



Special Council Public Planning Meeting Agenda

**Wednesday, November 30, 2016
7 p.m.**

**Council Chambers
Aurora Town Hall**



**Town of Aurora
Special Council – Public Planning
Meeting Agenda**

Wednesday, November 30, 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 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:

5929-16 Being a By-law to Confirm Actions by Council Resulting from a Special Council – Public Planning Meeting on November 30, 2016.

5. Adjournment

Agenda Items

- 1. PBS16-102 – Application for Zoning By-law Amendment**
Marie Debono
24 Larmont Street
Part of Lot 12, South Side of Wellington Street
Registered Plan 68
File Number: ZBA-2016-10
Related File Number: SP-2016-07

Recommended:

1. That Report No. PBS16-102 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

- 2. PBS16-083 – Guidelines for the Implementation of Height and Density Bonusing (Section 37 of the *Planning Act*)**

(Deferred from Public Planning meeting of October 26, 2016 – Item 2)

Recommended:

1. That Report No. PBS16-083 be received; and
2. That the attached Guidelines for the Implementation of Height and Density Bonusing (Section 37 of the *Planning Act*) be endorsed.



**Town of Aurora
Public Planning Report**

No. PBS16-102

**Subject: Application for Zoning By-law Amendment
Marie Debono
24 Larmont Street
Part of Lot 12, South Side of Wellington Street, Registered Plan 68
File Number: ZBA-2016-10
Related File Number: SP-2016-07**

Prepared by: Marty Rokos, Planner

Department: Planning and Building Services

Date: November 30, 2016

Recommendations

- 1. That Report No. PBS16-102 be received; and**
- 2. That comments presented at the Public Planning Meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.**

Executive Summary

The purpose of this report is to provide Council with background information related to the proposed Zoning By-law Amendment application on the subject lands. The owner proposes to rezone the subject lands from "Special Mixed Density Residential (R5) Zone" to "Special Mixed Density Residential (R5-X) Exception Zone" to allow a business and professional office use in the existing building.

- The application has been circulated for comment.
- A site plan application has also been submitted (file SP-2016-07) to permit the development of the parking and landscaping areas.
- A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

Background

The subject lands are currently zoned “Special Mixed Density Residential (R5) Zone”, which permits ground-related residential uses and a private home day care as noted in the Zoning By-law section of this report. The owner has applied to rezone the property to “Special Mixed Density Residential (R5-X) Exception Zone” to allow a business and professional office. The owner proposes to convert the existing building to an office use. Site changes are also proposed, including six (6) parking spaces and landscaping.

Location / Land Use

The subject lands, municipally known as 24 Larmont Street, are located between Wellington Street East and Mosley Street (Figure 1). The property has a lot area of 472 m² and a frontage of 30.4 m on Larmont Street. The existing building is a 168.4 m² GFA two storey single detached dwelling.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Commercial
South: Residential
East: Larmont Street and residential
West: Residential

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

November 30, 2016

Page 3 of 7

Report No. PBS16-102

York Region Official Plan (YROP)

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable, lively communities. Under the York Region’s Official Plan, one regional urbanization goal is to enhance the Region’s urban structure through city building, intensification and compact, complete communities.

Town of Aurora Official Plan

The subject lands are designated as “Stable Neighbourhoods” by the Town of Aurora Official Plan (Figure 2). The “Stable Neighbourhoods” designation is intended to ensure that the area is protected from incompatible forms of development and, at the same time, be permitted to evolve and be enhanced over time.

Permitted uses in the “Stable Neighbourhoods” designation include ground-related residential uses, existing multiple-unit buildings, secondary suites, communal housing, special needs housing, home occupations, bed and breakfast establishments, elementary schools, places of worship, child care facilities, local convenience/service retail, office uses, parks and recreation facilities, public uses, and utilities.

Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Special Mixed Density Residential (R5) Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3).

The R5 Zone permits one detached dwelling per lot, one semi-detached dwelling per lot, one duplex dwelling per lot, one triplex or double duplex dwelling per lot, one converted dwelling per lot, and a private home day care. An amendment to the By-law is required to allow an office use.

Reports and Studies

The owner submitted the following documents as part of a complete application to the proposed Zoning By-law Amendment application as well as the Site Plan Application:

Name	Report Author
Planning Rationale Report	The Planning Partnership
Site and Landscape Plan	The Planning Partnership
Landscape Notes and Details	The Planning Partnership
Parking Study	WSP and MMM Group
Stormwater Management Report	BaseTech Consulting Inc.
Site Grading and Servicing Plan	BaseTech Consulting Inc.
Erosion and Sediment Plan	BaseTech Consulting Inc.

