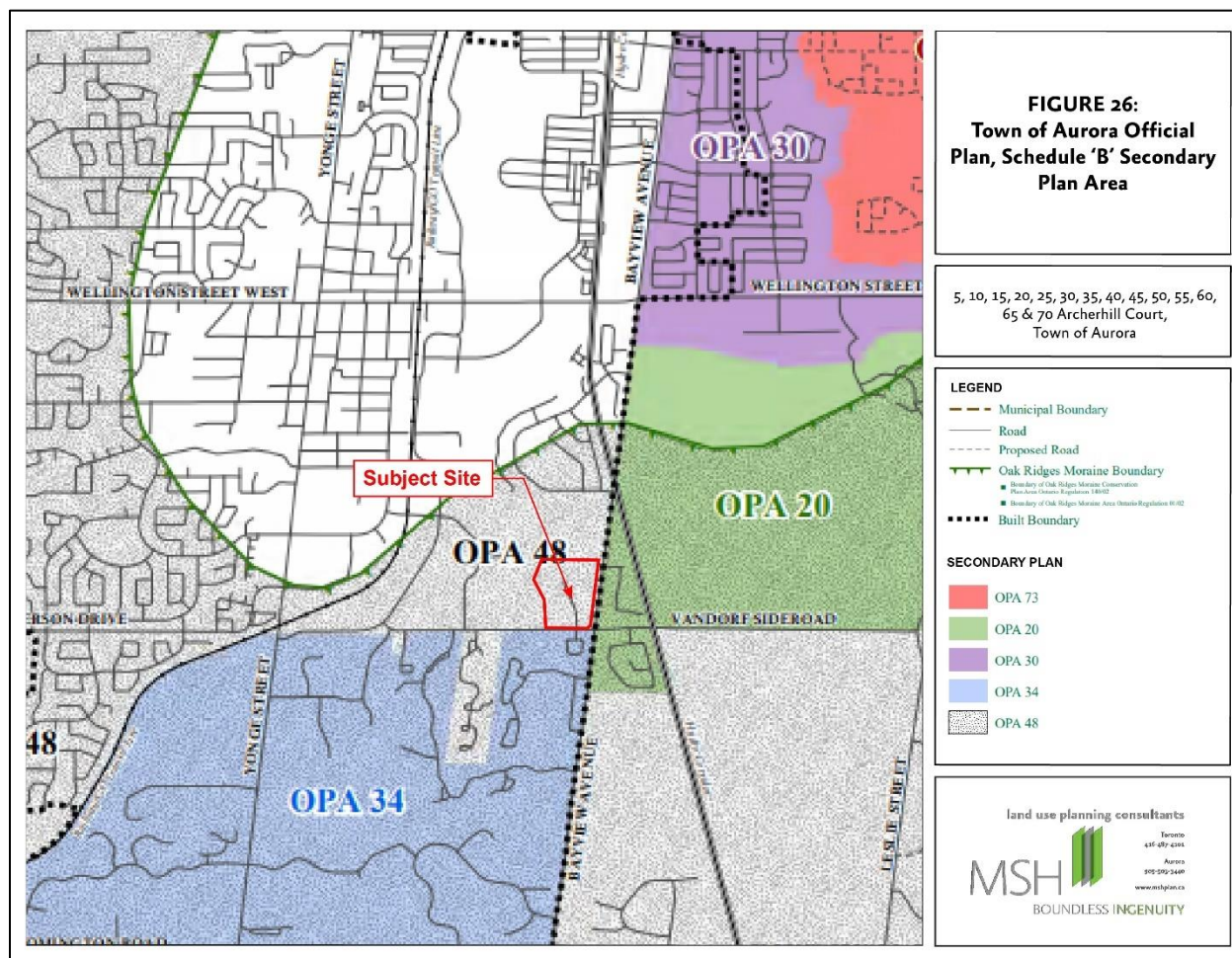


Figure 26 - Town of Aurora Official Plan, Schedule 'B' - Secondary Plan Areas

The subject site was originally part of the “Bayview Residential Neighbourhood Secondary Plan” (1989). Subsequent applications and modifications resulted in the approval of the North Bayview Residential Neighbourhood (OPA 61), which was ultimately approved by the Ontario Municipal Board in 1993. OPA 61 was incorporated into the Town’s Official Plan through its March 2008 Office Consolidation, and will be explained in more detail later in this Report. OPA 61 was ultimately brought into the main body of the Official Plan, through the Town’s current 2010 Official Plan.

Section 2.1 identifies the Town’s fundamental principles in developing the Town into a healthy, strong and complete community in which to live, work and play including, but not limited to, promoting responsible growth management, achieving design excellence, developing greener and sustainable communities, providing a range and mix of housing, protecting stable neighbourhoods and, providing sustainable infrastructure. These principles will be achieved through a variety of policy initiatives including directing projected population growth to appropriate locations, requirement for high quality buildings and streetscapes, implementation of green building technologies and environmental sustainability, provision of a mix of housing type and density, and, ensuring infill development within stable neighbourhoods is compatible with the surrounding community.

Section 3.0 Promoting Responsible Growth Management, of the Town’s Official Plan, sets out the objectives and policies for the principles outlined above.

Policy 3.2 a) establishes the Community Structure and forms the basis of the land use designations and policies of the Plan. Stable neighbourhoods are identified as “existing residential neighbourhoods that, through the policies of this Plan, will be largely protected from the impacts of new *development*. Infill *development* and other forms of *intensification* will be restricted within Stable Neighbourhoods.”

The Community Structure also identifies the Town’s ‘built boundary’ and the boundary of the Oak Ridges Moraine (ORM). In compliance with Section 3(5) of the *Planning Act* all planning and development decisions for lands within the ORM boundary must conform to the Oak Ridges Moraine Conservation Plan (ORMCP).

The policies for accommodating growth are outlined in Section 3.3 and support development through more sustainable development patterns, protection of existing stable neighbourhoods, providing greater range of housing opportunities and that growth occur in an orderly manner, of which there are a number of factors to be considered. The policy indicates that if one or more of the following factors cannot be addressed satisfactorily, development applications may be deferred or held in abeyance, namely:

- a more compact urban form
- provision of adequate municipal services
- provision of adequate transportation facilities and adequate capacity on existing and planned road network
- adequate social, recreational and other community services
- adequate utility services

The subject site is designated “stable neighbourhoods”; however, it is unique in that it is the only residential subdivision within the area that is on private well and septic service; and, is on large lots each with an average area of 0.80 ha (2 acres). The redevelopment of the subject site will not have a negative on the surrounding community as the proposed redevelopment is more in keeping with the existing surrounding neighbourhood. The development still maintains a single detached dwelling housing type, while providing a less land-intensive, compact design.

The proposed development represents a compact urban form that is required by provincial policy and encouraged in the Town’s Official Plan. There are existing municipal services along Vandorf Sideroad and Bayview Avenue that can be extended to service the proposed development, promoting the efficient use of existing infrastructure. Existing public transit is located along Bayview Avenue. Through the increase in population to the area and associated demand, improvements and expansion to the YRT system can be expected. In addition, the subject site is adjacent to a significant trail system that provides extensive access throughout the Town and to neighbouring municipalities, providing an excellent active transportation system. There are also a number of schools, public parks and private golf courses within the area. An established commercial area is located north of the subject site at Wellington, providing a wide range of retail, office and financial institution uses. The surrounding facilities can be accessed through the existing trail system.

In summary, all of the factors set out in Section 3.3 of the Official Plan can be addressed satisfactorily.

Section 4.0 sets out general urban design and architectural policies, which, among other things, promote: high quality building design and materials, landscaping, etc. The implementation of this section would typically be achieved through Site Plan Control process; however, Site Plan Control is generally not applied to single detached dwellings. In this instance, it is anticipated that architectural and urban design review will be assessed through the draft plan of subdivision process.

Section 5.0 provides policies on building a greener community by demonstrating energy efficient practices in development proposals, considering renewable and alternative energy options in order to support the development of a healthy, vibrant and sustainable community (5.1). Policy 5.2 sets out the Council’s intention for the development of Green Development and Design Standards, which are to

be implemented through a Town-initiated Official Plan Amendment. To date, the Town has not yet developed or implemented the Standards.

Notwithstanding the absence of a Council-approved document, Policy 5.2 f) of the Official Plan sets out various elements to be considered. The following is a summary of initiatives that have been considered for incorporation in the proposed development.

i. Homeowner's Guide

The subject site is located adjacent to an area designated as a significant woodlot; and, a wetland. New public open space blocks are proposed to provide additional protective buffers; and, to protect the wetland feature.

