



**SPECIAL COUNCIL  
PUBLIC PLANNING  
MEETING AGENDA**

**MONDAY, APRIL 25, 2016**

**7 P.M.**

**COUNCIL CHAMBERS  
AURORA TOWN HALL**



**TOWN OF AURORA  
SPECIAL COUNCIL – PUBLIC PLANNING  
MEETING AGENDA**

Monday, April 25, 2016  
7 p.m.  
Council Chambers

**1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

**2. APPROVAL OF THE AGENDA**

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

**3. PLANNING APPLICATIONS**

**4. READING OF BY-LAW**

RECOMMENDED:

THAT the following confirming by-law be given first, second, and third readings and enacted:

**5846-16** BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on April 25, 2016. pg. 34

**5. ADJOURNMENT**

**AGENDA ITEMS**

1. **PDS16-021 – Comprehensive Zoning By-law Review** pg. 1  
**File Number: ZBA-2012-ZBR**

RECOMMENDED:

THAT Report No. PDS16-021 be received; and

THAT comments received at the Public Planning meeting be addressed by Planning & Development Services and staff be directed to bring the proposed Comprehensive Zoning By-law Review forward to a future General Committee meeting for final approval.



**TOWN OF AURORA**  
**PUBLIC PLANNING MEETING REPORT No. PDS16-021**

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**SUBJECT:** *Comprehensive Zoning By-law Review*  
*File No. ZBA-2012-ZBR*

**FROM:** *Marco Ramunno, Director of Planning & Development Services*

**DATE:** *April 25, 2016*

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## **RECOMMENDATIONS**

***THAT Report No. PDS16-021 be received; and***

***THAT comments received at the Public Planning Meeting be addressed by Planning & Development Services and staff be directed to bring the proposed Comprehensive Zoning By-law Review forward to a future General Committee Meeting for final approval.***

## **PURPOSE OF THE REPORT**

The purpose of this report is to present an overview of the Comprehensive Zoning By-law Review to Council and to obtain public comments.

## **BACKGROUND**

To obtain public input on the Comprehensive Zoning By-law Review, staff have held three (3) Open Houses and two (2) previous Public Planning Meetings. In addition, staff have notified that all technical papers and drafts of the By-law are available on the Town's website.

### ***Public Planning Meetings #1 & #2***

A statutory Public Planning Meeting was held in Council Chambers on February 26, 2014 to hear public comments in the Comprehensive Zoning By-law review being conducted by the Town as an in-house exercise. Council discussed several issues regarding the zoning By-law including the Aurora Promenade, Converted Dwellings and additional notification to affected landowners. Approximately fifteen (15) stakeholders and landowners from across the Town were in attendance at the Public Planning Meeting and provided comments regarding the proposed Zoning By-law.

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**Report No. PDS16-021**

The following motion was passed at the Public Planning Meeting:

*“THAT report PL14-012 be received; and*

*THAT comments received at the Public Planning meeting be addressed by Planning and Development Services and Council direct staff to bring the proposed Comprehensive Zoning By-law Review forward to a future Public Planning meeting for final approval, subject to the resolution of any outstanding issues.”*

A second Public Planning Meeting was held in Council Chambers on April 8, 2015. Council discussed several issues regarding the zoning By-law including the Aurora Promenade, Apartment Residential Zones, and discussion of the Zoning By-law in relation to the residential development proposal at the Highland Gate Golf Course. Approximately twenty (20) stakeholders and landowners from across the Town were in attendance at the Public Planning Meeting and provided comments regarding the proposed Zoning By-law.

The following motion was passed at the second Public Planning Meeting:

*“THAT Report No. PL15-024 be received; and*

*THAT comments presented at the Public Planning meeting be addressed by Planning and Development Services and staff be directed to bring the proposed Comprehensive Zoning By-law Review forward to a future Public Planning meeting for final approval.”*

The comments received from both Public Planning Meetings will be addressed in the technical review and included in a comprehensive report at a future Meeting of Council.

***Open Houses #1, #2 & #3:***

Planning and Development Services staff hosted three public Open Houses on June 24, 2013, September 26, 2013 and June 15, 2015 at the Holland Room in the Aurora Town Hall. Display materials at the Open Houses identified existing issues and review items, including existing Town documents and mapping as references for the Comprehensive Zoning By-law Review. The third Open House included the latest Zoning By-law Draft document and proposed mapping. Residents present at the first Open House discussed parking provisions, Oak Ridges Moraine conformity, Promenade uses, Promenade status before the Ontario Municipal Board (OMB) and holding zones. Residents present at the second Open House discussed setbacks from Key Natural Heritage features and the proposed changes to residential zoning provisions. Residents present at the third Open House discussed the loss of automotive related uses within the Aurora Promenade. Dialogue from the public provides staff with valuable information. Public comments received from all three Open Houses are under review by staff.

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Staff initiated background research related to the Comprehensive Zoning By-law Review in July 2012. In that report the following milestones were identified by staff to guide the Comprehensive Zoning By-law Review:

- July 2012: Initiate background research related to current Zoning By-law
- June 2013: Public Open House #1
- August 2013: Prepare Technical Papers
- September 2013: Public Open House #2
- February 2014: First Statutory Public Planning Meeting
- July 2014: Complete first draft of new Zoning By-law
- November 2014: Complete revisions to first draft of new Zoning By-law
- April 2015: Second Statutory Public Planning Meeting
- May 2015: Complete second draft of new Zoning By-law
- May/June 2015: Release of Zoning Mapping
- June 2015: Public Open House #3
- March 2016: Complete third draft of new Zoning By-law
- March 2016: Release revised Zoning Mapping
- April 2016: Third Public Planning Meeting

*Next Steps:*

- Prepare staff report with recommendation for Council consideration to approve a new Zoning By-law

***Public Notification:***

On February 6 2014, the first Public Meeting respecting the Comprehensive Zoning By-law Review was provided in the Banner and the Auroran newspapers and ran for three (3) consecutive weeks. Notice by mail was provided to all agencies, boards, commissions and interested parties expressing intent over the past two years. Public Meeting notification has been provided in accordance with Section 34(12) of the *Planning Act*.

On March 19 2015, the second Public Meeting respecting the Comprehensive Zoning By-law Review was provided in the Banner and the Auroran newspapers. Notice by mail was provided to all agencies, boards, commissions and interested parties. Public Meeting notification has been provided in accordance with Section 34(12) of the *Planning Act*.

On April 14 2016, Notice of this evening's Public Meeting respecting the Comprehensive Zoning By-law Review was provided in the Banner and the Auroran newspapers. Notice by mail was provided to all agencies, boards, commissions and interested parties. Public Meeting notification has been provided in accordance with Section 34(12) of the *Planning Act*.

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Information related to the Comprehensive Zoning By-law Review has been circulated to all Town Departments, agencies, boards, commissions and interested parties for review and comment. Comments obtained by internal and external agencies and members of the public is being considered in the review process. The final draft of the Zoning By-law will be reviewed by relevant departments prior to the final By-law being presented to Council. It is noted that the Town is also obtaining peer review comments on the draft By-law and a solicitor has been recently retained to review the By-law.

The draft By-law is available on the Town's website for Council, departmental and public review as described in this report. Technical Papers have also been prepared by Staff to outline current By-law issues and how they are to be addressed. Each technical paper has been created to cover specific sections of the Zoning By-law and each technical paper item discusses conformity to the Official Plan. The Draft Comprehensive Zoning By-law technical papers are posted on the Planning & Development Services website at: [www.aurora.ca/comprehensivezoningreview](http://www.aurora.ca/comprehensivezoningreview).

## **COMMENTS**

### **Purpose of the Zoning By-law Review**

The existing Zoning By-law was approved in 1978 and has since undergone several amendments and office consolidations without a comprehensive review. This has resulted in a number of inconsistencies in the provisions and nomenclature that should be addressed.

The primary purpose of the Comprehensive Zoning Review is to revise and update the current zoning standards primarily to implement the policies of the Town's new Official Plan, incorporate new standards for the Aurora Promenade and update standards related to the general provision to apply current progressive planning practice regulations. The review will create Natural Hazard and Wellhead Protection overlay zones and schedules for notification purposes with the appropriate public administrative partners (Regional Municipality of York and Lake Simcoe Region Conservation Authority). Wherever possible the review will not create non-conforming situations creating legal challenges (i.e. not remove existing permissions). The comprehensive bylaw review is not intended to be used as a substitute process to consider individual zoning requests. These types of applications should be processed through Zoning Bylaw amendment applications under the *Planning Act*.

The following are a series of items under review and discussed in Public Planning Report numbers PL14-012 and PL15-024. The Draft By-law was initially made available on the Town's website in July 2014 and updated in November 2014. A description is provided under each of the following subsections, with a comment status update.

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**Definitions:**

Most definitions in the current By-law were incorporated at the time of the By-law's creation (1978) and are still in force. These definitions are in need of updating to reflect current provisions and some terms are not currently defined. Furthermore, over time other definitions have been added to the By-law to apply specific zoning, including Industrial Lands, the Oak Ridges Moraine, Defined Areas (Subdivisions & Business Parks) or Site Specific areas. As a result there are several definitions with common or conflicting terms or that are outdated in the By-law.

The goal of the Comprehensive Zoning By-law Review is to consolidate the definitions where appropriate into a single, up to date and clearly worded definition section for permitted uses and other terms. Some site specific definitions will still be necessary in the new By-law.