Draft Zoning By-law	The Planning Partnership
Ontario Building Code Data Matrix	Seberras Professional Services Ltd.
Building Elevations	Seberras Professional Services Ltd.
Arborist Letter	The Planning Partnership
Section 59 Notice	Regional Municipality of York
Survey	Lloyd & Purcell Ltd.

Proposed Application

Proposed Zoning By-law Amendment

As shown in Figure 3, the Applicant proposes to amend the R5 Zone. The owner has submitted a draft Zoning By-law which is currently under review by staff. The proposed Zoning By-law amendment would add business and professional offices as a permitted use and amend provisions related to parking and screening from neighbouring properties. It would also recognize existing site conditions such as the front and rear yard setbacks and minimum distance separation for steps. The following is a table to compare the difference between the current R5 zoning requirements with the proposed zoning requirements.

	Existing R5 Zone Requirements	Proposed R5-X Exception Zone Requirements
Permitted Uses	One detached dwelling per lot, one semi-detached dwelling per lot, one duplex dwelling per lot, one triplex or double duplex dwelling per lot, one converted dwelling per lot, and a private home day care	One detached dwelling per lot, one semi-detached dwelling per lot, one duplex dwelling per lot, one triplex or double duplex dwelling per lot, one converted dwelling per lot, a private home day care, and business and professional offices*
Lot Area (minimum)	460.0 m ²	460.0 m ²
Lot Frontage (minimum)	15.0 m	15.0 m
Front Yard (minimum)	6.0 m	2.0 m*
Rear Yard (minimum)	7.5 m	0 m*

Interior Side Yard (minimum)	1 storey: 1.2 m 2 storeys: 1.5 m	1 storey: 1.2 m 2 storeys: 1.5 m
Floor Area (minimum)	1 storey: 120.0 m ² 2 storeys: 130.0 m ²	1 storey: 120.0 m ² 2 storeys: 130.0 m ²
Lot Coverage (maximum)	35%	35%
Height (maximum)	10.0 m	10.0 m
Encroachments Into Yards	Steps: 4.5 m minimum distance separation from front lot line	Steps: 0 m minimum distance separation from front lot line*
Parking (minimum)	1 parking space	3.2 parking spaces per 90 m ² commercial floor area*
Parking Space Dimensions (minimum)	2.7 x 5.3 m	One parking space: 2.7 x 4.9 m* All other parking spaces: 2.7 x 5.3 m
Manoeuvring Space (minimum)	7.4 m	6.0 m*
Curbing	15 cm high curb required	No required curb*
Parking in Yards	Parking separated from street line by 1.5 m landscaped strip	Parking separated from street line by 1.0 m landscaped strip*
Buffer Strips (minimum)	3.0 m grass strip with a berm and minimum 1.5 m high trees/shrubs Or a 1.5 m grass strip with a minimum 1.5 m solid wood fence	West: Minimum 1.5 m high wood privacy fence for minimum 22.0 m from south property line* South: Minimum 0.5 m wide planting strip for minimum 11.0 m and minimum 1.5 m high wood privacy fence for minimum 3.0 m from west property line*

Note: The proposed amendments are highlighted and labelled with an asterisk “*”. Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Site Plan

As illustrated on Figure 4, the applicant is proposing to use the existing building for the proposed business and professional office use. Six (6) parking spaces are proposed south of the existing building including one (1) barrier free space. Driveway access would be in the same general location as the existing driveway. A wood privacy fence is proposed along portions of the west and south property lines.

Analysis

A preliminary review of the Zoning By-law Amendment application has been undertaken by internal departments and external agencies. Staff have identified the following matters to be addressed in greater detail before staff prepare a final report for Council's consideration:

- Conformity with Official Plan policies including policies intended to respect and reinforce the existing physical character of the surrounding area;
- Zoning provisions;
- Manoeuvring space for vehicles; and
- Buffer strips along south and west property lines.

Public Comments

Planning Staff have not received any comments from the public as of the preparation of this report.

Advisory Committee Review

No Communication Required.

Financial Implications

Financial implications will be addressed when a technical review of the proposal is completed.