A Homeowner's Guide is to be provided to new homeowners detailing the importance and protection of these natural features, as well as, promoting pesticide free lawn & garden care and suitable alternatives, benefits of composting, drought tolerant plantings; and, responsible waste collection.

ii. Active Transportation

The subject site is adjacent to a significant active transportation system, linking this area to trail systems throughout the Town and interconnecting to adjacent municipalities to the north and south.

The Homeowner's Guide will identify this feature and encourage new homeowners to utilize active transportation options where possible, reducing the reliance on vehicular transportation, thereby helping to reduce greenhouse gases.

iii. Energy and Water Efficiencies

In order to maximize energy and water efficiencies and reduce the burden on energy supply and municipal water and waste water systems; all products provided by the builder which are eligible under the Energy Star program, must be Energy Star compliant (i.e., washers, combination washer-dryers, dishwashers, refrigerators, televisions, heating and cooling systems, high-performance doors, windows, etc.).

iv. Green Construction

Promote and make available opportunities for "green construction" to new homeowners. This may include but not be limited to:

- a. Use of non-toxic building materials (i.e., formaldehyde-free insulation, kitchens & bathrooms)
- b. Use of ecologically sustainable products (i.e., bamboo, cork or hardwood flooring)
- c. Provision of roughed-in electric vehicle charging infrastructure, where permitted
- d. Rough-in or accommodation for PV solar panels

v. Drought Resistant and Native Species Planting

Within areas that are the responsibility of the developer/builder, drought resistant and native species plantings will be utilized within the subdivision. This will assist in eliminating the spread of invasive and non-native species; and, will help to ensure the health and longevity of plant materials.

Utilization of the above initiatives supports and achieves the Town's intent on promoting greener development and creating a healthy, vibrant and sustainable community.

The OP promotes a range and mix of housing types and densities. The intensification of the subject site enables the provision of a more compact built form, providing for a slight increase in density, and, at a more affordable cost while still maintaining a single detached dwelling development. The OP further states that within the Stable Residential area consideration shall be given to ensure built form, specifically frontage and size of lots to be created, shall maintain the character of the existing streetscape and is compatible with the surrounding neighbourhood. In this instance, as the entire neighbourhood is being redeveloped, it will be done in a comprehensive and consistent manner. The end result will be more in keeping with the surrounding neighbourhoods than is currently the case (Section 6.0).

No height or density increases above what is permitted in the Official Plan are being sought.

Section 8.0 provides direction for the protection of stable neighbourhoods. Lands designated within Stable Neighbourhoods are intended to be “protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time” (Policy 8.1.1). New developments are to be compatible with its surrounding context and shall conform with all other applicable policies of the OP.

General design policies for new developments within Stable Neighbourhoods are provided to ensure new development is sympathetic to the form and character of existing development, is compatible, reflects density, height, scale, massing, setbacks, etc., of existing development (Policies 8.1.3 & 8.1.4). As previously stated, the proposed redevelopment will replace the existing dwellings and create a new road pattern for the area. The proposed density is similar to and in keeping with the surrounding neighbourhoods.

Performance standards for the new dwellings will comply with existing Town zoning standards subject to any site specific provisions to address site conditions. Details on architectural design, materials, features, etc., will be addressed through the draft plan of subdivision review process.

Conclusions

The subject site and proposed development conform to the policies of the Town’s Official Plan. The subject site is located within the urban area and the built boundary of the Town. The OP policies directs growth and intensification to the built-up area and promotes the efficient use of land and services while protecting and enhancing natural features. The OP encourages sympathetic development within Stable Neighbourhoods to ensure consistency and compatibility with existing development.

The subject site is considered a greyfield area that is underdeveloped and no longer reflects the intent of current provincial initiatives. The proposed development will replace large, land expansive lots, on private water and septic services with a new road layout, smaller, more efficient lots on full municipal services; and, provide for a modest increase in density. The proposed development is in keeping with the character, density and built form of surrounding neighbourhoods.

3.9 Town of Aurora ORMCP Conformity Amendment (OPA No. 48)

OPA No. 48 is the Secondary Plan that brought the Town’s OP into conformity with the ORMCP of 2001. OPA 48 was approved by Council on October 22, 2003; and was approved by the Minister of Municipal Affairs and Housing with modifications on October 21, 2004.

The OPA 48 Secondary Plan area pertains to those lands identified in Schedule B – Secondary Plan Areas, of the primary OP, and, as delineated as being within the Oak Ridges Moraine.

OPA 48 and its schedules have been consolidated with the Town’s OP 2010.

The subject site is within the Oak Ridges Moraine Settlement Area shown on Schedule J (Figure 27). Similar to the applicable policies within the ORMCP, relevant policies within the Secondary Plan are as follows:

3.13.4 f Oak Ridges Moraine Settlement Area

- ii. *Where lands are shown as Oak Ridges Moraine Settlement Area on Schedule "J" to this Plan, the uses permitted shall be in accordance with the land use designations shown on Schedule "A" - Land Use Plan, and all applicable policies of the Oak Ridges Moraine Conservation Plan, including Subsections 19(3) (Protecting Ecological and Hydrological Integrity), and 31(4) (Specific Land Uses Policies) and all relevant policies of this Plan including Subsections 3.13.5 to 3.13.12, inclusive.*
- iii. *Notwithstanding policy 3.13.4.f.ii above, where lands are located within the Oak Ridges Moraine Settlement Area designation are also located within an Oak Ridges Moraine Wellhead Protection Area, or an Oak Ridges Moraine Area of High Aquifer Vulnerability as shown on Schedules "M" and "N", then the uses permitted shall not include those uses listed in Subsections 3.13.8.c, 3.13.8.d and 3.13.8.g of this Plan.*
- x. *Notwithstanding any other policies of this Plan to the contrary, within Landform Conservation Areas (Category 1 and Category 2), in the Oak Ridges Moraine Settlement Area, the Town of Aurora shall review and assess all applications for development or site alteration on the basis of employing planning, design and construction practices that will keep disturbance to the landform character to a minimum, if possible, so as to satisfy the requirements of Subsections 30(5) to 30(11), inclusive (Landform Conservation Areas) of the Oak Ridges Moraine Conservation Plan.*
- xi. *New lots may be created in the Oak Ridges Moraine Settlement Area subject to the provisions of Subsections 19(3) (Protecting Ecological and Hydrological Integrity), and 31(4) (Specific Land Use Policies) of the Oak Ridges Moraine Conservation Plan, and subject to compliance with all other applicable policies of this Plan, including Sections 3.13.5 to 3.13.12, inclusive.*