*Status update:* The proposed list of definitions have been updated after initial comments received by departments and agencies. Staff continue to review and refine the list of Definitions in anticipation of a final report to Council.

**General Provisions:**

Many existing general provisions in the Zoning By-law remain from the current 1978 By-law and as such reflect standards from that era. Examples of these provisions include: accessory buildings, non-conforming buildings, home occupations prohibited uses and public uses. Previous updates and office consolidations have added to the general provisions but a comprehensive review and update of existing provisions was never completed. General Provisions need to reflect the intent of the 2010 Official Plan and current development standards including operational provisions for users beyond the By-law's approval date. As such, the updated General Provisions will include necessary urban provisions to reflect the standards of a growing municipality.

Parking Standards were also incorporated in 1978. Numerous site specific parking standards were approved as By-law amendments over time. A section of the By-law dedicated specifically to updated Parking Standards and Drive-Through stacking requirements has been prepared and are summarized as follows:

*Aurora Promenade Parking*

New parking standards have been incorporated for lands within the Aurora Promenade (see Figures 2 and 3), which reflect policies introduced in the Aurora Promenade Plan. In essence, the parking requirements in the Promenade Overlay Zones are reduced from the general parking standards applied elsewhere in the Town to reflect the goal of an urban built form and transit supported centre for new uses.

*Existing Uses in the Downtown Area, Upper Downtown Area and Downtown Shoulder*



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The parking requirements for retail uses within the Downtown Area, Upper Downtown Area and Downtown Shoulder Area is proposed to be reduced from 4.5 spaces per 100m<sup>2</sup> of Gross Floor Area to 3.5 spaces per 100m<sup>2</sup> of Gross Floor Area. As noted, the reduction of parking for retail uses would make the standard consistent with retail parking policies for the Promenade General and Promenade Focus Areas. Other existing uses such as offices, institutional and other commercial within the Downtown Area and Upper Downtown Area will apply parking standards consistent with the rest of Aurora.

*Existing Uses in the Promenade General and Promenade Focus Areas*

Similar to the above, the Official Plan identifies parking standards for existing and future retail, hotels, offices and institutional uses within the Promenade General and Promenade Focus Areas. These parking standards are reduced from parking standards for similar uses in the rest of Aurora.

*New Development in the Aurora Promenade*

The Promenade Plan includes specific parking standards for new development, which is reduced from parking standards for existing uses. Proposed parking standards for new development are prescribed in the Official Plan and are specific to residential and non-residential development. Parking standards for new residential and non-residential development and uses varies throughout the Promenade Overlay Zone. A specific defined boundary within the Downtown Area, is identified as the "Promenade Downtown Special Area" within Schedule A.2 of the By-law (Figure 3) where no additional parking to what currently exists is required for any new residential or non-residential uses within existing buildings or structures.

*Parking in Residential Zones*

A minimum of two (2) parking spaces are required for all single and semi-detached units and a minimum of one and a half (1.5) parking spaces per dwelling unit are required for townhouses and apartment buildings.

Minimum vehicle standards within By-law 2213-78 restrict vehicle sizes (length and weight) and vehicle types within Residential Zones. The intent of this provision is to limit the parking of oversized commercial or agricultural vehicles within Residential Zones. Upon review of this provision, staff propose to maintain the current weight and length provisions, but expand the list of prohibited vehicles to include Town Trucks, Catering Trucks and vehicles which have an external fixture for carrying commercial equipment or supplies.

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*Drive-Through Standards*

Existing Drive Through facilities within the Town will continue to be permitted within the respective site-specific exception zones. New Drive-Through facilities will only be permitted through a Zoning By-law Amendment or Minor Variance Application, followed by an appropriate Site Plan application. The Comprehensive Zoning By-law is introducing standards for stacking lane and stacking spaces for proposed Drive Through facilities in Aurora.

*Status update:* The proposed list of general provisions has been has been researched and has been updated including comments received by departments and agencies. Staff continue to review and refine the general provisions and parking standards in anticipation of a final report to Council.

**Residential Zones:**

The existing residential zoning structure of By-law 2213-78 consists of five single detached residential zones, one semi-detached zone, two mixed housing zones, one townhouse zone, and three apartment density zones. The current lot standards and building performance specifications of the existing parent zoning reflect zoning standards from 1978. Over time, the size of residential dwellings has generally increased and the size of residential lots has decreased. Administratively, all new residential developments and corresponding zones were incorporated into the current by-law as exception zones, which in most instances deviate from the Town's parent zoning standards. As of January 2016, there are 280 exceptions within the residential zones of the by-law.

Staff propose to create new residential parent zone listings which are more applicable to a rhythm of minimum lot area and frontage categorizations. The new zoning By-law proposes six single detached zones, one semi-detached zone, one special mixed housing zone, two townhouse zones and two apartment density zones. The numerous site-specific provisions will be harmonized into general residential zone categories where appropriate. Certain residential exception zones will continue to have existing zoning provisions maintained in some instances. All existing legal conforming residential lots will continue as legal conforming lot sizes and frontages.

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The following is a table illustrating the general changes to the residential zone categories:

<b>Current Zone Categorization</b>	<b>Proposed Zone Categorization</b>	<b>Comments on changes</b>
RR Rural Residential	ER Estate Residential	No technical change, zone amendment to Estate Residential
ER Estate Residential	ER Estate Residential	No changes <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where appropriate</li> </ul>
R1 Detached Dwelling First Density Residential	R1 Detached First Density Residential	No changes <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where appropriate</li> </ul>
R1 Detached Dwelling First Density Residential	R2 Detached Second Density Residential	New residential zone, derived from existing R1 zone <ul style="list-style-type: none"> <li>• 2000 m<sup>2</sup> lot area (minimum)</li> <li>• 20 m lot frontage (minimum)</li> </ul>
R2 Detached Dwelling Second Density Residential	R3 Detached Third Density Residential	No changes <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where appropriate</li> </ul>
R2 Detached Dwelling Second Density Residential	R4 Detached Fourth Density Residential	New residential zone, derived from existing R2 zone <ul style="list-style-type: none"> <li>• 370 m<sup>2</sup> lot area (minimum)</li> <li>• 12 m lot frontage (minimum)</li> <li>• 11 m height (maximum)</li> </ul>
R2 Detached Dwelling Second Density Residential	R5 Detached Fifth Density Residential	New residential zone, derived from existing R2 zone <ul style="list-style-type: none"> <li>• 250 m<sup>2</sup> lot area (minimum)</li> <li>• 9 m lot frontage (minimum)</li> <li>• 11 m height (maximum)</li> </ul>
R3 Semi-Detached and Duplex Dwelling Third Density Residential	R6 Semi-Detached and Duplex Dwelling Residential	No changes <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where appropriate</li> </ul>
R4 Triplex and Double Duplex Fourth Density Residential	R7 Special Mixed Density Residential	No technical changes, zone amendment to Special Mixed Density Residential

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R5 Special Mixed Density Residential	<b>R7 Special Mixed Density Residential</b>	No technical changes <ul style="list-style-type: none"> <li>• Permissions from R5 zone to remain</li> <li>• R5 lands located within the Aurora Promenade to reflect corresponding Official Plan policies</li> </ul>
R6 Row Dwelling Residential	<b>R8 Freehold Townhouse Dwelling Residential</b>	No changes <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where appropriate</li> </ul>
R6 Row Dwelling Residential	<b>R9 Block Townhouse Dwelling Residential</b>	New residential zone, derived from existing R6 zone <ul style="list-style-type: none"> <li>• To reflect existing and proposed townhouse condominium developments within the Town</li> <li>• Exception zones to be consolidated where possible</li> </ul>
RA1 First Density Apartment Residential	<b>RA1 First Density Apartment Residential</b>	Zone standards to be altered to existing RA2 standards <ul style="list-style-type: none"> <li>• 130 m<sup>2</sup> minimum lot area per unit</li> <li>• 5 storey height maximum</li> </ul>
RA2 Second Density Apartment Residential	<b>RA1 First Density Apartment Residential</b>	No changes <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where appropriate</li> </ul>
RA3 Third Density Apartment Residential	<b>RA2 Second Density Apartment Residential</b>	No changes <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where appropriate</li> </ul>

*Status update:* Staff have prepared an updated residential zoning structure along with zoning charts for permitted uses and performance standards. These are available for review on the Comprehensive Zoning By-law Review webpage.

**Special Mixed Density Residential (R5) Zone:**

The existing Special Mixed Density Residential (R5) Zone is primarily located along Wellington Street East and Yonge Street and the historic residential neighbourhoods surrounding the Downtown Aurora. There are numerous exception zones to the R5 zoning which primarily permit office or retail uses along Wellington Street and Yonge Street reflective of their location and policies of the Official Plan. These zones will be re-categorized as R7 and lands within the Aurora Promenade will not have a Promenade Overlay Zoning. Exception zones will be evaluated to have existing exceptions maintained where appropriate.

The current R5 zoning also permits converted dwellings. There are a number of properties containing converted dwellings in these neighbourhoods. Staff are reviewing

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the suitability of the converted dwelling provisions from the current R5 parent zoning as an as-of-right use. Staff are proposing new standards to converted dwellings, which would allow converted dwellings to be established within buildings based upon the size of a dwelling and within a portion of the building that existed prior to June 15, 1980. The date of June 15, 1980 reflects the date of Council approval of By-law 2213-78.

*Status update:* Staff continue to evaluate the permitted uses within the Special Mixed Density Residential zone and the incorporation of the Aurora Promenade Overlay Zone.