Communications Considerations

On November 10, 2016, a Notice of Complete Application and Public Planning Meeting was published in the Aurora Banner and Auroran newspapers and given by mail to all addressed property owners within a minimum of 120 metres of the subject lands. On the same date, a Notice of Public Planning Meeting sign was also posted on the subject lands fronting Yonge Street. Public notification has been provided in accordance with the *Planning Act*.

November 30, 2016

Page 7 of 7

Report No. PBS16-102

Alternatives to the Recommendation

1. Direct staff to report back to Council addressing any issues that may be raised at the Public Planning Meeting.
2. Refusal of the application with an explanation for the refusal.

Conclusions

The above matters will be considered in the technical review of the application, together with comments received from the public and Council expressed at the Public Planning Meeting or in writing. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

Attachments

Figure 1 – Location Map
Figure 2 – Official Plan Map
Figure 3 – Zoning By-law
Figure 4 – Proposed Site Plan

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on November 17, 2016.

Departmental Approval



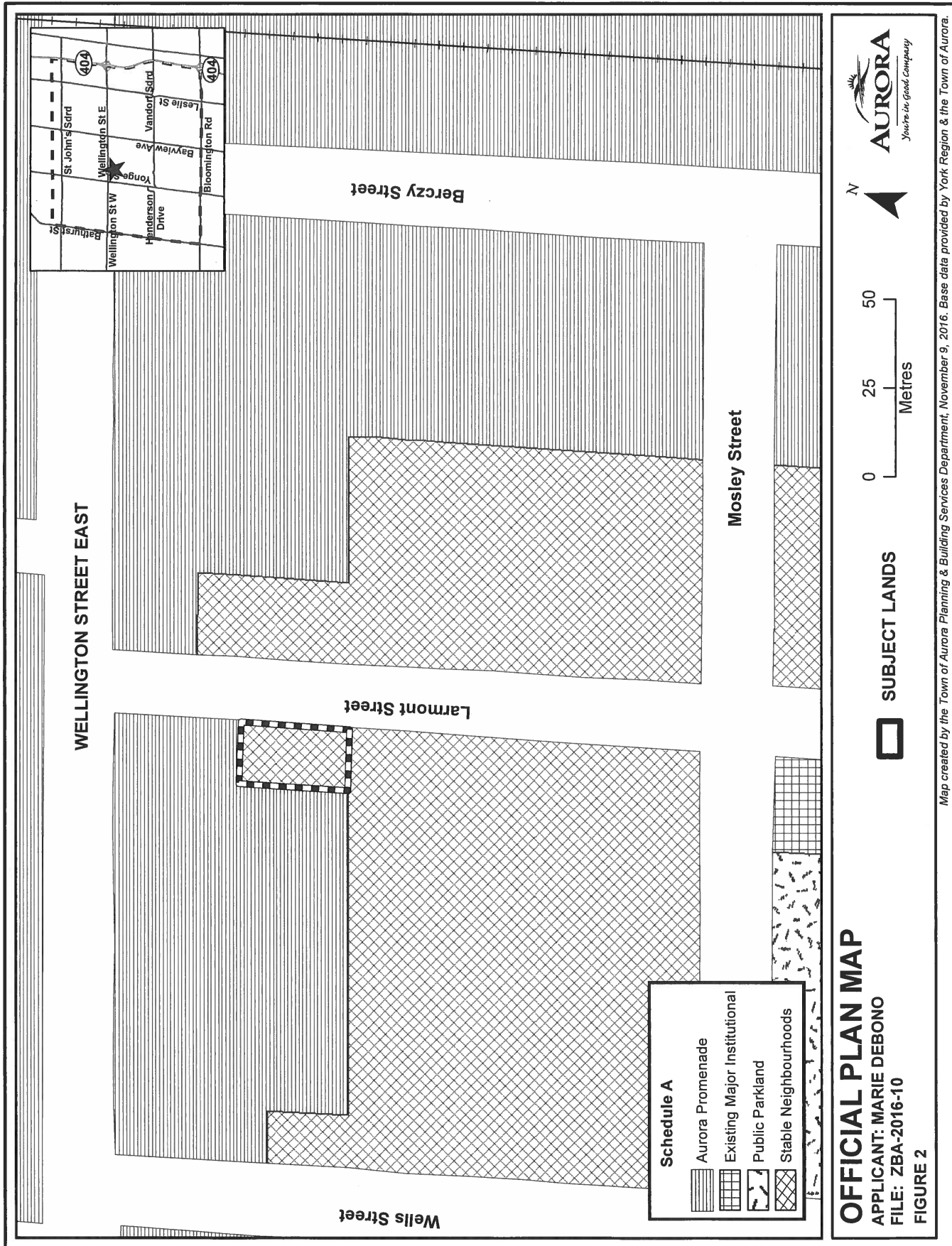
**Marco Ramunno, MCIP, RPP
Director
Planning and Building Services**