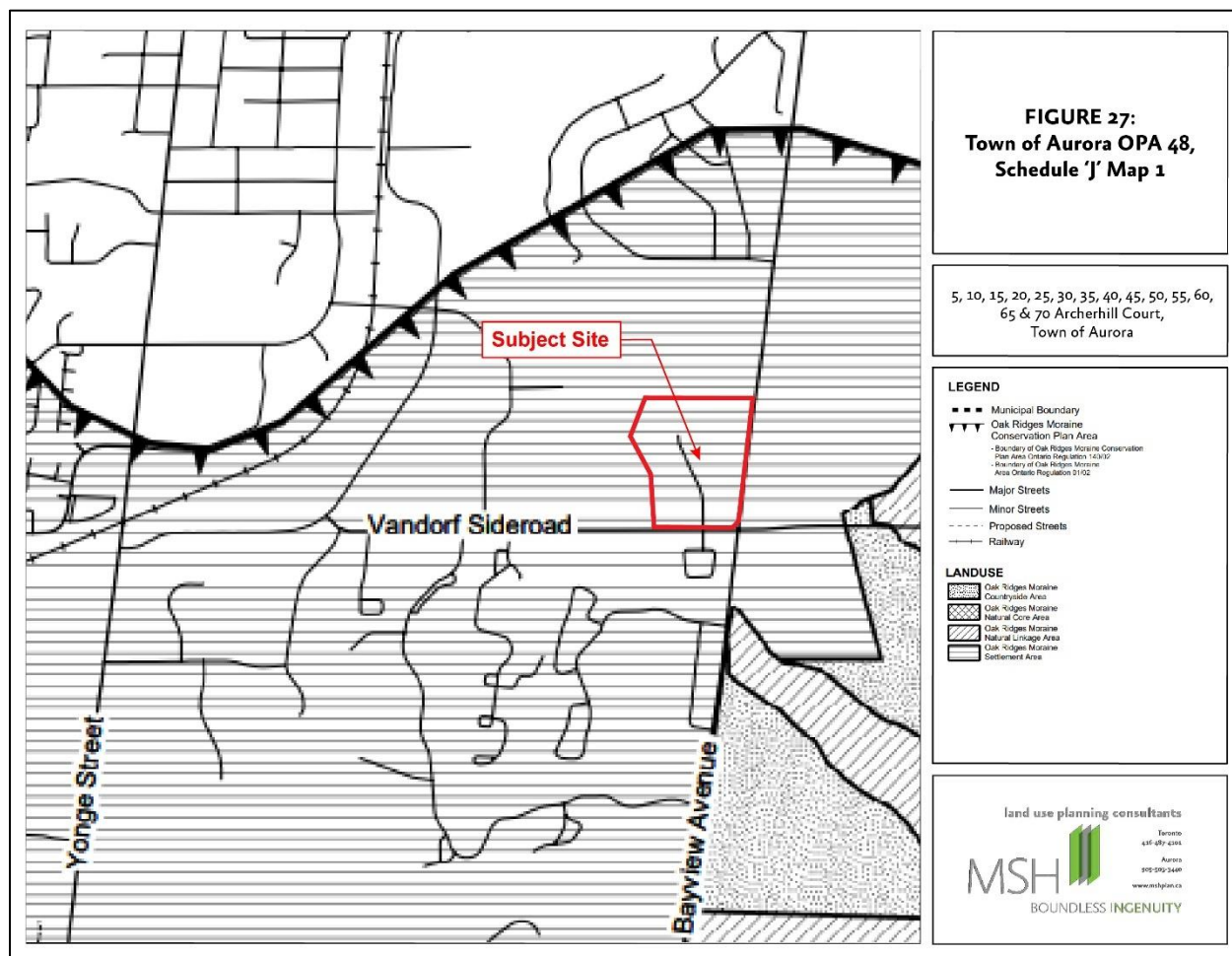


Figure 27 – Town of Aurora OPA 48, Schedule 'J' Map 1

The subject site is located in an area identified as “Low Vulnerability” on Schedule “M”; and, as a “Landform Conservation Area 2 (Moderately Complex Landform)” on Schedule “L” of OPA 48.

Landform Conservation Area (Category 2) policies require that an application for development or site alteration, where permitted, shall demonstrate how disturbance to landform character will be kept to a minimum; and, will maintain significant landform features.

The NHE report prepared by Dillon provides a more detailed assessment of these policies; however, the subject site has already been developed and any landform features that may have been existing on site would have been impacted through the previously approved development. A summary of Dillon’s findings is outlined in Section 5.4 of this report.

Areas at the north end of the site which contain sloping lands and the wetland feature are proposed to be protected through the appropriate environmental zone; and, conveyed to the Town.

Appropriate buffers along the east edge of the Vandorf woodlot and the wetland are proposed, which exceeds the requirements of OPA 61 (which pre-dates the ORMCP); and, the in effect Official Plan. The proposed buffers have been determined in conjunction with the LSRCA and deemed acceptable.

The proposed development conforms to the policies of OPA 48, which implement the policies of the ORMCP.

3.10 The North Bayview Residential Neighbourhood (Cat-Tail) Secondary Plan (Official Plan Amendment No. 61)

Official Plan Amendment No. 61 (OPA 61) The North Bayview Residential Neighbourhood (Cat-Tail) Secondary Plan was approved by the Town of Aurora in October 1991 and was approved by the Ontario Municipal Board on June 7, 1993. It was further amended by OPA No. 26. Further Council-adopted amendments have been consolidated into OPA No. 61 to January 2005; and, OPA 61 was ultimately included in the Town's March 2008 Office Consolidation of its Official Plan.

In the Town's Official Plan 2010 update, the policies of OPA 61 have been fully integrated into the Town's OP and the designations have been updated accordingly. OPA 61 is discussed here to provide background and history; and, as it relates to the policies of the ORMCP.

The purpose of OPA 61 was to establish development policies to guide future development, establish land use patterns, residential densities, transportation systems and servicing schemes for a neighbourhood comprising approximately 159 hectares (393 acres) which included the subject site.

The subject site was designated as "UR Ex (Urban Residential Existing) Low Density" as shown on **Figure 28** – Schedule 'A' – Land Use Plan, to OPA No. 61.

The subject site is also identified as a Site Specific Policy Area 3.1.4.f, as shown on Schedule "H" – Site Specific Policy Areas Map 1 (**Figure 29**), which simply confirms that the site specific policies of OPA 61 apply to lands located in Lots 76 to 80 inclusive, Concession 1, E.Y.S.

In general, the Urban Residential Low Density designation allowed for a mix of single detached, semi-detached and duplex dwellings, at a maximum density of 25 units per hectare; and, a maximum height of 3 storeys. Policies were in place for the preservation, protection and conservation of existing trees, topography and environmental features of the area; and, compliance with provincial policies and guidelines in effect at the time (Section 3.1.1).

The identification of the subject site confirms that it was approved and developed prior to the ORMCP taking effect.

OPA 61 was consolidated into the Town's Official Plan in 2005 and the OP was further updated in 2010 which had the effect of removing the OPA 61 secondary plan area and incorporating it into the core component of the OP.

As a result, the policies of the primary OP with respect to the Stable Neighbourhood designation will apply.