#### **Aurora 2C Residential Lands:**

The Aurora 2C West lands comprises of approximately 3,000 residential units west of Leslie Street. Zoning for the residential neighbourhoods in the Aurora 2C lands was approved by Council on June 25, 2013. Zoning for the Aurora 2C lands will be appropriately re-categorized, and the approved zoning standards will be maintained.

*Status update:* Administrative revisions, no update required.

#### **Aurora Promenade Uses:**

Specific Official Plan use policies apply to the Aurora Promenade located within Downtown Aurora along Yonge Street and Wellington Street East. Current zoning in the Promenade Area is a mix of Commercial, Residential, Institutional, Industrial and Environmental Protection zones.

The Aurora Promenade Secondary Plan policies outline permitted uses, siting specifications, built form (and parking standards identified above) to the three (3) Promenade designations. Policy from the Promenade Plan and the Official Plan direct the creation of new zones for lands within the Promenade. These new prefix zone categories will reflect the policies of the Promenade as prescribed by the Official Plan. The proposed Promenade zone categories include Downtown, Upper Downtown, and the Promenade Shoulder. A corresponding Promenade prefix will be added to each zone to allow the properties additional permitted uses. Therefore, a Residential (R or RA), Commercial (C), Institutional (I), prefix would remain to permit existing base zone uses and will now allow the additional Promenade Zoning uses.

It is recommended that the Promenade prefix zone not apply to Employment (E), Open Space (O1 or O2) or Environmental Protection (EP) zoned lands. This is to ensure that there is not an overabundance and potentially conflicting listing of permitted uses and conflicting performance standards and a 'one size fits all' approach to these areas. This will further allow Council the opportunity to review development planning applications on an individual basis and in an overall planning context.

The approach of incorporating new Official Plan permitted uses is through a hybrid

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categorization of existing zones and new uses within the Promenade. Existing legal permitted uses and performance standards will remain, with the addition of appropriate permitted uses from the Promenade designations. Prohibited or incompatible permitted uses or standards will be deleted from the new zoning. Site specific zones will also be reviewed and maintained where appropriate.

The goal of the hybrid categorization is to broaden permitted uses (and reduce minimum required parking provisions) while recognizing the existing zone provisions of property within the Downtown Area, Upper Downtown Area and Downtown Shoulder designations of the Promenade. Promenade zones will be categorized under land use designations as prescribed in "Schedule B1" of the Official Plan and sub categorized based upon existing Residential, Commercial, Institutional and Industrial zoning. These areas are shown on Figure 2. The following is a table illustrating the general changes to the Promenade overlay zone categories.

<b>Proposed Overlay Zoning Structure</b>	<b>Description of permitted uses within proposed overlay zone</b>
<b>PD Downtown Area</b>	A wide variety of retail, commercial and office uses, permitted within the historic downtown
<b>PUD Upper Downtown Area</b>	A wide variety of retail, commercial and office uses, permitted within the historic downtown- north of Wellington Street
<b>PDS Downtown Shoulder</b>	Residential, Retail and office uses are permitted, but historical street character is maintained.

*Status update:* Planning Staff have determined that the "PG" Promenade General Area and "PF" Promenade Focus Area will not be included within the Promenade Overlay Zone as part of this review. Staff will continue to monitor lands within the Promenade General and Promenade Focus areas and will report back to Council in a year after the passing of the Comprehensive Zoning By-law to analyse the inclusion of these lands.

**Commercial Zones:**

The proposed commercial zoning structure affects all commercial lands located outside of the Aurora Promenade. The commercial zoning structure will reflect the commercial land use designation outlined in "Schedule C" of the Official Plan. The number of Commercial parent zones will be reduced from the current ten (10) parent zones to six (6) parent zones to reflect common permitted uses, size and scale. The proposed zoning structure for Commercial Zones is as follows:

<b>Current Zone Categorization</b>	<b>Proposed Zone Categorization</b>	<b>Comments on changes</b>
C1 Local	<b>C1 Convenience</b>	Local convenience retail stores which service an immediate residential neighbourhood

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Commercial	<b>Commercial</b>	<ul style="list-style-type: none"> <li>No significant changes</li> </ul>
C2 Central Commercial	<b>C2 Central Commercial</b>	<p>Local retail, personal services, restaurants and limited offices, which service a broader residential neighbourhood</p> <ul style="list-style-type: none"> <li>No significant changes</li> </ul>
C3 Service Commercial	<b>C3 Service Commercial</b>	<p>Car dealerships, service stations and other auto-related uses</p> <ul style="list-style-type: none"> <li>No significant changes</li> </ul>
C4 Shopping Centre Commercial	<b>C4 Community Commercial</b>	<p>Retail stores, supermarkets, restaurants and other commercial uses primarily located along Bayview Avenue</p> <ul style="list-style-type: none"> <li>No significant changes</li> </ul>
C5 Industrial Commercial	<b>C2 or C4</b>	<p>A mix of offices, commercial uses and limited employment uses.</p> <ul style="list-style-type: none"> <li>Zone to be re-categorized into appropriate C2 or C4 commercial exception zone</li> </ul>
C6 Office Commercial	<b>C2 or C4</b>	<p>A mix of offices, medical offices and commercial uses.</p> <ul style="list-style-type: none"> <li>Zone to be re-categorized into appropriate C2 or C4 commercial exception zone</li> </ul>
C7 Residential Commercial	<b>C6 Mixed Residential Commercial</b>	<p>Apartment dwelling units with supportive commercial uses including personal service shops, convenience retail stores and offices</p> <ul style="list-style-type: none"> <li>No significant changes</li> </ul>
C8 Enclosed Shopping Centre Commercial	<b>C5 Major Retail</b>	<p>Big box stores, cinemas, department stores and other supporting commercial uses which generally serve all residents within the Town. (<i>Note: Lands currently zoned Business Park (BP-5) Exception Zone located at the northeast corner of Wellington Street East and Leslie Street will remain zoned as Business Park</i>)</p> <ul style="list-style-type: none"> <li>No significant changes</li> </ul>
C9 Campus Commercial	<b>C4 or C5</b>	<p>Supermarkets, department stores and other supporting commercial uses which generally serve all residents within the Town.</p> <ul style="list-style-type: none"> <li>Zone to be re-categorized into appropriate C4 or C5 commercial exception zone</li> </ul>
C10 Special Commercial	<b>C2 Central Commercial</b>	<p>Site-specific commercial zones</p> <ul style="list-style-type: none"> <li>Zone to be re-categorized into appropriate C2 exception zone</li> </ul>

The proposed zoning for the existing commercial zones Local Commercial (C1) Zone and Service Commercial (C3) will remain relatively unchanged, pending final conformity review to the Official Plan. Shopping Centre Commercial (C4), Industrial Commercial (C5) and Office Commercial (C6) zones are proposed to be reclassified into appropriate Central Commercial or Community Commercial Zones. Existing Central Commercial (C2) zones that are not located within the Promenade are proposed to be reclassified into an appropriate commercial zone based on their function and location. Residential Commercial (C7) zone has been re-categorized as Mixed Residential Commercial (C6)

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zone, however the uses of the zone will remain unchanged. Community Commercial (C8), Campus Commercial (C9) is proposed to be reclassified into an appropriate Major Retail or new Community Commercial zone. Finally, Special Commercial Exception (C10) Zone is proposed to be reclassified into the Central Commercial Zone.

Permitted Uses will be adjusted where appropriate to reflect permitted uses identified in the Official Plan. Additional uses may be added or where appropriate deleted from the parent zones. Existing Building and Siting Specifications will be largely maintained in the new Zoning By-law. In the formation of new parent zones, existing exception zones may be harmonized into the new parent zoning category.

*Status update:* No update required

**Employment Zones:**

The proposed zoning structure for the remaining Industrial and Business Park zones will reflect the land use designation outlined in “Schedule A” of the Official Plan. The number of Employment parent zones will be reduced from seven (7) parent zones to three (3) parent zones. The proposed zoning structure for Employment Zones is as follows:

<b>Current Zone Categorization</b>	<b>Proposed Zone Categorization</b>	<b>Comments on changes</b>
M1 Restricted Industrial	<b>E1 Service Employment</b>	Light industrial, office, service or support related uses <ul style="list-style-type: none"> <li>No significant changes</li> </ul>
M2 General Industrial	<b>E2 General Employment</b>	Heavy industrial, office or manufacturing related uses <ul style="list-style-type: none"> <li>No significant changes</li> </ul>
M3 Industrial Service	<b>E1 or E2</b>	Zone is previously derived from the M1 zone. <ul style="list-style-type: none"> <li>Zone to be categorized into appropriate E1 or E2 zone.</li> </ul>
M4 Prestige Industrial	<b>E-BP Business Park</b>	Zone category no longer exists within the Town <ul style="list-style-type: none"> <li>Zone to be categorized into appropriate Business Park exception zone.</li> </ul>
M5 Restricted Industrial Specific	<b>E1 or I</b>	Zone is previously derived from the M1 zone. <ul style="list-style-type: none"> <li>Zone to be categorized into appropriate E1 or I zone.</li> </ul>
M6 General Industrial Specific	<b>E-BP Business Park</b>	Heavy industrial, office and other related uses <ul style="list-style-type: none"> <li>Zone to be categorized into appropriate Business Park exception zone</li> </ul>
BP Business Park	<b>E-BP Business Park</b>	Lands designated Business Park within OPA 30 and specific employment lands where appropriate <ul style="list-style-type: none"> <li>No significant changes</li> </ul>



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The proposed zoning for the existing industrial zones Restricted Industrial (M1) and General Industrial (M2) will be updated to conform to the Official Plan. These employment zones will be renamed Service Employment and General Employment respectively. Lands within the Industrial Service (M3) zone are proposed to be reclassified to Service Employment or General Employment where appropriate. Prestige Industrial (M4) and General Industrial Specific (M6) zones are proposed to be reclassified to an appropriate Business Park exception zone as these employment zones mirror the permitted uses within existing Business Park zones. Lands within the Restricted Industrial Specific (M5) zone are proposed to be reclassified into an appropriate Employment or Institutional zone. Lands currently zoned as Business Park (BP) is proposed to maintain existing permitted uses and zoning provisions. Definitions for the Business Park will be incorporated into town-wide definitions where appropriate.