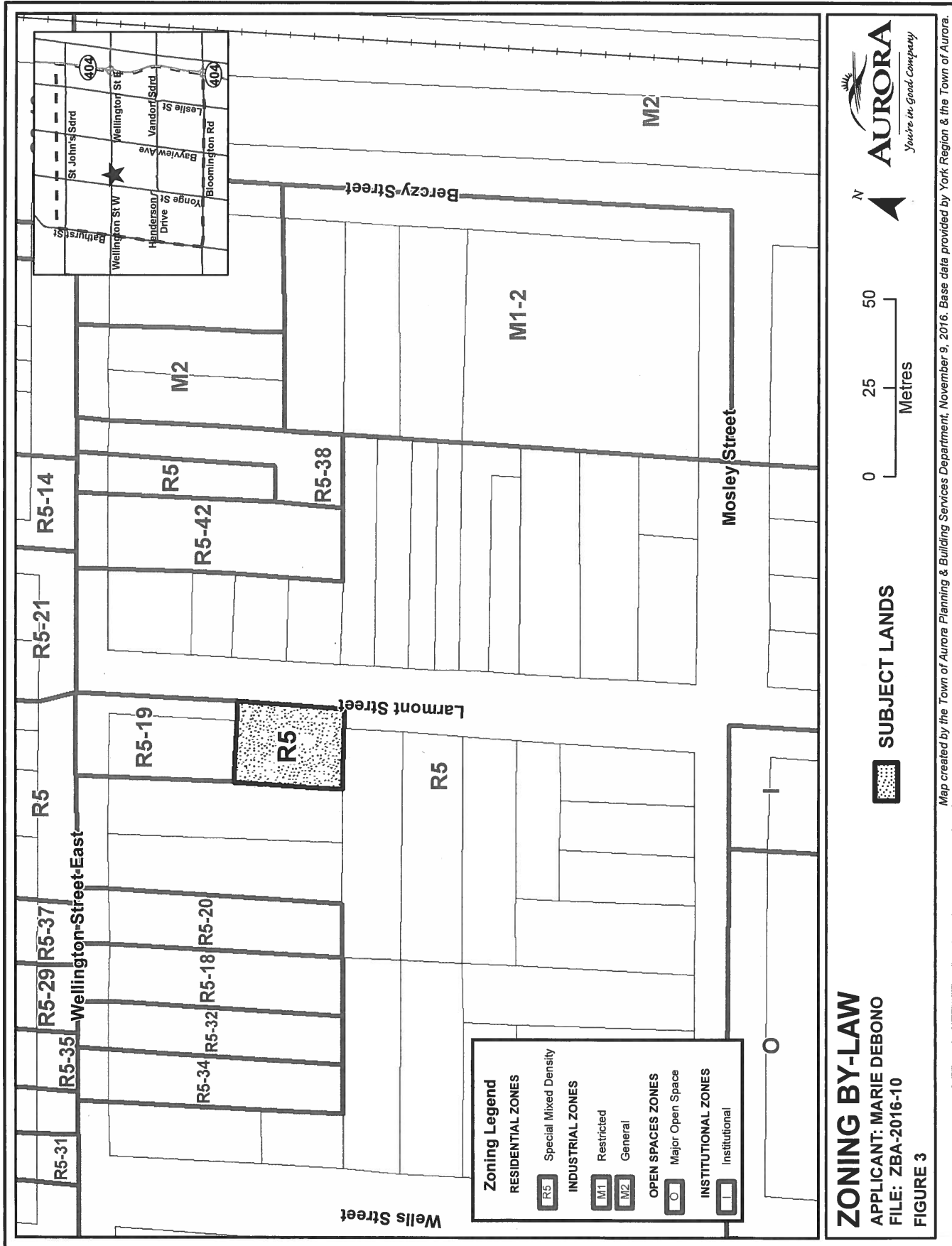
Approved for Agenda

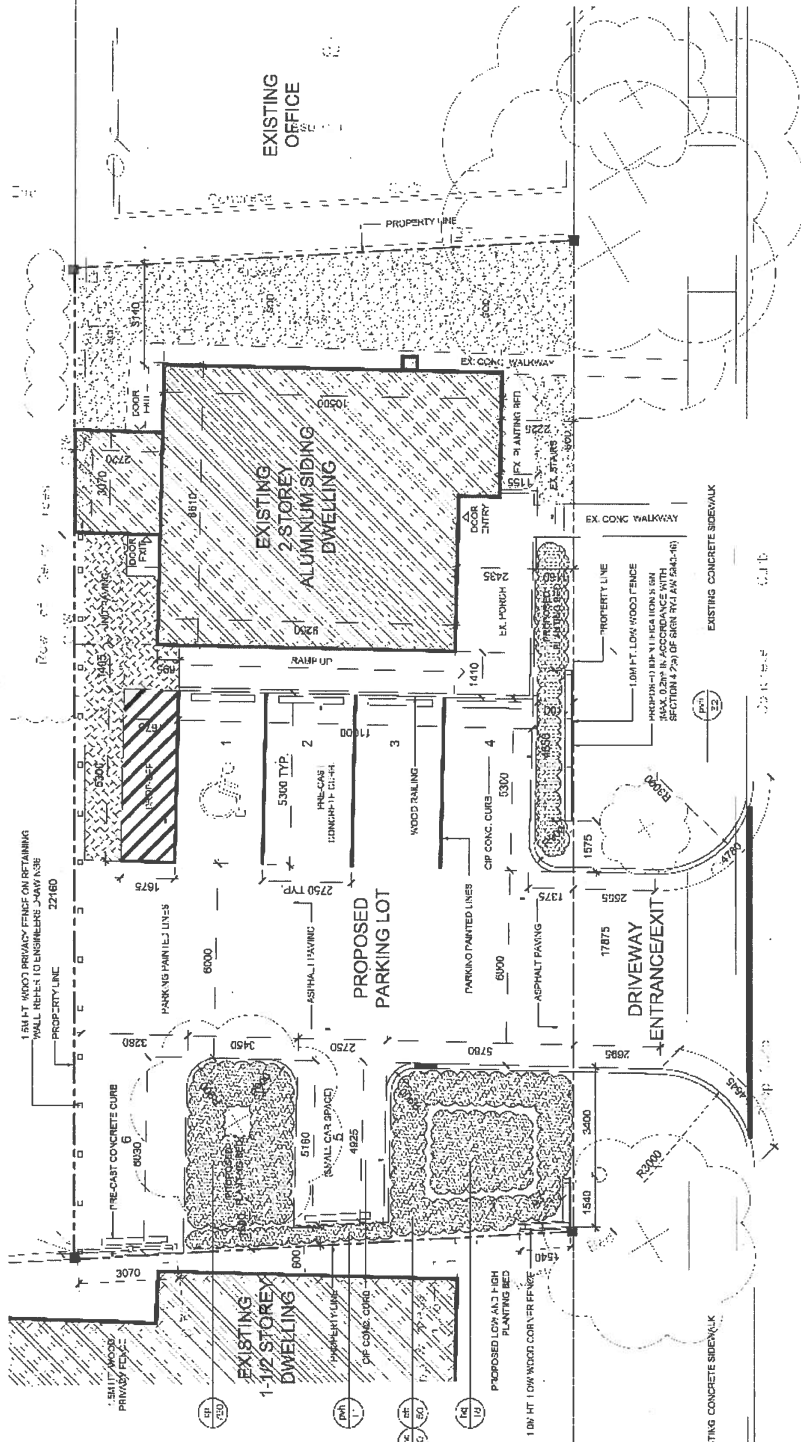


**Doug Nadorozny
Chief Administrative Officer**









LARMONT STREET

PROPOSED SITE PLAN
APPLICANT: MARIE DEBONO
FILE: ZBA-2016-10
FIGURE 4



Map created by the Town of Aurora Planning & Building Services Department, November 9, 2016. Drawing provided by The Planning Partnership.



**Town of Aurora
Public Planning Report**

No. PBS16-083

**Subject: Guidelines for the Implementation of Height & Density Bonusing
(Section 37 of the *Planning Act*)**

Prepared by: Fausto Filipetto, Senior Policy Planner

Department: Planning & Building Services

Date: October 26, 2016

Recommendation

- 1. That Report No. PBS16-083 be received; and**
- 2. That the attached Guidelines for the Implementation of Height and Density Bonusing (Section 37 of the *Planning Act*) be endorsed.**

Executive Summary

The purpose of this report is to seek Council endorsement of proposed Guidelines for the Implementation of Height and Density Bonusing (Section 37 of the Planning Act). The Guidelines describe how and where Height and Density Bonusing can be applied and describes the administrative process; including:

- A description of the planning principles to be used in evaluating applications for Height and Density Bonuses;
- a description of how Planning & Building Services will manage the process;
- guidelines governing that the community where the bonus was given benefits most from the community benefit;
- guidelines on securing the community benefits; and
- guidelines on the community benefit and land valuation processes.