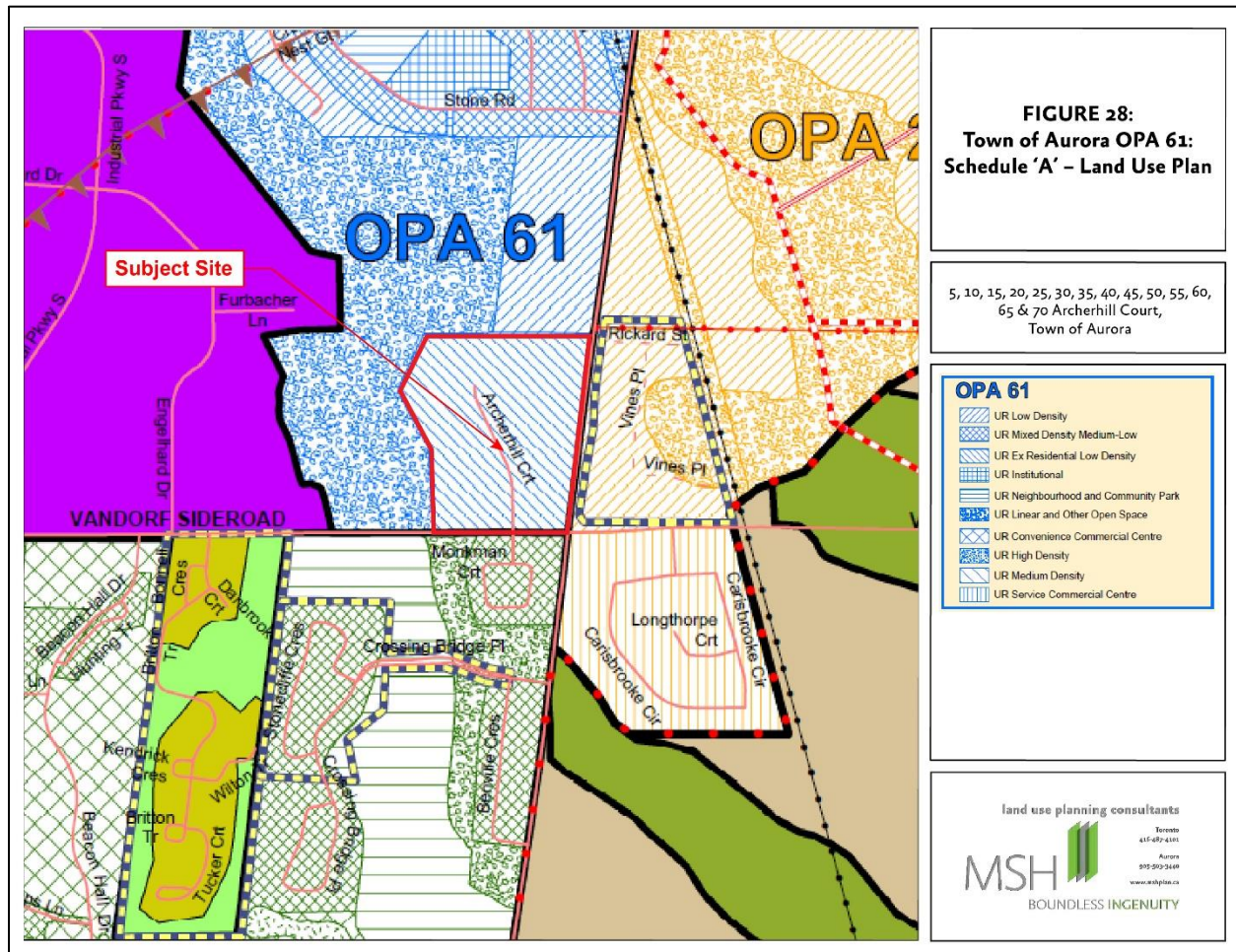


Figure 28 – Town of Aurora OPA 61, Schedule 'A' – Land Use Plan

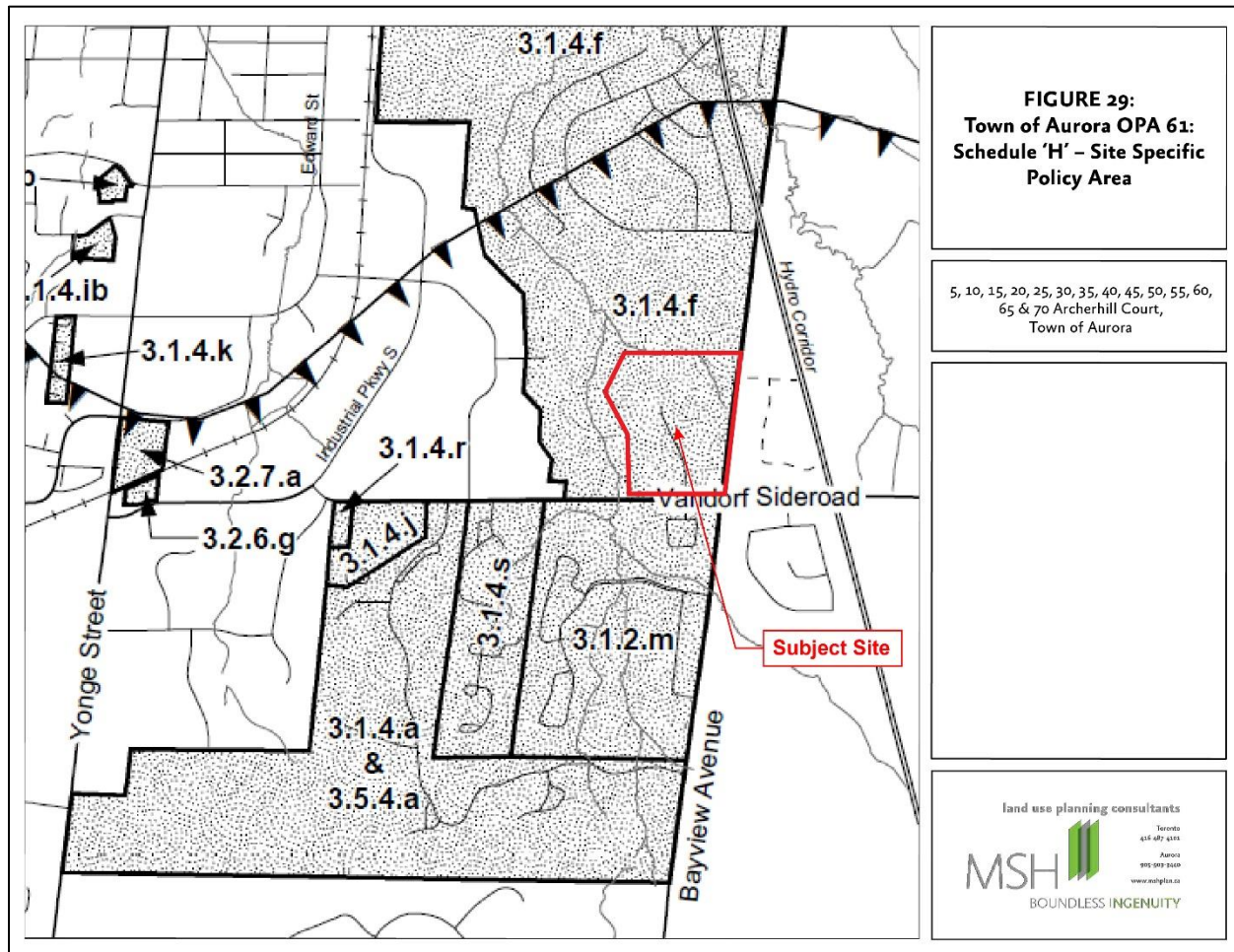


Figure 29 – Town of Aurora OPA 61, Schedule 'H' – Site Specific Policy Area

3.11 Town of Aurora Comprehensive Zoning By-law 6000-17, as amended

The Town of Aurora Comprehensive Zoning By-law 6000-17, as amended, was adopted by Town Council June 27, 2017 and approved by the Ontario Municipal Board January 29, 2018 and has been updated to May 7, 2021.

The subject site is comprised of 14 parcels zoned Estate Residential (ER), as shown on Schedule 'A', Map 5 of the Town's Zoning By-law (*Figure 30*).

Permitted uses within the ER zone include detached dwellings, second dwelling suites and home occupations. The ER zone provisions are as follows:

Provisions	Estate Residential (ER)
Lot Area	8,000 m ²
Lot Frontage	45 m
Front Yard	15 m
Rear Yard	22 m
Interior Side Yard	9 m (one side) 4.5 m (other side)
Exterior Side Yard	15 m
Lot Coverage (Maximum)	15%
Height (Maximum)	10 m
Interior Garage Length	N/A
Interior Garage Width	N/A

A zoning amendment is required to implement the proposed draft plan of subdivision, provide site specific provisions, as necessary; and, recognize the natural heritage features and open space area.

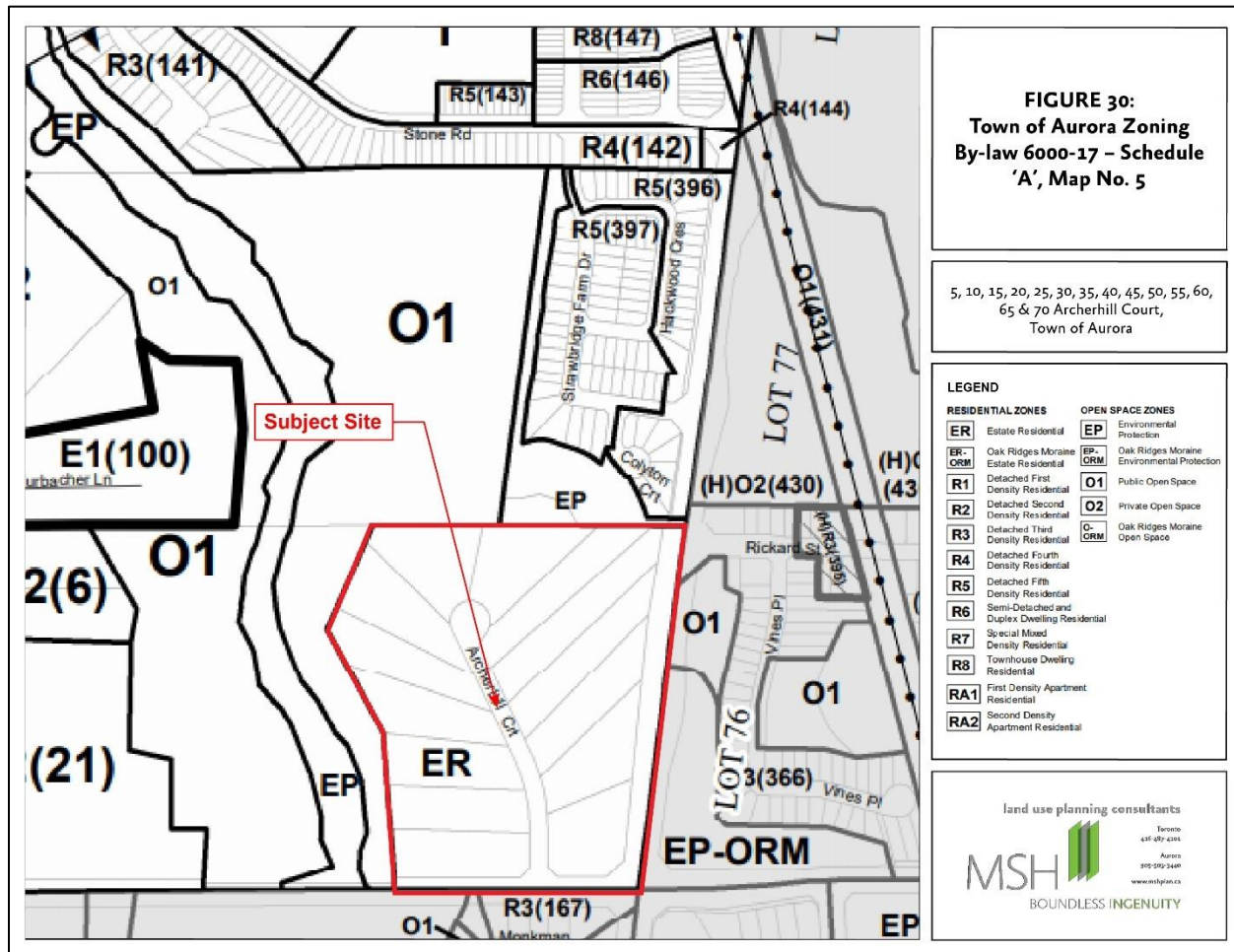


Figure 30 – Town of Aurora Zoning By-law 6000-17, Schedule 'A', Map No. 5

The proposed development will provide a range of lot sizes between 11.0 m to 18.3 m frontages. These lots will fall into two existing Town zoning categories, Detached Third Density Residential (R3) Zone and Detached Fourth Density Residential (R4) Zone. In addition, the lands containing natural features or buffer areas will be rezoned to an Environmental Protection (EP) zone.