Permitted Uses within each of the zones will be adjusted to reflect the policies and permitted uses identified in the Official Plan. Existing lands zoned Business Park will retain existing Business Park zoning standards and permitted uses. Employment zoned lands will not be included within the Promenade overlay zone.

*Status update:* No update required.

#### **Open Space and Environmental Protection Zones:**

The Comprehensive Zoning By-law Review proposes to re-categorize Open Space zones into more clearly defined categories. The proposed categories are Public Open Space (O1) and Private Open Space (O2) zones.

Existing Environmental Protection Zoning is reflected from floodplain delineation in the mid-1990s. Environmental Protection lands will be adjusted to reflect existing Regulation Limits, Meanderbelt and Flood Lands as provided in digital mapping, from the Lake Simcoe Region Conservation Authority and the Toronto Region and Area Conservation Authority. In this regard, circumstances will exist where lands currently zoned Environmental Protection due to out of date mapping will be amended to the appropriate residential, commercial, or employment zoning. Conversely, lands zoned residential, commercial, employment, institutional or open space that are subject to flood hazard regulation will now have a Natural Hazard overlay zone "(NH)" which references the property and any future development applications will be directed to the appropriate Conservation Authority for applicable regulatory permits.

Zoning Provisions are proposed to be consistent with existing zoning criteria within By-law 2213-78.

#### **Institutional Zones:**

Institutional zoning outside of the Aurora Promenade will remain largely unchanged.

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The Comprehensive Zoning By-law Review will consolidate existing Institutional exception zones where appropriate.

*Status update:* No update required.

**Rural General Zones:**

Lands currently zoned Rural General will remain largely unchanged. Several Rural General Exception zones are no longer in force and are proposed to be removed from the By-law.

Lands located on the south side of Wellington Street East, east of Bayview Avenue (Magna Employment Lands) are currently in a Rural General Exception zone but are used for Business Park purposes. Staff propose that the Magna Employment Lands be re-categorized to an Employment Business Park (E-BP) Exception Zone. The proposed zoning will bring the lands more in greater harmony with the policies of the Bayview Wellington North Secondary Plan (OPA 30).

*Status update:* No update required.

**Oak Ridges Moraine Zones:**

The current provisions and permitted uses of the Oak Ridges Moraine Conservation Plan Area (By-Law 4469-03) will be maintained to stay in conformity with the *Oak Ridges Moraine Conservation Act (2001)* and the *Greenbelt Act (2005)*. Definitions specific to the current Oak Ridges Moraine section of the By-law will also be maintained. Existing mapping for Key Natural Heritage features, Aquifer Vulnerability Areas, Wellhead Protection Areas and Landform Conservation Areas will be maintained.

*Status update:* No update required.

**Holding Zones:**

Several isolated residential parcels within the Town continue to have a Holding zone placed on the lands. These Holding (H) zones are unnecessary and will be re-zoned to an appropriate residential zoning where appropriate.

*Status update:* No update required.

**Other Zones**

The Comprehensive Zoning By-law text is introducing new sections for Interim Control By-laws and Temporary Uses. These planning control measures are legislated under Sections 38 and 39 of the Planning Act respectively. Staff are not initiating any site

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specific Interim Control or Temporary Use measures with the Comprehensive Zoning Review.

**Exception Zones:**

Exception zones as approved by Council are important to maintaining Council direction to site specific provisions of the Zoning By-law. The current structure of By-law 2213-78 places Exception zones within the associated appropriate parent zone. This structure is cumbersome to administer and will be amended to eliminate multiple lists of exception provisions within each zone categorization.

The goal of the Comprehensive Zoning By-law Review is to categorize all Exception zones in a separate section of the By-law for ease of reference and administration. All Exception zones will be placed under a specific sub-heading at the end of the By-law and re-numbered based upon the time of passing of each Exception zone and will be identified as the corresponding zone map schedules. The result would provide a more user friendly document and allow staff to better administer all exception zones in the Town.

*Status update:* No update required. The Exception section of the By-law is a technical exercise and largely dependent on the provisions and standards of the present zone categories. As such, the list of exception zones will not be finalized until the final passing of the Comprehensive Zoning By-law.

**Mapping:**

Accurate mapping is crucial to having a Zoning By-law that is understandable and administratively efficient. Current mapping technologies have been used to allow greater accuracy in the new zoning By-law mapping schedules. The most notable changes to mapping will occur to the Aurora Zoning Map (Schedule "A") of the Zoning By-law.

Key Natural Heritage Features & Hydrologically Sensitive Features (Schedule "B"), Aquifer Vulnerability Areas (Schedule "C"), Wellhead Protection Areas (Schedule "D") and Landform Conservation Areas (Schedule "E") will not be changed beyond the corresponding Schedule "A" overlay. Corrective changes to zoning boundaries have been made through the appropriate residential, commercial, employment, institutional and open space mapping review.

Revised mapping has been included within the Draft Zoning By-law. The following figures include updated mapping based upon staff review. Changes to mapping include the structure of the Promenade Overlay Zone (Schedule A.1) and the creation of a Natural Hazard Overlay Zone (Schedule A.2) and a Wellhead Protection Overlay (Schedule A.3).

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*Status update:* Mapping for the Comprehensive Zoning By-law Review has been reviewed by Staff to eliminate any mapping irregularities or deficiencies.

**Administration and Enforcement:**

Administration and Enforcement sections of the By-law are critical to the implementation of zoning provisions within the By-law. Enforcement standards will be updated to current policies as outlined in the *Planning Act* and the *Municipal Act*. Final review of these provisions will be made by the Town's Legal consultant.

The Administration Section of the By-law is currently located near the end of the By-law (Section 40). The Administration Section will be moved to the beginning of the new By-law, clearly stating remedies and validity to all sections of the By-law and providing reference to penalties to the Zoning By-law.

*Status update:* No update required.

**Minor Variances:**

Minor Variances to the By-law are granted by the Town's Committee of Adjustment pursuant to the *Planning Act* as a change to a property which does not precisely conform to the provisions of the Zoning By-law. Applicants often apply for a Minor Variance to request minor alterations such as a yard encroachment, lot coverage, deck enlargement, driveway widening, building height or to allow a similar use.

For recently approved minor variances, staff is proposing a sunset clause to be included in the By-law to allow the applicant a window of time to construct or bring into effect the approved variance. Properties which had a minor variance approved under By-law 2213-78 will continue to exist as a legal non-conforming status.

*Status update:* No update required.

**Public Comment:**

Planning and Development Services received Comprehensive Zoning By-law Review input from the public and internal departments for the past number of years. Comments at the February 26, 2014 and April 8, 2015 Public Planning meetings were provided by stakeholders and members of the public. Since the Public Planning Meeting, additional comments have been received regarding definitions, general provisions and specific properties within the Town. Comments have been received by stakeholders including, but not limited to: Infrastructure Ontario, Bell Canada, Ontario Restaurant Hotel and Motel Association and specific home owners within the Town of Aurora. Comments received from the public will be addressed in the technical review and included in a comprehensive report at a future General Committee Meeting.

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## **LINK TO STRATEGIC PLAN**

While the Zoning By-law review process supports all of the Goals and Objectives of the Town's Strategic Plan in some fashion, the most relevant goals are: **Supporting an exceptional quality of life for all** and **enabling a diverse, creative and resilient economy**. The relevant supporting objectives include: **Strengthening the fabric of our community** and **promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business**.

As previously mentioned, the new Zoning By-law will implement the Town's new Official Plan. The Official Plan contains an entire chapter devoted to the "Aurora Promenade" planning area which runs along Yonge and Wellington Streets. One of the primary goals of planning for the "Aurora Promenade" is to strengthen the downtown by putting into place policies which further protect the Town's heritage resources and promote appropriate and compatible redevelopment for the urban corridors. It is for these reasons that the key action item of the Strategic Plan to **actively promote and support a plan to revitalize the downtown** is realized.

## **ALTERNATIVE(S) TO THE RECOMMENDATIONS**

1. Council has the option to direct changes or further review to the proposed Comprehensive Zoning By-law.
2. Schedule additional Public Planning Meetings.

## **FINANCIAL IMPLICATIONS**

Capital Budget funding has been allocated for the Comprehensive Zoning By-law Review. Budget allocation for the retained external solicitor will be provided by Legal and Legislative Services. Appeals to the Ontario Municipal Board (OMB) may require additional budget allocation.

## **PREVIOUS REPORTS**

1. General Committee Planning Report No.PL12-053, Comprehensive Zoning By-law Review, dated, November 6, 2012; and
2. General Committee Planning Report No.PL13-051, Comprehensive Zoning By-law Review, dated, October 15, 2013.

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3. Public Planning Meeting Report No. PL14-012, Comprehensive Zoning By-law Review, dated, February 26, 2014.
4. General Committee Planning Report No.PL15-002, Comprehensive Zoning By-law Review- Status Update, dated, January 13, 2015.
5. Public Planning Meeting Report No. PL15-024, Comprehensive Zoning By-law Review, dated, April 8, 2015.

## **CONCLUSIONS**

Planning & Development Services are in the process of completing the Town's Zoning By-law review which will ultimately result in the enactment of a new Zoning By-law for the Town. The goals of the review are to implement the new Official Plan, replace the current dated By-law, resolve any known issues with the current By-law, to reduce the number of site specific zones and establish more progressive and up to date By-law standards. The Comprehensive Zoning By-law Review will mark the first time the Town will have a new By-law since 1978. Public consultation and input into this process will occur through the statutory Public Meeting and will continue to occur throughout the process.

## **ATTACHMENTS**

- Figure 1(A-I)- Proposed Schedule "A" Zoning Map
- Figure 2- Proposed Promenade Overlay Map, Schedule "A.1"
- Figure 3- Proposed Promenade Parking Map, Schedule "A.2"
- Figure 4- Proposed Natural Hazard Overlay Map, Schedule "A.3"
- Figure 5- Proposed Wellhead Protection Area Map, Schedule "A.4"

Comprehensive Zoning By-law Review-  
Technical Papers- [www.aurora.ca/comprehensivezoningreview](http://www.aurora.ca/comprehensivezoningreview)

Comprehensive Zoning By-law Review-  
First Draft (Ed 3.0), dated March 2016- [www.aurora.ca/comprehensivezoningreview](http://www.aurora.ca/comprehensivezoningreview)

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**PRE-SUBMISSION REVIEW**

Executive Leadership Team Meeting – April 14, 2016

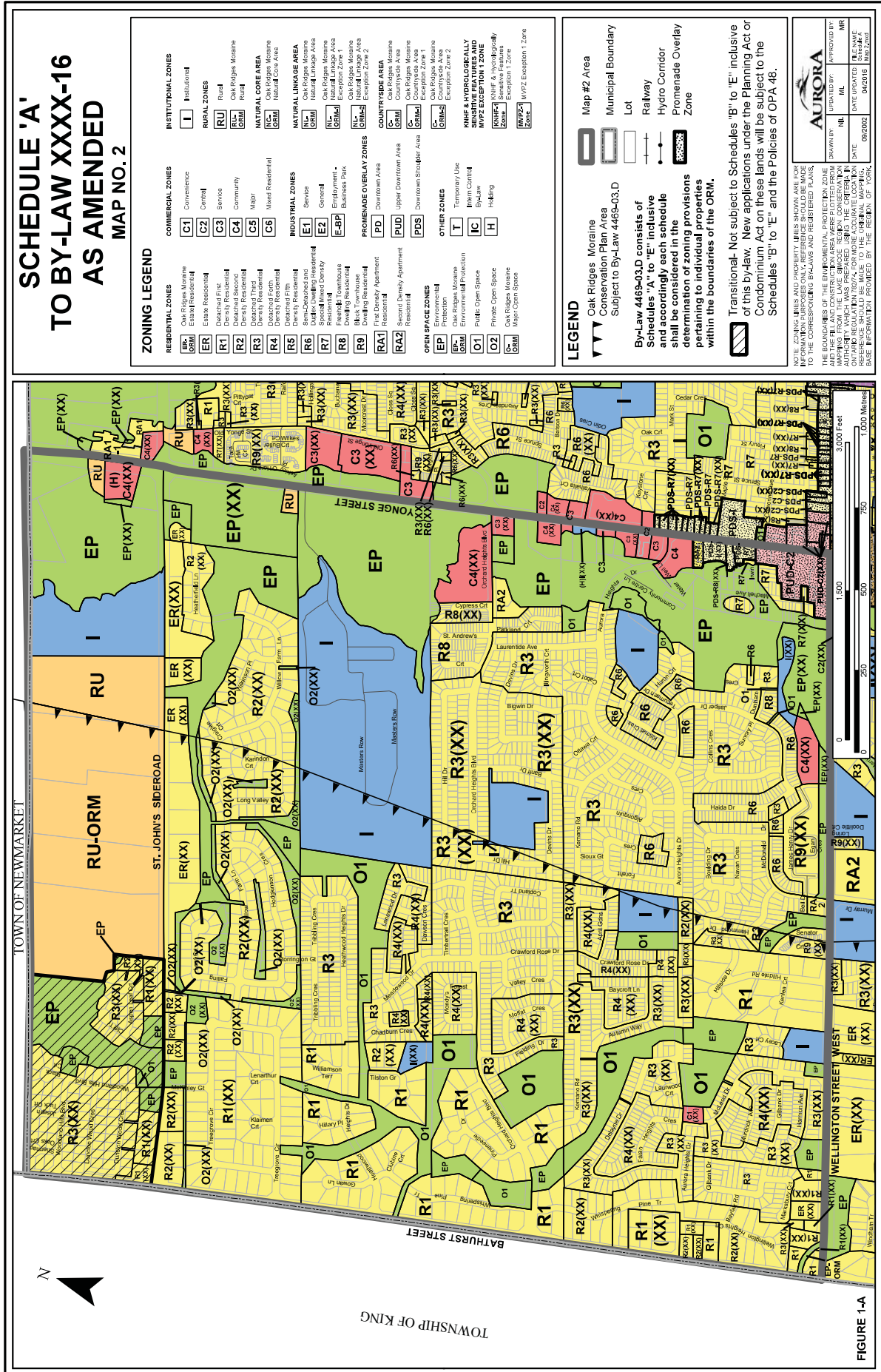
*Prepared by: Jeff Healey, Planner- Ext. 4349*



**Marco Ramunno, MCIP, RPP  
Director of Planning & Development  
Services**

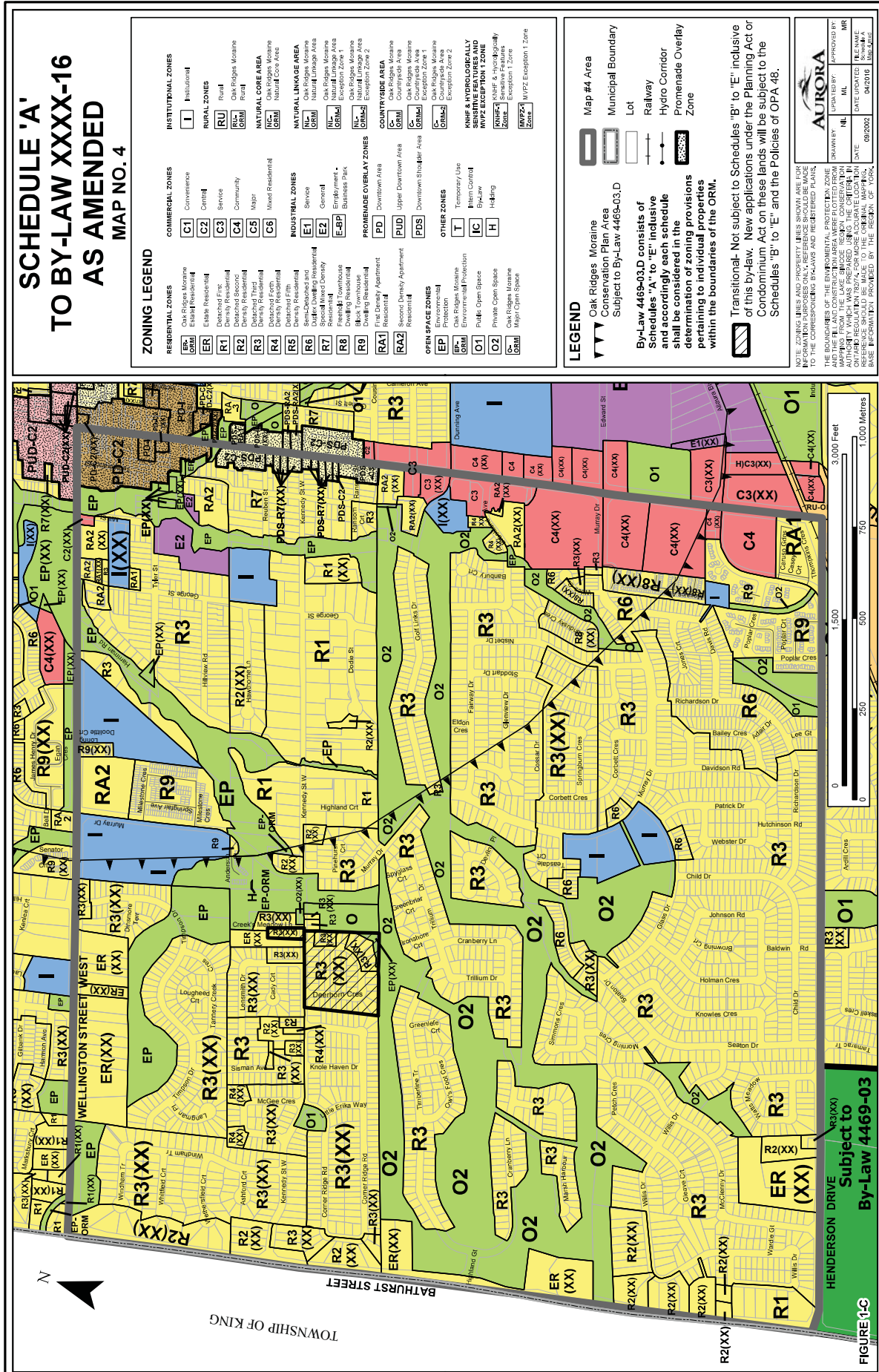


**Doug Nadorozny  
Chief Administrative Officer**

















# SCHEDULE 'A' TO BY-LAW XXXX-16 AS AMENDED MAP NO. 9

ZONING LEGEND	
<b>RESIDENTIAL ZONES</b> O1 (XX) Major Open Space O2 (XX) Private Open Space O1 (H) Single-Story Residential O2 (H) Two-Story Residential O1 (C) Medium-Density Residential O2 (C) High-Density Residential O1 (M) Medium-Density Residential O2 (M) High-Density Residential O1 (E) Medium-Density Residential O2 (E) High-Density Residential	<b>COMMERCIAL ZONES</b> C1 (XX) Convenience C2 (XX) General C3 (XX) Service C4 (XX) Community C5 (XX) Major C6 (XX) Mixed Residential
<b>INDUSTRIAL ZONES</b> I1 (XX) Single-Family Industrial I2 (XX) Medium-Density Industrial I3 (XX) High-Density Industrial I4 (XX) Heavy Industrial I5 (XX) Light Industrial	<b>INSTITUTIONAL ZONES</b> I (XX) Institutional R1 (XX) Rural R2 (XX) Rural R3 (XX) Rural R4 (XX) Rural
<b>OPEN SPACE ZONES</b> OS1 (XX) Environmental OS2 (XX) Environmental OS3 (XX) Environmental OS4 (XX) Environmental OS5 (XX) Environmental	<b>NATURAL CORE AREA</b> N1 (XX) Oak Ridges Moraine N2 (XX) Oak Ridges Moraine N3 (XX) Oak Ridges Moraine N4 (XX) Oak Ridges Moraine N5 (XX) Oak Ridges Moraine N6 (XX) Oak Ridges Moraine N7 (XX) Oak Ridges Moraine N8 (XX) Oak Ridges Moraine N9 (XX) Oak Ridges Moraine N10 (XX) Oak Ridges Moraine N11 (XX) Oak Ridges Moraine N12 (XX) Oak Ridges Moraine N13 (XX) Oak Ridges Moraine N14 (XX) Oak Ridges Moraine N15 (XX) Oak Ridges Moraine N16 (XX) Oak Ridges Moraine N17 (XX) Oak Ridges Moraine N18 (XX) Oak Ridges Moraine N19 (XX) Oak Ridges Moraine N20 (XX) Oak Ridges Moraine N21 (XX) Oak Ridges Moraine N22 (XX) Oak Ridges Moraine N23 (XX) Oak Ridges Moraine N24 (XX) Oak Ridges Moraine N25 (XX) Oak Ridges Moraine N26 (XX) Oak Ridges Moraine N27 (XX) Oak Ridges Moraine N28 (XX) Oak Ridges Moraine N29 (XX) Oak Ridges Moraine N30 (XX) Oak Ridges Moraine N31 (XX) Oak Ridges Moraine N32 (XX) Oak Ridges Moraine N33 (XX) Oak Ridges Moraine N34 (XX) Oak Ridges Moraine N35 (XX) Oak Ridges Moraine N36 (XX) Oak Ridges Moraine N37 (XX) Oak Ridges Moraine N38 (XX) Oak Ridges Moraine N39 (XX) Oak Ridges Moraine N40 (XX) Oak Ridges Moraine N41 (XX) Oak Ridges Moraine N42 (XX) Oak Ridges Moraine N43 (XX) Oak Ridges Moraine N44 (XX) Oak Ridges Moraine N45 (XX) Oak Ridges Moraine N46 (XX) Oak Ridges Moraine N47 (XX) Oak Ridges Moraine N48 (XX) Oak Ridges Moraine N49 (XX) Oak Ridges Moraine N50 (XX) Oak Ridges Moraine N51 (XX) Oak Ridges Moraine N52 (XX) Oak Ridges Moraine N53 (XX) Oak Ridges Moraine N54 (XX) Oak Ridges Moraine N55 (XX) Oak Ridges Moraine N56 (XX) Oak Ridges Moraine N57 (XX) Oak Ridges Moraine N58 (XX) Oak Ridges Moraine N59 (XX) Oak Ridges Moraine N60 (XX) Oak Ridges Moraine N61 (XX) Oak Ridges Moraine N62 (XX) Oak Ridges Moraine N63 (XX) Oak Ridges Moraine N64 (XX) Oak Ridges Moraine N65 (XX) Oak Ridges Moraine N66 (XX) Oak Ridges Moraine N67 (XX) Oak Ridges Moraine N68 (XX) Oak Ridges Moraine N69 (XX) Oak Ridges Moraine N70 (XX) Oak Ridges Moraine N71 (XX) Oak Ridges Moraine N72 (XX) Oak Ridges Moraine N73 (XX) Oak Ridges Moraine N74 (XX) Oak Ridges Moraine N75 (XX) Oak Ridges Moraine N76 (XX) Oak Ridges Moraine N77 (XX) Oak Ridges Moraine N78 (XX) Oak Ridges Moraine N79 (XX) Oak Ridges Moraine N80 (XX) Oak Ridges Moraine N81 (XX) Oak Ridges Moraine N82 (XX) Oak Ridges Moraine N83 (XX) Oak Ridges Moraine N84 (XX) Oak Ridges Moraine N85 (XX) Oak Ridges Moraine N86 (XX) Oak Ridges Moraine N87 (XX) Oak Ridges Moraine N88 (XX) Oak Ridges Moraine N89 (XX) Oak Ridges Moraine N90 (XX) Oak Ridges Moraine N91 (XX) Oak Ridges Moraine N92 (XX) Oak Ridges Moraine N93 (XX) Oak Ridges Moraine N94 (XX) Oak Ridges Moraine N95 (XX) Oak Ridges Moraine N96 (XX) Oak Ridges Moraine N97 (XX) Oak Ridges Moraine N98 (XX) Oak Ridges Moraine N99 (XX) Oak Ridges Moraine N100 (XX) Oak Ridges Moraine

**LEGEND**

- Oak Ridges Moraine Conservation Plan Area Subject to By-Law 4469-03.D
- Map #9 Area
- Municipal Boundary
- Lot
- Railway
- Hydro Corridor
- Promenade Overlay Zone

By-Law 4469-03.D consists of Schedules "A" to "E" inclusive and according to each schedule shall be considered in the determination of zoning provisions pertaining to individual properties within the boundaries of the ORM.

Transitional: Not subject to Schedules "B" to "E" inclusive of this By-Law. New applications under the Planning Act or Condominium Act on these lands will be subject to the Schedules "B" to "E" and the Policies of OPA 48.

NOTE: ZONING LINES AND PROPERTY LINES SHOWN ARE FOR INFORMATION PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE CORRESPONDING BY-LAWS AND REGISTERED PLANS.

THE BOUNDARIES OF THE ENVIRONMENTAL PROTECTION ZONE (ORM) SHOWN ON THIS MAP ARE FOR INFORMATION PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE CORRESPONDING BY-LAWS AND REGISTERED PLANS.

FOR MORE INFORMATION, PLEASE CONTACT THE OFFICE OF THE MUNICIPAL ENGINEER, 250 AVENUE WILSON, SUITE 101, AURORA, ONTARIO M1S 4C6. TEL: (905) 477-2000. FAX: (905) 477-4710. WWW.AURORA.ONTARIO.GOV

**AURORA**

BY-LAW NO. 4469-03.D  
 DATE: 09/20/02  
 UPDATED BY: MRS. J. BURTON  
 DATE UPDATED: 04/20/16

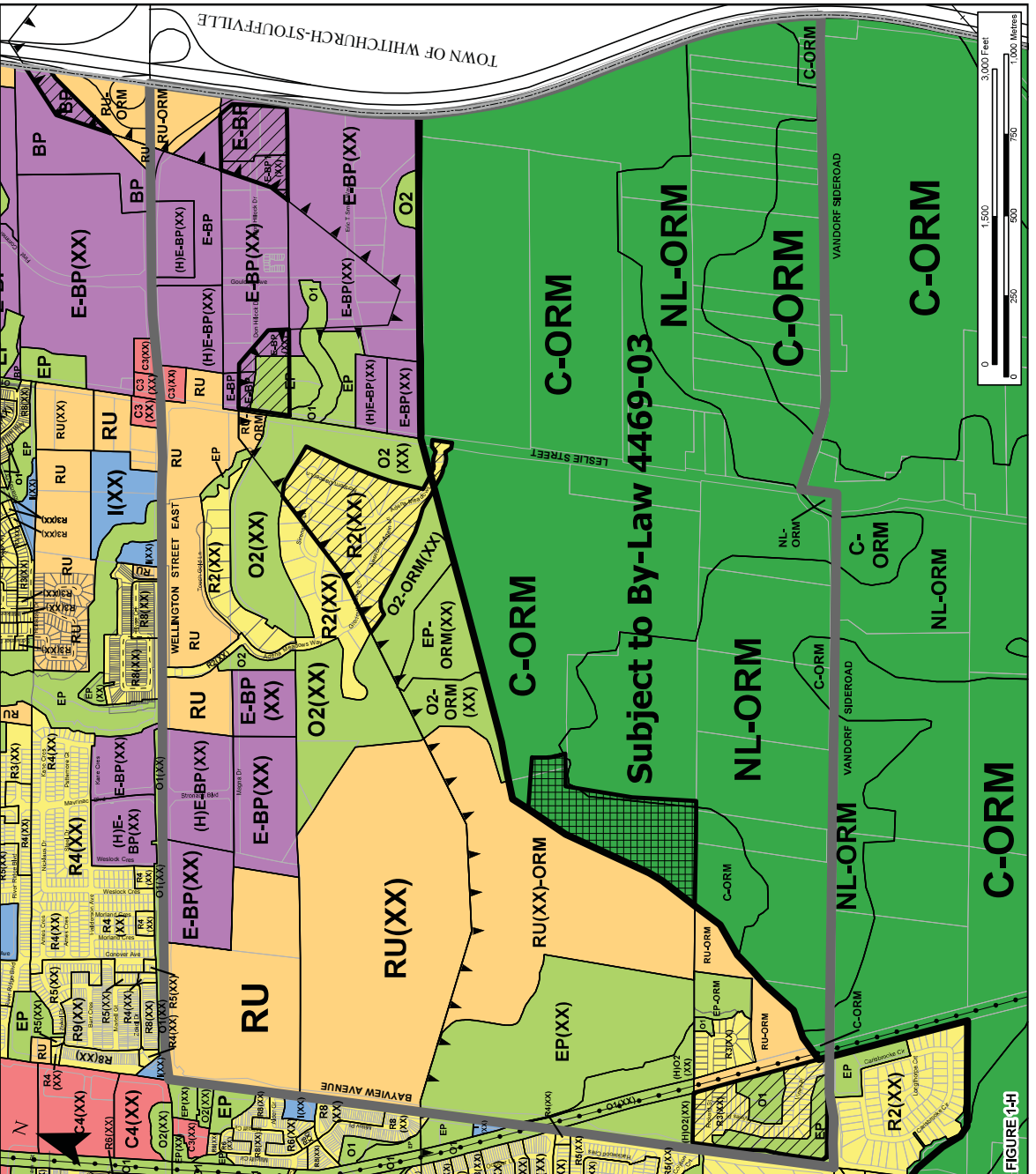
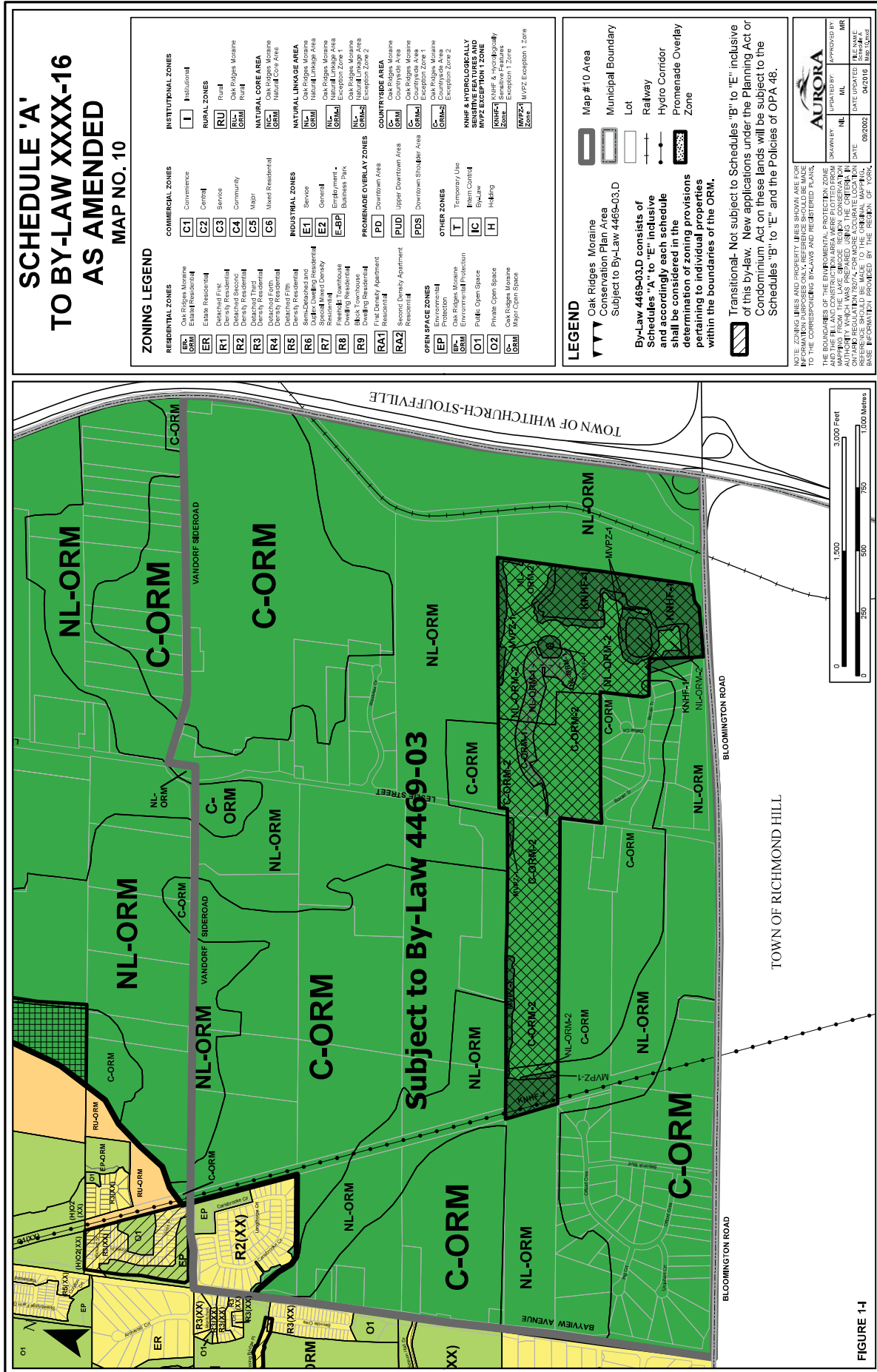
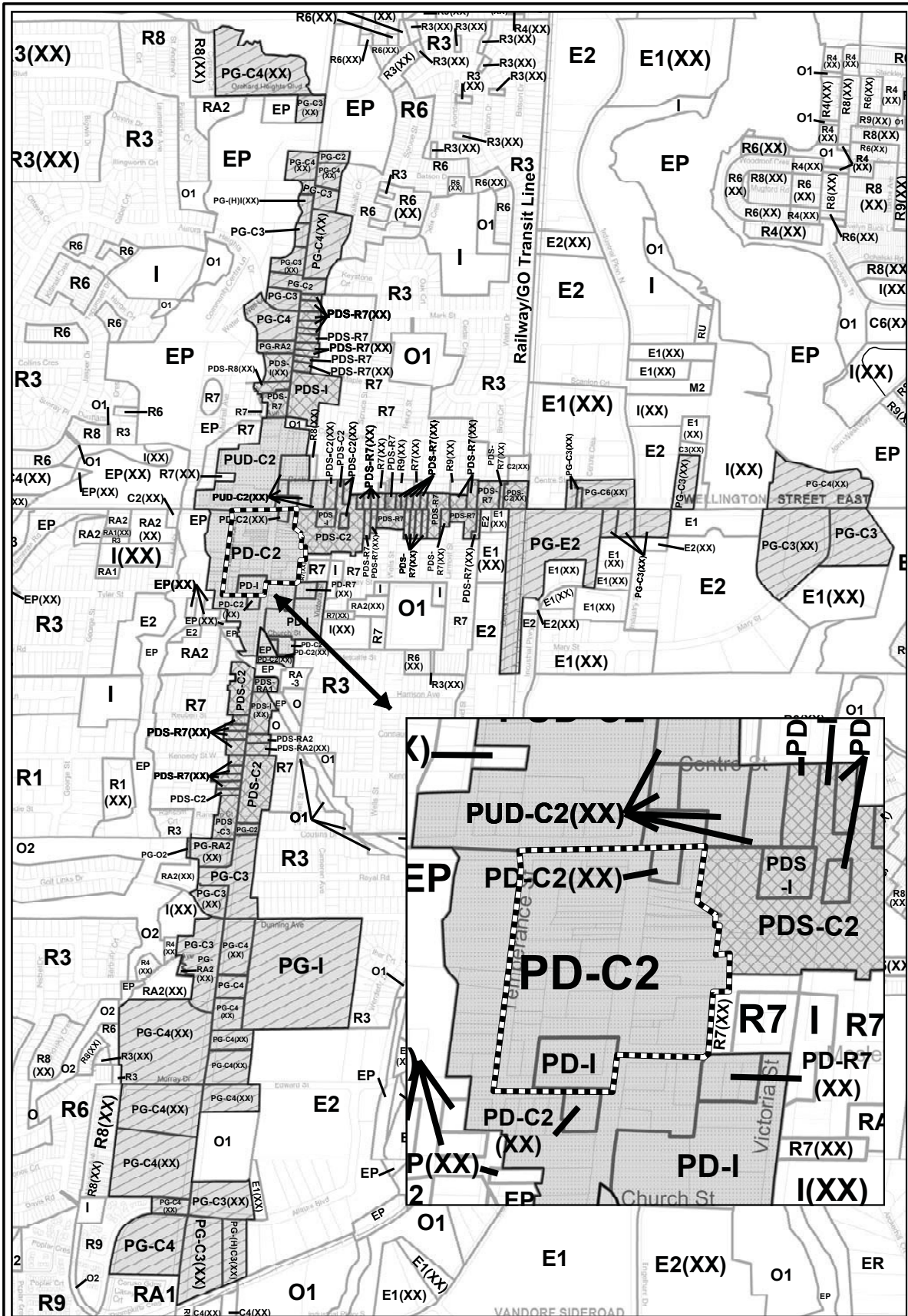