Background

Height and Density Bonusing is a permission given under Section 37 of the Planning Act which allows municipalities to secure community benefits as a condition of the

approval of a zoning by-law amendment for an increase in building height and/or density over and above the existing planning permissions. Policies regarding Height and Density Bonusing are found in the Aurora Promenade section of the Town's Official Plan and include such benefits as:

- Socially assisted and supportive housing;
- housing with innovative technological, environmental or design components;
- non-profit community, cultural, social, recreational and institutional facilities;
- preservation of heritage, community identity or natural environments;
- contribution of public open spaces beyond Planning Act requirements;
- providing public access to ravines, valleys and the Aurora trail network;
- significant pedestrian or bicycling connections;
- off-site public landscape, streetscape and urban design objectives;
- provision of special facilities to enhance the environment;
- special provisions to facilitate and improve transit;
- land for other municipal purposes;
- providing local improvements; and
- Regional community and health facilities, emergency medical services and police stations

The locations in which Height and Density Bonusing may be applied are found on Schedule "B2" of the Official Plan; which is attached. These areas correspond to the "Upper Downtown," "Promenade General," and "Promenade Focus Area" designations. The intent is to apply the Bonusing Guidelines Town-wide where a rezoning application has been submitted with a request for increase in permitted height and/or density.

Analysis

Guidelines for the Implementation of Height and Density Bonusing have been drafted by staff and are attached for Council's review and endorsement. The Guidelines describe how and where Height and Density Bonusing can be applied and describes the administrative process. The following represents a summary of the proposed Guidelines.

Staff must determine whether a planning application represents good planning prior to assessing if the provisions of Section 37 can be appropriately applied

Good planning includes an analysis of how the proposed development meets the policies of the Official Plan, including any supporting documents or studies such as applicable design guidelines. It also includes an evaluation of the proposed development in the context of the surrounding neighbourhood, including adjacent and surrounding buildings and streetscapes; and ensuring adequate infrastructure (both

October 26, 2016

Page 3 of 5

Report No. PBS16-083

hard and soft services) is available to support the application. Increased Height and Density bonusing must not compromise the design of the building.

Implementation of Height and Density Bonusing will be managed by Planning & Building Services

Planning & Building Services will be responsible for the management of Height and Density Bonusing implementation. Any negotiations or recommendations in this regard will be made by Planning & Building Services; with the support and input of other Town departments as required. In addition, the appropriate Conservation Authority will be consulted where enhanced public access to natural heritage features is being considered.

The community benefit should be realized in the neighbourhood where a bonus was given

The site or neighbourhood where a bonus was given shall benefit the most from the facility or matter conveyed to the Town in return for the bonus. In some cases, Council may consider funding as part of Section 37 agreement to address particular city wide needs which cannot be adequately addressed in the vicinity of the development. Examples include funding for parks which serve a larger community or for broadly accessed amenities.

Community benefits will be secured by the Town though an agreement with the applicant

A Section 37 agreement which is registered on title securing any and all community benefits shall be entered into between the applicant and the Town prior to the enactment of the implementing zoning by-law. The agreement will also identify how any cash benefits will be used. Any cash benefit to be paid to the Town shall be secured prior to the issuance of a building permit.

On average, the Town will seek to achieve a value for community benefits which represent a range between 25% to 35% of the increase in land value resulting from the increased in height and/or density

The community benefit will be over and above what could otherwise be achieved under other Sections of the Planning Act. Section 37 agreements do not entitle reductions in Development Charges. Planning & Building Services will oversee the land valuation process in accordance with the methodology provided in the Guideline. Staff are recommending that the value for community benefits range between 25% to 35% of the increase in land value resulting from the bonus. Formulas to be used for the calculation of land valuation and community benefits are detailed in the proposed Guidelines.

October 26, 2016

Page 4 of 5

Report No. PBS16-083

Advisory Committee Review

Not applicable.