The R3 and R4 zone provisions as set out in Zoning By-law 6000-17, as amended are identified as follows:

	R3 Zone	R4 Zone
Min. Lot Area	460 m ²	370 m ²
Min. Lot Frontage	15 m	11 m
Front Yard Setback	6 m	3 m (to main building) 5.5 m (to garage)
Rear Yard Setback	7.5 m	7.5 m
Interior Side Yard Setback	1.5 m	1.2 m (one side) 0.6 m (other side)
Exterior Side Yard Setback	6 m	3 m (to the main building) 5 m (to the Garage accessed over an Exterior Side lot line)
Max. Lot Coverage	35%	50 %
Max. Height	10 m	11 m
Min. Interior Garage Length	--	6 m
Min. Interior Garage Width	--	2.9 m

Minor modifications to the Town's R3 and R4 provisions above are proposed in order to accommodate unique, site specific features; and, reflect current building design practices.

Examples of site specific modifications include, minor revision to the *height* definition to take into account irregular topography, minimum lot areas for select lots, exception to definition of *frontage* for select lots, building coverage and setback provisions.

These modifications will be considered as part of the Town's review process which may result in further refinement to the draft by-law.

A copy of the draft zoning by-law is included with this submission as **Appendix B**.

4 Conformity

4.1 Provincial Policy

The proposed development reflects a modest intensification of the subject site for continued residential purposes. It will replace previously approved estate or suburban type development which is an inefficient utilization of land; and, private well and septic systems which are discouraged.

The subject site is located within a settlement area and the built-up area of the Town. Provincial policy directs growth to settlement areas and, intensification specifically, to built-up areas. Development will occur on full municipal services, will take advantage of public transit within the area; and, promote the use of active transportation which exists adjacent to the site. The redevelopment of the site will also enable the protection and enhancement of a wetland and related natural features through conveyance to the Town.

The subject site is located within the Built Boundary as identified in the provincial, regional and local municipal policies.

The proposed development supports the policy directives set out in the Provincial Policy Statement, a Place to Grow and the Oak Ridges Moraine Conservation Plan; and, therefore, is consistent with and conforms to provincial policy.

4.2 Region of York Official Plan Policy

The subject site is located within the Urban Area as identified in the Region's Official Plan. The Region's Official Plan was updated to bring it into conformity with provincial policies. The Region is currently undergoing its Municipal Comprehensive Review (MCR) process to address recent policy changes. The OP currently in effect, provides policy which is consistent with and conforms to provincial policy by directing growth to urban areas, promoting development through intensification specifically within built-up areas, utilizing existing municipal infrastructure, promoting active transportation and transit services; and, protecting natural heritage features.

The proposed development conforms to the policies of the Region's Official Plan.

4.3 Town Official Plan Policy

The subject site is designated Stable Neighbourhoods in the Town of Aurora Official Plan. The Town is currently undergoing its Official Plan Review, which is expected to be completed in early 2022, as a result, the existing OP policies are in effect.

Notwithstanding the above, the Town's OP provides policy direction in conformity with the Region's OP; and, includes conformity policies with the ORMCP original document. The subject site is identified as being within the built-up area; and, within the boundaries of the ORM. Through the previously approved Secondary Plan OPA 61, the subject site was developed prior to the ORMCP coming into effect. Although the Official Plan pre-dates a number of recent provincial policies, it still reflects the general intent of development within settlement areas, development on full municipal services; and, the preservation, enhancement, regeneration and stewardship of environmentally significant lands.

Intensification policies focus on compatibility with adjacent and surrounding uses, including built form, densities, massing, etc. The subject site is an existing estate residential development. This type of development is no longer permitted in the Town's Official Plan policies. The proposed development is more in keeping with recently approved and existing development within the surrounding area.

The proposed redevelopment conforms to the Official Plan designation and associated policies. It facilitates more efficient, compact residential built form, will remove existing development currently utilizing private well and septic services and will replace it with development on full municipal services; and, identifies natural heritage features currently in private ownership which will be enhanced and protected through conveyance to a public body.

4.4 Proposed Zoning Provisions

As outlined in this report, the policy framework set out by the Province, Region and Town provides for responsible growth through intensification of settlement areas, efficient use of existing or planned municipal infrastructure, development of complete communities; and, the provision of a range and mix of housing types.

The existing Estate Residential zoning will need to be amended in order to facilitate the development of the proposed subdivision and recognize the natural heritage features in a specific environmental protection zone category which will assist in preserving and protecting the lands. The proposed subdivision layout, architectural design, servicing; and, landscape features, will be refined through the draft plan of subdivision process.

The proposed zoning amendment conforms to and is consistent with the Provincial, Regional and Municipal policy framework.

5 Support Studies & Documentation

5.1 Functional Servicing Report and Stormwater Management

SCS Consulting Group Ltd., was retained by the applicant to prepare a Functional Servicing and Stormwater Management Report for the proposed development on the subject site.

The Functional Servicing and Stormwater Management Report, dated July 2021, outlines the means by which the development can be graded and serviced in accordance with the applicable design criteria and policies from the Town of Aurora, Lake Simcoe Region Conservation Authority, and the Ministry of Environment, Conservation and Parks (MECP). Results of the report are summarized below:

- Stormwater Management and Storm Servicing
 - Existing external drainage will be accommodated through the proposed development via a municipal storm sewer
- Sanitary Servicing
 - Approximately 78 lots are proposed to be serviced with a low pressure sanitary system;
 - Surcharging for the existing sanitary sewer on October Lane will not negatively affect any existing service connections
- Water Supply and Distribution
 - The development is proposed to be serviced with one connection to each of the Vandorf Sideroad and Bayview Avenue watermains;
 - The watermain hydraulic analysis demonstrates that there will be sufficient domestic and fire flows to service the development
- Grading
 - The proposed development grading will match the existing surrounding grades, and lot grading will be subject to further grading design prior building permit applications
- Right-of-Ways and Sidewalks
 - Site specific right-of-way cross sections are proposed to facilitate low impact development measures
- Erosion and Sediment Control during Construction
 - An erosion and sediment control plan will be prepared at the detailed engineering stage
- Utility Considerations
 - Utility companies have been contacted for service capacity, and no known issues with capacity are raised at this point.

5.2 Geotechnical Report

EXP Services Inc. (EXP), was retained by the applicant to carry out a preliminary geotechnical investigation pertaining to the design and construction of the proposed development on the subject site.

The Preliminary Geotechnical Investigation, dated January 22, 2021, determined the subsurface soil and groundwater conditions at the site and, based on this information, provides an engineering report with preliminary geotechnical recommendations pertaining to the design and construction of the proposed residential development.

Results of this report are based on seven sampled boreholes collected during the fieldwork at a depth of approximately 8.2 metres below the existing grade. Preliminary findings are summarized as follows:

- Site Grading:
 - Vegetation, topsoil, fill and utility infrastructure should be removed from proposed building and pavement areas; and, replaced with appropriate structural backfill
 - Fill and cut slopes should not be steeper than two horizontal to one vertical; and, should be protected from surface erosion
 - On-site monitoring
- Site Servicing:
 - Review included watermain and sewer installation, pavement design and construction
- Residential Dwelling Construction
- Review included foundation considerations, excavation and groundwater control, soil adfreeze, floor slab construction and permanent drainage, earth pressure on subsurface walls; and, earthquake considerations

Additional investigation may be required at the detailed engineering design stage.

5.3 Phase I Environmental Site Assessment

EXP Services Inc., (EXP) was retained by the applicant to undertake a Phase 1 Environmental Site Assessment (ESA) in support of the draft plan of subdivision and zoning amendment applications for the proposed residential development.

The ESA, dated February 26, 2021 assessed environmental conditions of the subject site based on historical and current uses. It had been used for agricultural purposes prior to 1954, and the existing residential cul-de-sac was developed circa 1988.

The ESA concluded that based on the Phase 1 ESA findings, including Site observations, information provided by the Site representative, the review of environmental databases, available historical information, and information provided by the Technical Standards and Safety Authority (TSSA) and information pending from the Ministry of the Environment, Parks and Conservation (MECP), no issues of potential environmental concern were identified; and, no further work is recommended for the Site at this time.

5.4 Preliminary Environmental Impact Study

A Preliminary Environmental Impact Study (EIS), was prepared by Dillon Consulting, dated April 2021 on behalf of the applicant.

The EIS was prepared in general accordance with Section 15.2.1 b) ii) of the Town of Aurora Official Plan; and, achieves the following:

- Documents existing conditions of the natural environment;
- Determines the potential limits of development;
- Evaluates the potential for environmental impacts associated with the proposed development; and,
- Recommends mitigation, restoration, enhancement measures, and/or compensation measures, where necessary, to avoid impacts to the natural environment.

Assessment of the subject site has been conducted in conjunction with review of applicable land use planning policies including, but not limited to; the Provincial Policy Statement (2020), the *Planning Act*, *Endangered Species Act*, LSPP, Greenbelt Plan, Growth Plan (2020), ORMCP, York Region Official Plan, Town of Aurora Official Plan; and, the *Conservation Authorities Act*.

The Study identified significant woodlands to the north and west of the subject site, an unevaluated wetland, and, a mapped watercourse. These features are to be protected from development with the establishment of appropriate buffers.

In addition, the EIS includes a Landform Conservation Plan, to determine if any significant landform features are present; and, recommend mitigation measures to avoid potential negative impact, in accordance with the ORM Technical Paper #4.

Potential ecological impacts of development are anticipated to be minimal, but may include tree and vegetation removal, diversion of surface water flows, sedimentation of wetland and forest areas, contamination of natural features, and loss of potential wildlife habitat. These impacts will be avoided or minimized by implementing the mitigation, restoration, and management measures described in the report.

The EIS will be updated upon completion of the 2021 field work in accordance with the Terms of Reference in consultation with the LSRCA.

5.5 Slope Stability Assessment

As previously stated, the subject site contains or is adjacent to environmental features, including woodlots, an unevaluated wetland and a watercourse. In addition, the site contains undulating topography including the existence of fill.

As part of the review carried out on site with the LSRCA, a Slope Stability Assessment was requested to assist in establishing development limits for the proposed subdivision.

A Slope Assessment, dated March 22, 2021 was prepared by EXP, which complements the preliminary geotechnical investigation also prepared by EXP.

The Assessment identified varying slope configurations, including location, height and inclination along the north, south, west and east property boundaries, as well as towards Archerhill Court. Key findings of the Assessment include:

- Existing buildings are located near or at the physical top of slope
- No evidence or signs of previous landslide, erosion or other unstable features
- Surface drainage is anticipated to be discharged to nearby roadways and open spaces; surface water is collected by ditches along Archerhill Court and discharged through a storm outlet to the open space and tributary of the Holland River
- Slopes are covered with mature trees and small vegetation; majority of tree trunks are near vertical
- The bankful width of the stream near the west boundary is approximately 2 – 3 m; water depth of the stream was less than 0.40 m
- The footprint of the proposed lots occupies the majority of the site, with open spaces to the west, north, north east being maintained
- Distance from the proposed lots to the tributaries of the Holland River ranges from 50 to 150 m

The subject site was also reviewed with respect to slope stability, toe erosion allowance and setback, based on the Watershed Development Guideline (LSRCA June 1, 2020). The investigation determined the following:

- Based on the toe erosion allowance and maximum distance of stable top of slope the LSRCA required setback is 15.0 metres, whereas, the total setback from the existing stream is 46 metres. The proposed concept plan meets the LSRCA requirements for watershed development.

5.6 Urban Design Brief

In fulfillment of the policies of Section 4.0 of the Town's Official Plan, an Urban Design Brief, prepared by The Planning Partnership, dated May 2021, has been prepared. The purpose of the Brief is to:

- Provide an overview of the urban design intent and elements of the proposed development.
- Highlight how the proposed development has regard for the design intent and policies of the:
 - The Town of Aurora Official Plan;
 - Landscape Design Guidelines; and,
 - Design and Engineering Standards.
- Ensure a consistent and coordinated approach to the design of buildings, streets and public spaces.

The Design Brief assesses surrounding features and development characteristics, parks and open space, the pedestrian system, streetscapes and street buffers, as well as, built form, focal lots and sustainability. Recommendations include the incorporation of gateway locations, fencing treatments, architectural expression, building entrances, building materials and colours, location of utilities, identification of focal lots; and, maximization of the potential for sustainable development through a variety of means.

5.7 Environmental Noise Feasibility Study

An Environmental Noise Feasibility Study (Noise Study) was prepared by Valcoustics Canada Ltd., dated June 22, 2021.

The Noise Study was prepared to identify potential sound levels and noise mitigation measures needed as it relates to the proposed residential subdivision; and, to ensure the development complies with the MECP and York Region noise guideline requirements.

Transportation noise sources with potential impact on the development were identified as road traffic on Bayview Avenue and Vandorf Sideroad.

Two stationary noise sources were identified as an existing industrial facility at 200 Vandorf Sideroad; and, an industrial facility at 5- 35 Furbacher Lane. Both facilities have existing dwellings located either closer or similar distance as the nearest proposed dwelling.

Neither industrial facility is expected to create significant noise impacts on the proposed development.

As a result of the assessment the following mitigation measures are recommended:

- 1.8 m high sound barriers along the Vandorf Road frontage
- 3.0 high sound barriers along the rear lots on Bayview Avenue and adjacent to the open space block
- Sound barriers are to be of solid construction with no gaps, cracks or holes and have a minimum surface weight of 20 kg/m². A variety of acceptable construction materials are available.
- Architectural elements to achieve acceptable indoor noise guidelines (i.e., exterior wall construction, windows and doors)
- Mandatory or provision for air conditioning on specified lots
- Provision of warning clauses advising purchasers of potential noise issues

5.8 Traffic Study

The Municipal Infrastructure Group, a T.Y. Lin International Company (TMIG) was retained by the applicant to complete a Transportation Impact Study for the proposed development on the Subject site.

The Transportation Study, dated July 2021, provides a summary of site related traffic and subsequent traffic-related impacts on the adjacent road network during the weekday AM and PM peak hours from the proposed development, and recommendations to resolve increased traffic demands.

Traffic impact analysis are based on traffic volumes and road network conditions derived for 2021 baseline conditions and the 2030 planning horizon, and future background traffic volumes derived from growth rates to the existing traffic volumes and the traffic generated by the adjacent background development(s) planned by the 2030 horizon year. The findings of the Traffic Impact Study are summarized below:

- Proposed development is expected to generate a total of 89 trips during the AM peak hour (24 inbound and 65 outbound) and a total of 129 trips during the PM peak hour (79 inbound and 50 outbound);
- Scenarios under all horizons (baseline 2021, future background 2030, and future total 2030) for both a.m. and p.m. peak hours, the site access operates with reserve capacity and the queues do not exceed the available storage.
- The future road widening along Bayview Avenue will improve operational constraints at the intersection on Bayview Avenue and Vandorf Sideroad;
- Traffic generated by the proposed development can be accommodated by the boundary road network;
- Optimized signal timing cycle length in the a.m. and p.m. peak hour and splits are recommended to accommodate future conditions forecasted bay 2030;
- Various TDM initiatives for the proposed development related to transit, active transportation, and outreach programs are recommended.

5.9 Hydrogeological Assessment

R.J. Burnside & Associate Ltd., was retained by the applicant to prepare a hydrogeological assessment for the subject site.

The hydrogeological assessment was prepared in compliance with the hydrogeological conditions in the ORMCP. It characteries the geological and hydrogeological conditions on the subject land, identifies potential development impacts on the local ground water and surface water conditions, and completes a water balance assessment to determine the pre- and post-development ground water recharge volumes.

Based on the collected data and assessments, the study recognizes that significant groundwater flows are not anticipated on the site due to the low conductivity of the surficial soils. It recommends that services to be installed below the water table should be constructed in ways that prevents redirection of groundwater flow. Should excavations below the water table to be required in during construction, it recommends a dewatering assessment to be conducted prior.

Drinking water threats were also analyzed as a part of the study, and no drinking water quality threats were identified to be significant within a WHPA-D. The hydrogeological assessment also confirms that the existing water balance can be maintained post-development with the implementation of the LID strategy.

All inactive wells within the development footprint will also be required to be located and properly decommissioned prior or during construction.

6 Summary and Conclusions

Development applications for Zoning By-law amendment and Draft Plan of Subdivision are being submitted by Highfair Investments Inc., for the development of a 12.33 ha parcel of land located on the north side of Vandorf Sideroad, west of Bayview Avenue (the “subject site”) for a 146-lot, residential plan of subdivision.

The subject site is currently occupied by 14 single detached dwellings and related accessory structures, on estate residential lots with private services. It is also proposed to remove the existing Archerhill Court right of way and replace it with a new municipal road pattern.

The proposed residential development is consistent with and conforms to current provincial policies for intensification reflected in the Provincial Policy Statement and the Growth Plan.

The subject site was previously located within the North Bayview Residential Neighbourhood Secondary Plan (OPA No. 61), but has since been incorporated into the Town’s current Official Plan and is designated “Stable Neighbourhoods” and “Environmental Protection”. It is subject to the OP 48 policies (ORMCP Conformity Plan).

The proposed development is in keeping with the policies of the existing designations and, therefore, does not require an Official Plan amendment.

The Growth Plan requires development through intensification and compact urban form and defines “intensification” as the development of a property, site or area at a higher density than currently exists through redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development, or the expansion or conversion of existing buildings (based on the Provincial Policy Statement, 2020).

The Plan also provides the framework for the increased use and improvement of infrastructure to support the anticipated population growth.

At present, the lots on Archerhill Court are serviced by private well and septic systems. The Growth Plan requires the majority of growth be directed to settlement areas that have existing or planned municipal water and wastewater services. Municipal services are available along Bayview Avenue and Vandorf Sideroad. The new development will be connected to full municipal services.

The proposed development conforms to the policies of the Growth Plan by proposing a modest intensification of residential uses within an identified Settlement Area that can be serviced by existing municipal services and infrastructure. Through the proposed redevelopment a wetland and related environmental features will be identified and transferred into public ownership.

The proposed development and applications support the overall intent of, and conforms to, the policies of the Province’s Growth Plan with regard to appropriately managing growth for immediate and long-term needs both in terms of the provision of community infrastructure, as well as the use of planned municipal infrastructure.

The site is designated within the “Urban Area” of the Region of York’s Official Plan.

The Town’s Official Plan is in conformity with the Region’s Official Plan and the various Provincial policies and support the intensification of residential uses.

The proposed 146-lot single detached dwelling subdivision development will contribute towards an improved sense of community, utilize existing services; and, will protect natural heritage features currently in private ownership. It will utilize existing public transit, municipal services and infrastructure; and, provide additional open space and linkages to the surrounding community and municipally owned open space areas. The scale and proposed design of the development is in keeping with development in proximity to the site.

Background studies have been prepared which confirm that the subject site can be developed for the proposed use in a reasonable manner. No issues have been identified which would preclude or hinder development of the site.

On the basis of the discussion and analysis in this planning report, and in summary, it is our professional opinion that the subject development proposal reflects the following key planning merits:

- the subject site is both suitable and opportune for the nature and scale of this proposed residential intensification project;
- the proposed development implements the policies of the Town's Official Plan and will help to facilitate the completion of the larger residential community;
- the project is consistent with the thrust of Provincial policy objectives, particularly with regard to intensification and the efficient use of urban land and infrastructure; and
- the project has regard for the principles and policies of the Town's Official Plan, with particular regard to intensification opportunities, land use compatibility and fit within its context, and related built-form considerations.

Accordingly, the proposed residential plan of subdivision is appropriate and desirable on this site, and the requested Zoning By-law amendment and Draft Plan of Subdivision applied for by Highfair Investments Inc., warrants approval on relevant land use planning grounds.

Submitted this 12th day of August, 2021

MACAULAY SHIOMI HOWSON LTD.



Angela Sciberras, MCIP, RPP
Principal

I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

List of Figures

- Figure 1 – Location Map
- Figure 2 – Aerial Photography
- Figure 3 – View from Vandorf Sideroad Looking North towards Archerhill Court
- Figure 4 – View from Archerhill Court Looking North
- Figure 5 – View from Archerhill Court Looking South
- Figure 6 – View from Archerhill Court Looking North at the End of the Cul-de-Sac
- Figure 7 – View from Vandorf Sideroad Looking West. (View of the intersection of Vandorf Sideroad/ Archerhill Court/ Monkman Court; Archerhill Court aligns with Monkman Court)
- Figure 8 – View from Monkman Court Looking North (View of Archerhill Court)
- Figure 9 – View from Archerhill Court Looking South (View of Monkman Court)
- Figure 10 – View from Klaus Wehrenberg Trail Looking East (towards Archerhill Properties)
- Figure 11 – Views from Klaus Wehrenberg Trail Looking East (views of fencing from Archerhill properties)
- Figure 12 – Views from the trail entrance north of the subject site looking south (view of the wetland at the north of the subject site and tree covering from the properties)
- Figure 13 – Registered Plan 65M-2494
- Figure 14 – Draft Plan of Subdivision
- Figure 15 – Preliminary Landscape Master Plan
- Figure 16 – A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, Schedule 2
- Figure 17 – Greenbelt Plan, Map 45/Appendix 1
- Figure 18 – Oak Ridges Moraine Conservation Plan, Map 3
- Figure 19 – Lake Simcoe Protection Plan, Lake Simcoe Subwatersheds
- Figure 20 – Region of York Official Plan, Map 1 Regional Structure
- Figure 21 – Region of York Official Plan, Map 2 Regional Greenlands System
- Figure 22 – Region of York Official Plan, Map 5 Woodlands
- Figure 23 – Region of York Official Plan, Map 6 Wellhead Protection Area and Intake Protection Zones
- Figure 24 – Region of York Official Plan. Map 7 Oak Ridges Moraine Aquifer Vulnerability Areas and Watershed Boundaries
- Figure 25 – Town of Aurora Official Plan, Schedule 'A' Structure Plan
- Figure 26 – Town of Aurora Official Plan, Schedule 'B' Secondary Plan Area
- Figure 27 – Town of Aurora OPA 48, Schedule 'J' Map 1
- Figure 28 – Town of Aurora OPA 61, Schedule 'A' – Land Use Plan
- Figure 29 – Town of Aurora OPA 61, Schedule 'H' – Site Specific Policy Area

Figure 30 – Town of Aurora Zoning By-law 6000-17 – Schedule 'A', Map No. 5

Appendix A

LSPP Applicable Policies

Policy		Response
General		
1.1 DP	In relation to any matter affected by a policy in this Plan, the boundary of the <i>Lake Simcoe watershed</i> that applies to the matter is the boundary that was in effect at the time the matter is commenced. Whether a matter is considered commenced shall be determined in accordance with the rules specified in the <i>General Regulation</i> under the Lake Simcoe Protection Act, 2008	The subject site is located within the Lake Simcoe watershed boundary; therefore, all applicable provisions will be considered.
Stormwater Management		
4.7 DP	Municipalities shall incorporate into their official plans policies related to reducing stormwater runoff volume and pollutant loadings from <i>major development</i> and <i>existing settlement areas</i> including policies that: <ol style="list-style-type: none"> encourage implementation of a hierarchy of source, lot-level, conveyance and end-of-pipe controls; encourage the implementation of innovative stormwater management measures; allow for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds; support implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and support implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls. 	Noted. The proposed development complies with the Town of Aurora's Stormwater Management policies. See Functional Servicing and Stormwater Management Report by SCS Consulting Group Ltd.
4.8 DP	An application for <i>major development</i> shall be accompanied by a stormwater management plan that demonstrates: <ol style="list-style-type: none"> consistency with stormwater management master plans prepared under policy 4.5, when completed; consistency with subwatershed evaluations prepared under policy 8.3 and water budgets prepared under policy 5.2, when completed; an <i>integrated treatment train approach</i> will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales; through an evaluation of anticipated changes in the water balance between pre-development and post- 	Please see Functional Servicing and Stormwater Management Report by SCS Consulting Group Ltd.