FIGURE 1-H









**PROPOSED PROMENADE PARKING MAP, SCHEDULE "A.2" TO BY-LAW XXXX-16**

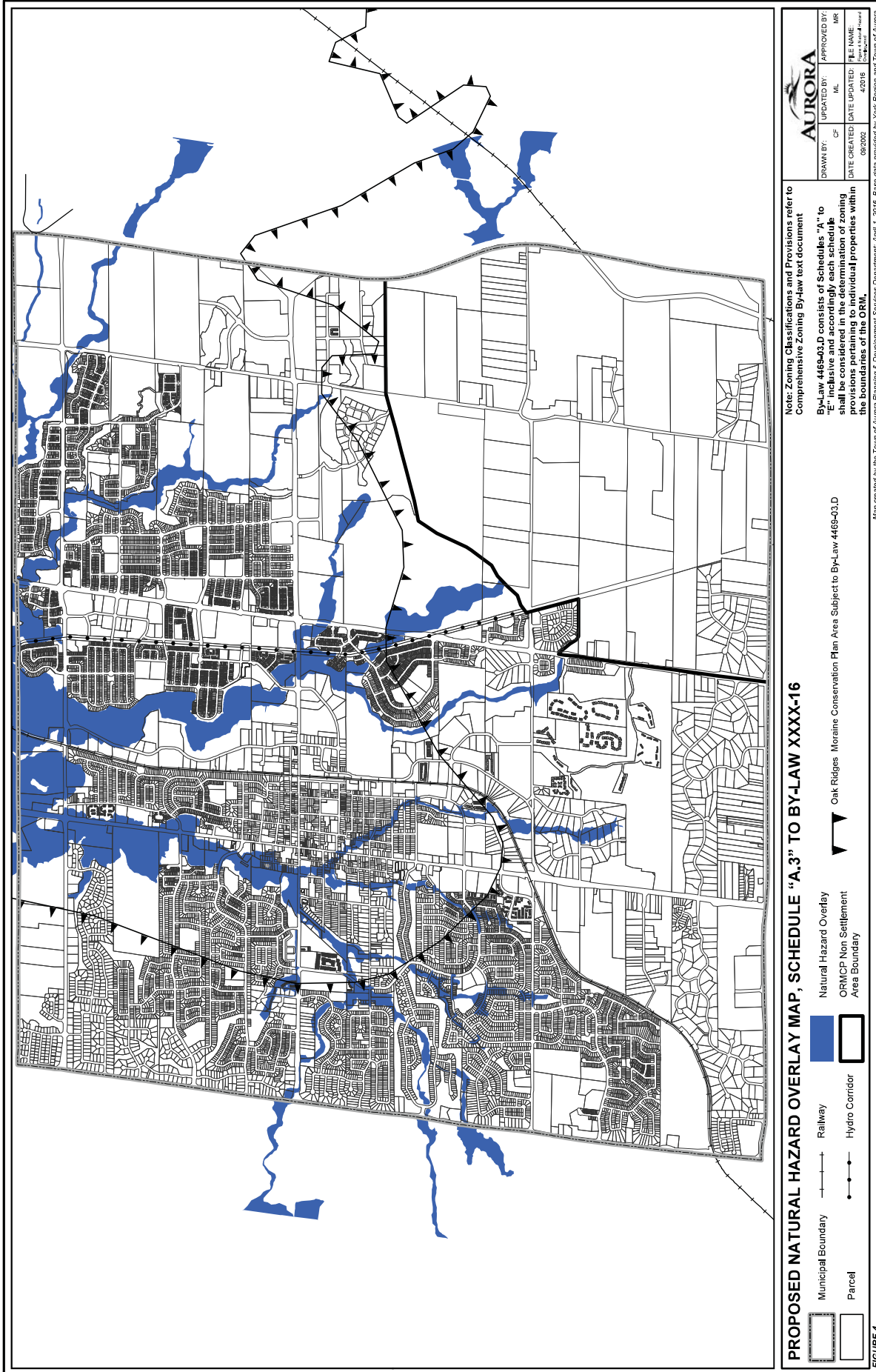
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- Promenade General (PG)
- Promenade Downtown Special Area
- Promenade Downtown (PD) & Promenade Upper Downtown (PUD)

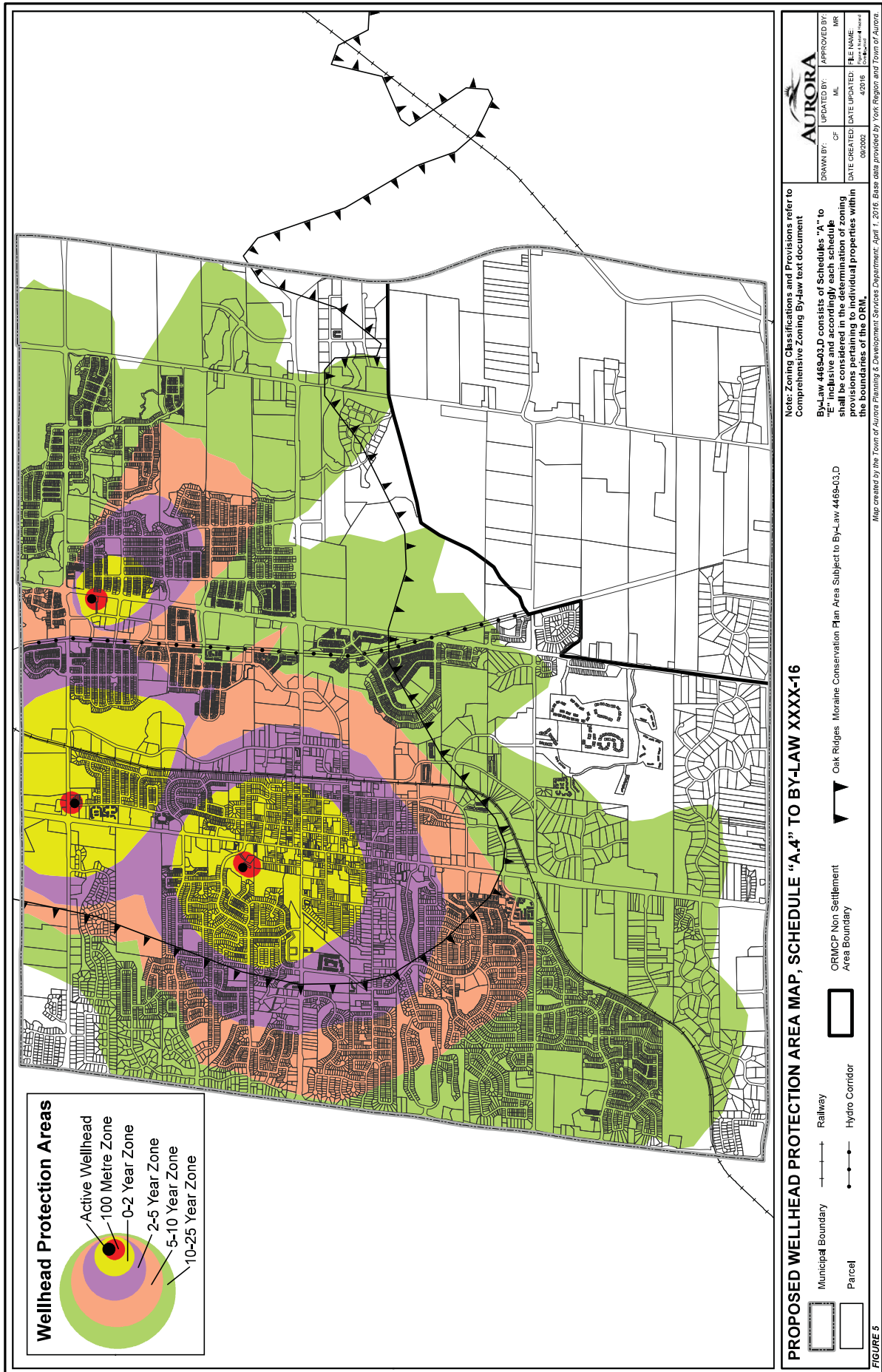
Note: Zoning Classifications and Provisions refer to Comprehensive Zoning By-law text document

<b>AURORA</b>		
DRAWN BY: CF	UPDATED BY: ML	APPROVED BY: MR
DATE CREATED: 09/2002	DATE UPDATED: 4/2016	FILE NAME: Figure 3 Promenade Parking.mxd

FIGURE 3

Map created by the Town of Aurora Planning & Development Services Department, April 1, 2016. Base data provided by York Region and Town of Aurora.





***THE CORPORATION OF THE TOWN OF AURORA***

***By-law Number 5846-16***

***BEING A BY-LAW to Confirm Actions by Council  
Resulting from Special Council – Public Planning  
Meeting on April 25, 2016.***

**THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA  
HEREBY ENACTS AS FOLLOWS:**

1. THAT the actions by Council at its Special Council – Public Planning meeting held on April 25, 2016, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. THAT the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

***READ A FIRST AND SECOND TIME THIS 25<sup>TH</sup> DAY OF APRIL, 2016.***

***READ A THIRD TIME AND FINALLY PASSED THIS 25<sup>TH</sup> DAY OF APRIL, 2016.***

---

**GEOFFREY DAWE, MAYOR**

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**PATTY THOMA, DEPUTY CLERK**