Financial Implications

Section 37 of the Planning Act allows municipalities to collect community benefits in exchange for an increase in height and density. This includes the collection of funds which could be used towards a community benefit.

Communications Considerations

Not applicable.

Link to Strategic Plan

The community benefits secured in exchange for a height and density bonus can range significantly and therefore many goals, objectives and action items of the Town's Strategic Plan can be realised through the provision of Bonusing. The policies of the Official Plan permit for Bonusing along the Yonge and Wellington Street Corridor and therefore the most applicable goal, objective and action item is:

- The Goal of: "Enabling a diverse, creative and resilient economy";
- The Objective of: "Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business"; and
- The Action Item to: "Actively promote and support a plan to revitalize the downtown."

Alternative(s) to the Recommendation

1. Council may choose to not endorse the Implementation Guidelines for Height and Density Bonusing.
2. Council may choose to direct staff to make changes to the proposed Guidelines.

The Aurora Promenade section of the Town's Official Plan contains policies with respect to Height and Density Bonusing. The recommended Guidelines would implement the policies of the Town's Official Plan and staff are therefore asking Council for their endorsement at this time.

October 26, 2016

Page 5 of 5

Report No. PBS16-083

Conclusions

Height and Density Bonusing is a permission given under Section 37 of the Planning Act which allows municipalities to secure community benefits as a condition of the approval of a zoning by-law amendment for an increase in building height and/or density over and above the existing planning permissions. Policies regarding Height and Density Bonusing are found in the Aurora Promenade section of the Town's Official Plan. Staff have drafted Guidelines which would allow them to effectively implement the Height and Density Bonusing policies of the Official Plan and are seeking Council endorsement of the Guidelines at this time.

Attachments

Appendix 1: Guidelines for the Implementation Height and Density Bonusing
(Section 37 of the Planning Act)

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on September 29, 2016.

Departmental Approval

Approved for Agenda



Marcó Ramunno
Director, Planning & Building Services



Doug Nadorozny
Chief Administrative Officer

APPENDIX 1

**Guidelines for the Implementation of Height and Density Bonusing
(Section 37 of the *Planning Act*)**

1. Introduction

Height and Density Bonusing is a permission given under Section 37 of the *Planning Act* which allows municipalities to secure community benefits as a condition of the approval of a zoning by-law amendment for an increase in building height and/or density over and above the existing planning permissions. Section 37 states that these community benefits must be secured through Agreements which are Registered on Title. Policies regarding Height and Density Bonusing are found in the Aurora Promenade section of the Town's Official Plan under Section 11.9.

2. Application

Council may consider requests for increases to height and/or density through zoning by-law amendment applications. Schedule "B2" of the Aurora Official Plan identifies the locations where a height and/or density Bonus may be permitted. The base height and/or density above which the Section 37 provisions may apply and the maximum number of bonus storeys shall also be in accordance with Schedule "B2" of the Official Plan. Should Council deem the proposed increase to building height and/or density to be appropriate, a condition of approval may be imposed requiring the provisions of certain community benefits, as identified in Section 11.9 of the Town's Official Plan.

Certain non-profit or public facilities which provide a community benefit may be exempt by Council from the provision of additional community benefits under this Guideline. Examples include social housing or affordable rental housing which is rented at or below the average Canadian Mortgage and Housing Corporation rents in the York Region CMA. In these cases, a restrictive covenant shall be registered on title in order to ensure that the property will be developed and operated for private market rental apartments for a minimum of 20 Years.

Council may request a Section 37 contribution for developments proposing increased building heights and/or density that are appealed to the Ontario Municipal Board.

The administration of this Policy and Guideline shall be the responsibility of the Director of Planning & Building Services, in consultation with Legal Services.

The application of Section 37 is intended to be applied Town-wide.

3. Planning Principles

Staff must determine whether a planning application represents good planning prior to assessing if the provisions of Section 37 can be appropriately applied. Good planning includes an analysis of how the proposed development meets the policies of the Official

Plan, including any supporting documents or studies such as applicable design guidelines. It also includes an evaluation of the proposed development in the context of the surrounding neighbourhood, including adjacent and surrounding buildings and streetscapes; and ensuring adequate infrastructure (both hard and soft services) is available to support the application. Increased Height and/or Density Bonus must not compromise the design of the building.

4. Procedure

This process will be managed by Planning & Building Services and any negotiations or recommendations in this regard will be made by Planning & Building Services; with the support and input of other Town departments as required. In addition, the appropriate Conservation Authority will be consulted where enhanced public access to natural heritage features is being considered.