	<p>development, how such changes shall be minimized; and</p> <p>e. through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how the loadings shall be minimized</p>	
Construction and Mineral Aggregate Resource Activities		
4.20 DP	<p>Municipalities shall ensure that the following measures are incorporated into subdivision agreements and site plan agreements:</p> <ul style="list-style-type: none"> a. keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out <i>development</i> activity; b. removal of vegetation shall not occur more than 30 days prior to grading or construction; c. put in place structures to control and convey runoff; d. minimize sediment that is eroded offsite during construction; e. seed exposed soils once construction is complete and seasonal conditions permit; and f. ensure erosion and sediment controls are implemented effectively. 	<p>Noted. These measures shall be incorporated into the subdivision and site plan agreements.</p>
Policies Applying to Both Lake Simcoe and Streams		
6.10 DP	<p>Where, in accordance with the policies of the Plan, <i>development</i> or <i>site alteration</i> is permitted within 120 metres of the <i>Lake Simcoe shoreline</i>, other <i>lakes</i> in the <i>Lake Simcoe watershed</i>, or any <i>permanent</i> or <i>intermittent stream</i> or a <i>wetland</i>, the <i>development</i> or <i>site alteration</i> should be integrated with and should not constrain ongoing or planned stewardship and remediation efforts.</p>	<p>The proposed development is within 120 m of a wetland located on the subject site. Measures are proposed to ensure the proposed development has no impact on the wetland. Please see Environmental Impact Study prepared by Dillon Consulting.</p>
Settlement Areas		
6.32 DP	<p>Policies 6.32 - 6.34 apply to <i>existing settlement areas</i> and areas of Lake Simcoe adjacent to these lands, including the <i>littoral zone</i>, and these areas are not subject to policies 6.1 – 6.3, 6.5, 6.11 and policies 6.20 - 6.29.</p>	<p>The proposed redevelopment will conform with policies 6.32-6.34 as the subject site is within an existing settlement area.</p>
6.33 DP	<p>An application for development or site alteration shall, where applicable:</p> <ul style="list-style-type: none"> a. increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas; b. include landscaping and habitat restoration that increase the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors; c. seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and 	<p>Please see the Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd. and the Environmental Impact Study prepared by Dillon Consulting.</p> <p>a. 30 m buffer areas with native plantings are established from the Significant Woodland and wetland minimize and</p>

	d. establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.	mitigate potential impacts to surrounding wildlife b. Infiltration trenches and street catchbasin infiltration/filtration systems are proposed to minimize and mitigate urban runoff into receiving streams
6.34 DP	Where, through an application for <i>development</i> or <i>site alteration</i> , a buffer is required to be established as a result of the application of the PPS, the buffer shall be composed of and maintained as <i>natural self-sustaining vegetation</i> .	Buffers (where required) will contain native vegetation. Please see Environmental Impact Study prepared by Dillon Consulting.
Recharge Areas		
6.36 DP	A significant groundwater recharge area is an area identified, <ul style="list-style-type: none"> a. as a significant groundwater recharge area by any public body for the purposes of implementing the PPS; b. as a significant groundwater recharge area in the assessment report required under the <i>Clean Water Act, 2006</i> for the Lake Simcoe and Couchiching/Black River Source Protection Area; or c. by the LSRCA in partnership with MOE and MNR as an ecologically significant groundwater recharge area in accordance with the guidelines developed under policy 6.37. 	Noted.
6.38 DP	Once identified, municipalities shall incorporate significant groundwater recharge areas into their official plans together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas.	Noted. The proposed development complies with the policies of the PPS, York Region and Aurora Official Plans. A low impact development strategy is proposed to maximize groundwater recharge. The Hydrogeological Assessment submitted with this application by R.J Burnside & Associates Ltd. addresses the quality and quantity of groundwater related to the proposed development.
Recreational Activities		
7.14 HR	Where, in accordance with the policies of the Plan, <i>development and site alteration</i> is permitted within 120 metres of the <i>Lake Simcoe shoreline</i> or a <i>permanent or intermittent stream</i> or a <i>wetland</i> , the <i>development or site alteration</i> will be integrated with existing or proposed parks and trails to the extent feasible.	An accessible trail and boardwalk are proposed at the north of the site to be connected to the existing trail.

		Please see details on the Landscape Master Plan.
Subwatershed Evaluations		
8.4 DP	Municipal official plans shall be amended to ensure that they are consistent with the recommendations of the subwatershed evaluations.	Noted. The proposed redevelopment complies with the York Region and Aurora OPs.

Appendix B

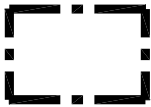
Draft Zoning By-law Amendment

TOWN OF AURORA

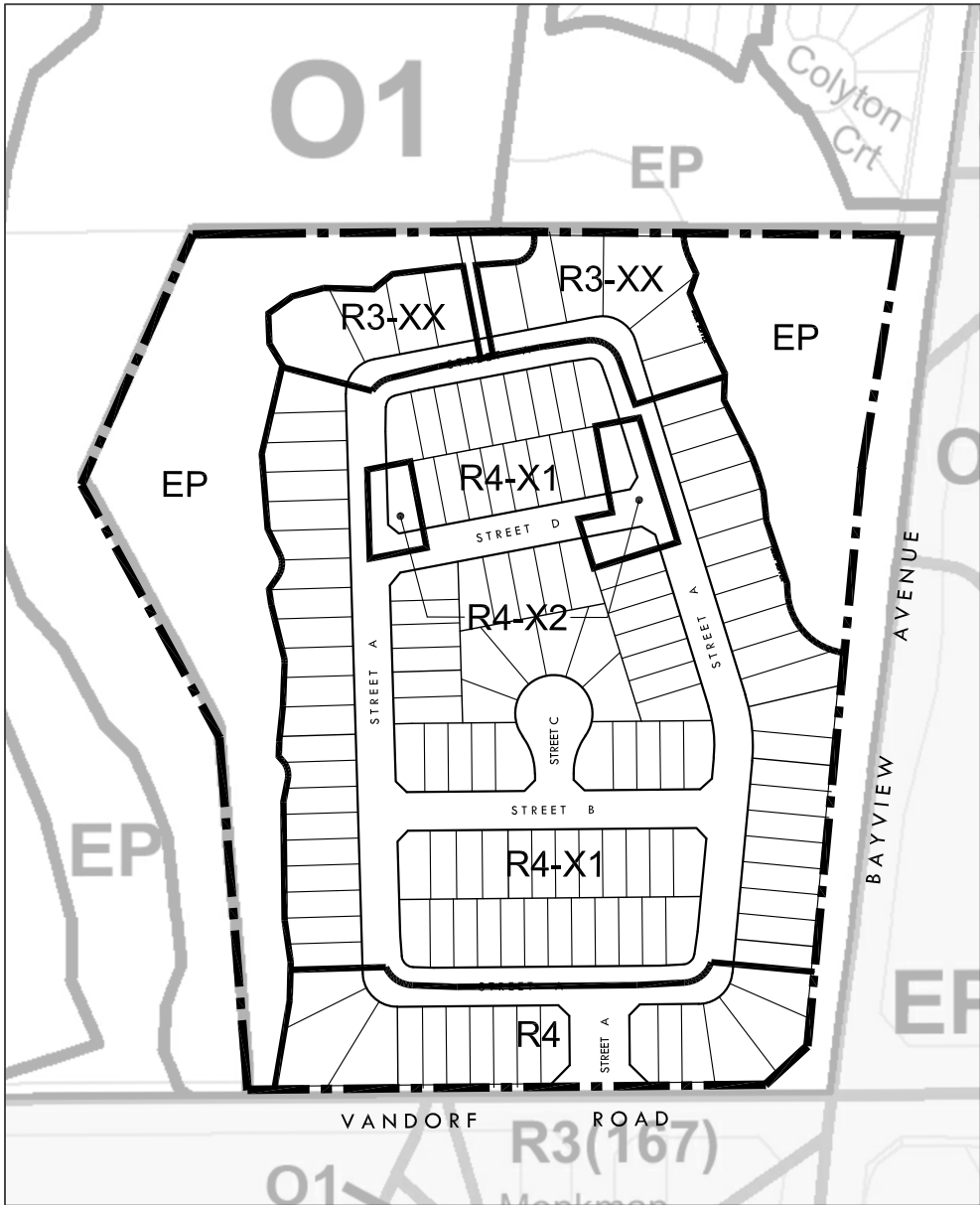
THE REGIONAL MUNICIPALITY OF YORK

LOCATION: "All of Lots 1 to 14, both inclusive,
All of Blocks 15 (0.30 Reserve),
16 (0.30 Reserve) and 19 (0.30 Reserve)
All of Archerhill Court, Plan 65M-2494"
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE "A"
TO BY-LAW NO. XXX-XX
PASSED THIS _____
DAY OF _____, 2021



LANDS SUBJECT TO REZONING
FROM "ESTATE RESIDENTIAL (ER) ZONE"
TO "XXXXX"



T. Mrakas, MAYOR

M. de Rond, TOWN CLERK