Mayor and Council shall be notified by memorandum of the list of potential community benefits and the increase in height and/or density being asked for. This notification may take place anytime prior to the item being scheduled for action at the General Committee of Council (GC). Typically this notification shall occur between the time of the public meeting and the preparation of the GC report containing the staff recommendations.

The GC report shall include the rationale for the increased building height and/or density; as well as an explanation of the nature of the community benefits to be secured by the Town. The implementing zoning by-law shall also include provisions requiring the developer to enter into a Section 37 agreement and identifying the community benefits to be secured.

5. Community benefit should be realized in the neighbourhood where a bonus was given

The site or neighbourhood where a bonus was given shall benefit the most from the facility or matter conveyed to the Town in return for the bonus. In some cases however, Council may consider funding as part of Section 37 agreement to address particular city wide needs which cannot be adequately addressed in the vicinity of the development. Examples include funding for parks which serve a larger community or for broadly accessed amenities.

6. Securing the Community Benefits

A Section 37 agreement securing any and all community benefits shall be entered into between the applicant and the Town prior to the enactment of the implementing zoning by-law. The agreement shall be registered on title and identify any and all community benefits; as well as how any cash benefits will be used. Any cash benefit to be paid to the Town shall be secured prior to the issuance of a building permit.

Proceeds will be placed in a dedicated Section 37 Reserve Fund. Proceeds for specific benefits shall be applied to a new or specified capitol project. A record of proceeds and disbursements shall be maintained in conjunction with the Reserve Fund and capitol project balances. Excess funds remaining upon completion and closing of a capitol project shall be used by the Town in accordance with Section 5 of these Guidelines.

7. Valuation of Community Benefits

On average, the Town will seek to achieve a value for community benefits which represent a range between 25% to 35% of the increase in land value resulting from the increase in height and/or density. The community benefit will be over and above what could otherwise be achieved under other Sections of the *Planning Act*, such as Sections 41, 42 and/or Section 50. Section 37 agreements do not entitle reductions in Development Charges. The Town's Planning & Building Services will oversee the land valuation process in accordance with the methodology provided in this Guideline.

7.1 Increase in Land Value Formula

The Increase in Land Value Formula shall be implemented using the following steps:

1. Determine the Base Height and/or Density and the Buildable Gross Floor Area (GFA);
2. Determine the corresponding Land Value to the Base Height and/or Density;
3. Determine the corresponding Land Value to the Proposed Height and/or Density;
4. Calculate the Increase in Land Value; and
5. Calculate the Maximum Section 37 Contribution (25% to 35% of the increase in land value resulting from the bonusing).

7.1.1 Determining Base Height and/or Density and the Buildable GFA

The Base Height and/or Density and Buildable GFA shall be determined in accordance with the policies of Section 11 of the Town's Official Plan.

7.1.2 Determining the corresponding Land Value to the Base Height and/or Density

A land value per square foot of buildable GFA shall be calculated according to the location and size (buildable floor area) of the development parcel. The values provided will be comprised of estimates from a qualified real estate appraiser. The total value of the development site according to Base Density will be calculated as follows:

Buildable GFA x Estimated Value per square foot of GFA = Total Land Value under Base Density

7.1.3 Determining the corresponding Land Value to the Proposed Height and/or Density

The corresponding Land Value to the Proposed Height and/or Density shall be calculated as follows:

Buildable GFA from Proposed Density x Estimated Value per square foot of GFA = Total Land Value under Proposed Density

7.1.4 Calculating the Increase in Land Value and Maximum Section 37 Contribution

The Increase in Land Value and maximum Section 37 contribution shall be calculated as follows:

Total Land Value under Proposed Density - Total Land Value under Base Density = Increase in Land Value; and

Increase in Land Value x Maximum % of Increase in Land Value (25% to 35%) = Maximum Upset Limit of Section 37 Contribution

7.2 Phased Developments

The appraisal for phased developments shall proceed in stages. The initial land valuation shall be based on the Phase 1 Site Plan Agreement. The Town will appraise each additional phase at the time of building permit issuance. The appropriate Section 37 benefits may be collected in stages according to the timing of each phase.

The Corporation of The Town of Aurora

By-law Number 5929-16

**Being a By-law to Confirm Actions by Council
Resulting from a Special Council – Public Planning
Meeting on November 30, 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 November 30, 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 30th day of November, 2016.

Read a third time and finally passed this 30th day of November, 2016.

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk