



**Council
Public Planning
Meeting Agenda**

**Wednesday, February 22, 2017
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Public Planning Meeting Agenda

Wednesday, February 22, 2017
7 p.m.
Council Chambers

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declaration of Pecuniary Interest and General Nature Thereof

3. Planning Applications

4. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

59XX-17 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on February 22, 2017.

5. Adjournment

Agenda Items

- 1. PBS17-012 – Application for Zoning By-law Amendment
1428420 Ontario Limited
22 and 26 Centre Street
Lots 120 and 121, Plan 246
File Number: ZBA-2016-08**

Recommended:

1. That Report No. PBS17-012 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. PBS17-013 – Application for Zoning By-law Amendment
Dorota Smolarkiewicz
15403 Yonge Street
Lot 95, Registered Plan 246
File Number: ZBA-2016-14**

Recommended:

1. That Report No. PBS17-013 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.



**Town of Aurora
Public Planning Report No. PBS17-012**

Subject: Application for Zoning By-law Amendment
1428420 Ontario Limited
22 and 26 Centre Street
Lots 120 & 121, Plan 246
File Number: ZBA-2016-08

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: February 22, 2017

Recommendations

- 1. That Report No. PBS17-012 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

This report provides Council with background information and details related to the proposed Zoning By-law Amendment application submitted for 22 and 26 Centre Street.

- An application has been made for a zoning by-law amendment to rezone the subject lands from Special Mixed Density Residential (R5) zone to Row Dwelling Residential (R6-X) Exception Zone to allow a maximum of twelve (12) block townhouse units of the subject lands.
- The subject site is located within the Northeast Old Aurora Heritage Conservation District, therefore is Designated under Part V of the *Ontario Heritage Act*.
- Staff have identified matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration.

Background

The subject Zoning By-law Amendment application was submitted to the Town on July 20, 2016, the application was considered complete on August 17, 2016.

Location / Land Use

The subject lands are located on the north side of Centre Street approximately 90 metres east of Yonge Street. Each of the two properties currently contains one single detached dwelling (two dwellings total). The dwelling at 22 Centre Street can be described as a 1 ½ storey Ontario House constructed circa 1889 and the dwelling at 26 Centre Street can be described as a 2 storey Workers House constructed circa 1913. A conceptual site plan has been submitted with the proposal.

The subject lands have the following characteristics:

- Approximate total site area of 2,387 m² (0.59 acres);
- Frontage on Centre Street of 43.8 m (144 ft);
- Two (2) existing detached residential dwellings; and,
- Designated under Part V of the *Ontario Heritage Act*

Surrounding Land Uses

The surrounding land uses are as follows:

North: Existing Single Detached Residential;

South: Vacant, future three (3) storey residential apartment building and former Post Office to convert into future office building.

East: Existing Single Detached Residential

West: Existing Townhouse dwelling units

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 PPS also requires the conservation of significant built heritage resources and cultural heritage landscapes. 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.

York Region Official Plan

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

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Report No. PBS17-012

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

As illustrated on Figure 2, the subject lands are designated as "Stable Neighbourhoods" by the Town of Aurora Official Plan. The Stable Neighbourhoods designation contains a number of older, distinct residential neighbourhoods. The Official Plan recognizes the importance of protecting and enhancing stable neighbourhood lands. New development within this designation shall be compatible with its surrounding context. The Stable Neighbourhood designation permits ground-related residential uses including detached, semi-detached and townhouse residential dwelling units. Schedule "D" of the Official Plan identifies the property as Designated under Part V of the *Ontario Heritage Act*.

Northeast Old Aurora Heritage Conservation District Plan

The subject lands are located within the Northeast Old Aurora Heritage Conservation District Plan. The goal of the Heritage Conservation District Plan is to provide a framework to guide the preservation, development, re-development and alteration of the properties and streetscapes located within the boundaries of the District. Section 9.1.1.1 of the District Plan identifies that new development for properties on Centre Street from Yonge Street in the west to Spruce Street in the east should be respectful of the scale, massing and rear-yard amenity area of adjoining properties. Furthermore, new construction should facilitate the establishment of a high quality streetscape in keeping with the architectural character of the district.

It must be noted that where there is a conflict between a Heritage Conservation District Plan and a municipal document such as the Official Plan or the Zoning By-law, the District Plan shall prevail.

Zoning By-law 2213-78, as amended

The subject lands are currently zoned Special Mixed Density Residential (R5) Zone by Zoning By-law 2213-78, as amended. The Special Mixed Density Residential (R5) Zone permits a variety of ground related residential uses including detached, semi-detached, duplex, double duplex and triplex dwellings.

An amendment to the Zoning By-law is required to facilitate the proposed townhouse development on the subject lands. The existing zoning of the lands and the surrounding area are detailed on Figure 3, attached.

Development of the lands will be subject to a future site plan and condominium applications and building permit process.

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Report No. PBS17-012

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Zoning By-law Amendment application:

Report Name	Report Author
Planning Justification Report	Urban & Regional Planning Consultants
Draft Zoning By-law	Urban & Regional Planning Consultants
Conceptual Site Plan and Elevations	Pro Vision Architecture Inc.
Cultural Heritage Impact Assessment	Martindale Planning Services and Barry Brian Associates
Natural Heritage Evaluation	LGL Limited
Functional Servicing Report	C.C Tatham & Associates Ltd.
Traffic Review	C.C Tatham & Associates Ltd.
Stage 1 & 2 Archaeological Assessment	AMICK Consultants Limited
Phase 1 Environmental Site Assessment	Winchurch Environmental Inc.
Preliminary Geotechnical Investigation Report	Soil Engineers Ltd.

Proposed Application

The owner proposes to rezone both 22 and 26 Centre Street from Special Mixed Density (R5) Residential Zone to Row Dwelling Residential (R6-X) Exception Zone. The owner proposes to construct twelve (12) townhouses on the subject lands. The conceptual site plan and building elevations of the proposed townhouses illustrates the building heights in relation to the surrounding residential uses to the east and north (see Figure 5). The conceptual site plan proposes five townhouses facing Centre Street. The owner proposes to create a condominium road with a single access point at the southwest corner of the property. A further seven townhouses are proposed to the north of the condominium road. The concept plan proposes attached garages for the townhouses, all garages will face the condominium road. The population density of the proposed townhouse development is 133 persons per hectare (54 persons per acre).

The applicant has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the Special Mixed Density Residential (R5) Zone, the Row Dwelling Residential (R6) Zone and the proposed Row Dwelling Residential (R6-XX) Exception Zone:

	Existing R5 Residential Zone Requirement	Proposed "R6-X" Exception Zone
Lot Area/ Dwelling (minimum)	460 m ²	200m ² *
Lot Frontage (minimum)	15 m	43.6 m 5.3 m per unit*
Front yard (minimum)	6.0 m	3.08 m*
Rear Yard (minimum)	7.5 m	5 m*
Interior Side yard (minimum)	1.5 m	1.5 m
Lot Coverage (maximum)	35%	38%*
Height (maximum)	10 m	8.8 m (to eaves of roof)
Parking Space (minimum)	1 space per dwelling unit	2 spaces per unit, plus 4 visitor spaces and 1 barrier free space (29 spaces provided)

* Denotes exception to bylaw.

Note: 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.

Analysis

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

- The consideration of the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Zoning By-law Amendment;
- Demonstration that the proposed townhouse development will have respect for and be compatible with the scale, built form, setbacks, heritage characteristics and

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attributes as indicated in Sections 4.5.1 and 9.1.1.1 of the Northeast Old Aurora Heritage Conservation District Plan; and,

- Evaluation of the existing Heritage Resources on the subject lands.

Public Comments

At the time of writing this report, Planning Staff have not received any comments from residents from the surrounding neighbourhood and general public.

Advisory Committee Review

The application will be reviewed by the Heritage Advisory Committee at the next available meeting.

Financial Implications

There are no financial implications.

Communications Considerations

On August 25, 2016 a Notice of Complete Application with respect to the subject lands was published in the Auroran and Aurora Banner newspapers.

On February 2, 2017 a Notice of Public Planning Meeting respecting the Zoning By-law Amendment application was published in the Auroran and Aurora Banner newspapers. In addition, the notices were given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. A Notice of the Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the Planning Act.

Alternatives to the Recommendation

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

Conclusions

Planning and Building Services have reviewed the proposed Zoning By-law Amendment in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. 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- Existing Official Plan Designation
- Figure 3- Existing Zoning By-Law
- Figure 4- Conceptual site plan
- Figure 5- Conceptual building elevations (north-south)
- Figure 6- Conceptual building elevations (east-west)

Previous Reports

None.

Pre-submission Review

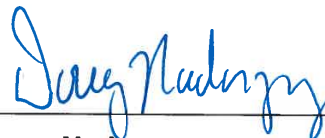
Agenda Management Team Meeting review on February 2, 2017.

Departmental Approval

Approved for Agenda



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

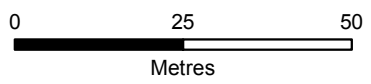


**Doug Nadorozny
Chief Administrative Officer**

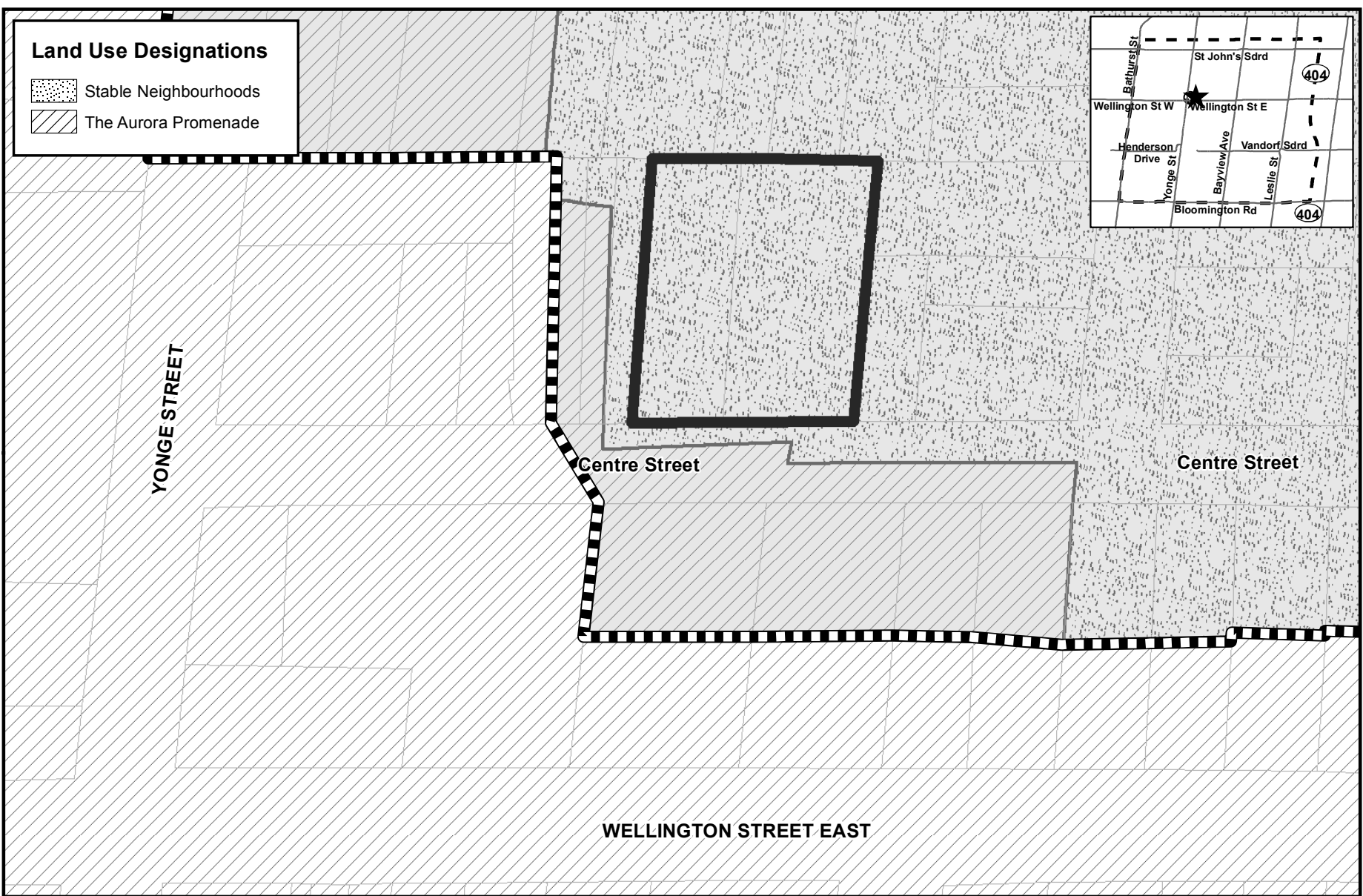


LOCATION MAP
 APPLICANT: 1428420 Ontario Ltd.
 FILE: ZBA-2016-08
 FIGURE 1

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, January 30, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



EXISTING OFFICIAL PLAN DESIGNATION
 APPLICANT: 1428420 Ontario Ltd.
 FILE: ZBA-2016-08
 FIGURE 2

Subject Lands
 Northeast Old Aurora Heritage Conservation District

0 25 50 Metres

AURORA
You're in Good Company

Map created by the Town of Aurora Planning & Development Services Department, January 30, 2017. Base data provided by York Region & the Town of Aurora.



Zoning Legend

RESIDENTIAL ZONES

- R5 Special Mixed Density
- R6 Row Dwelling

COMMERCIAL ZONES

- C2 Central

INSTITUTIONAL ZONES

- I Institutional

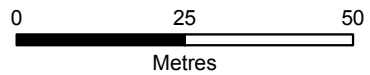
EXISTING ZONING BY-LAW

APPLICANT: 1428420 Ontario Ltd.

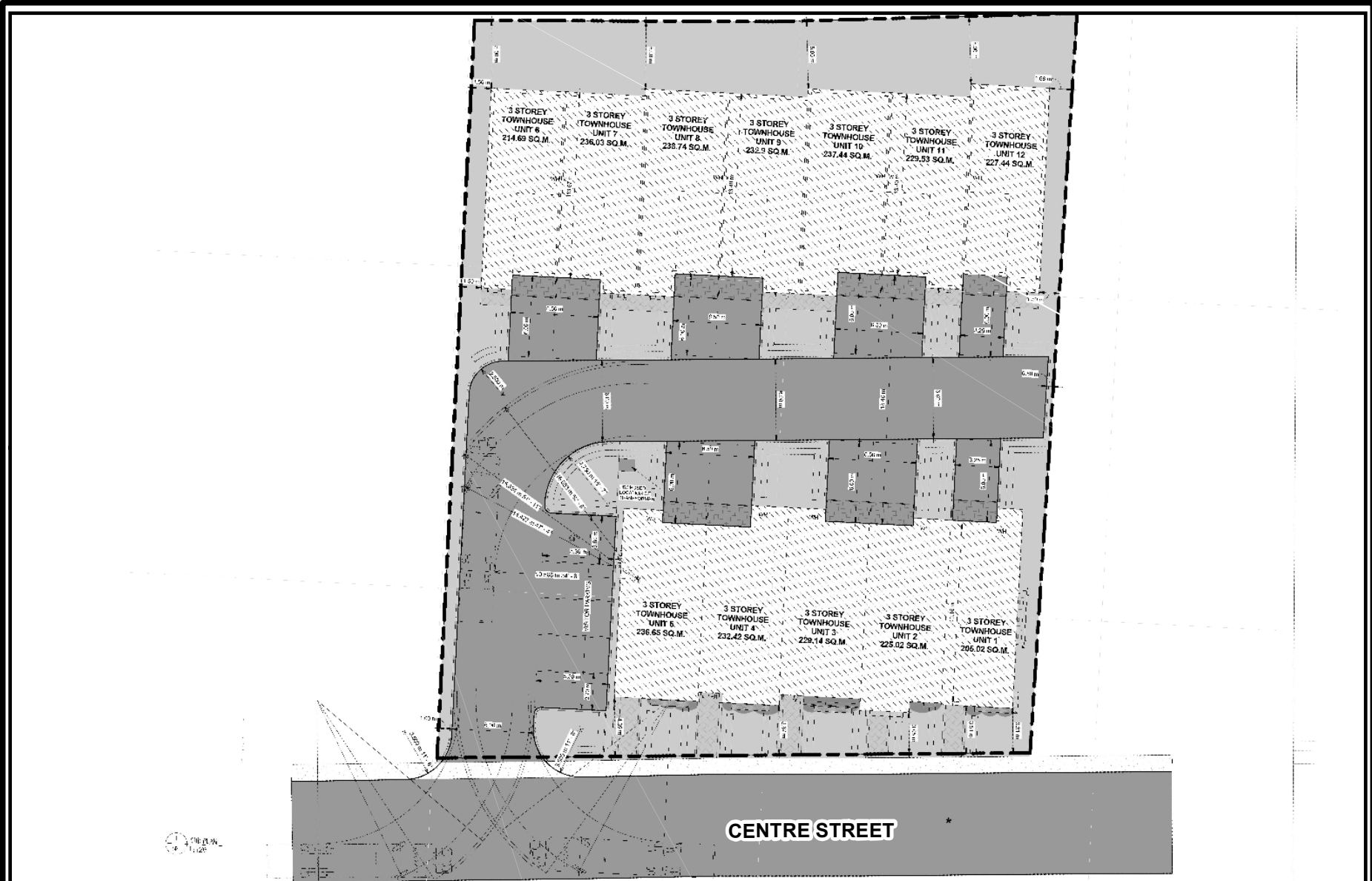
FILE: ZBA-2016-08

FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, January 30, 2017. Base data provided by York Region & the Town of Aurora.



CONCEPTUAL SITE PLAN

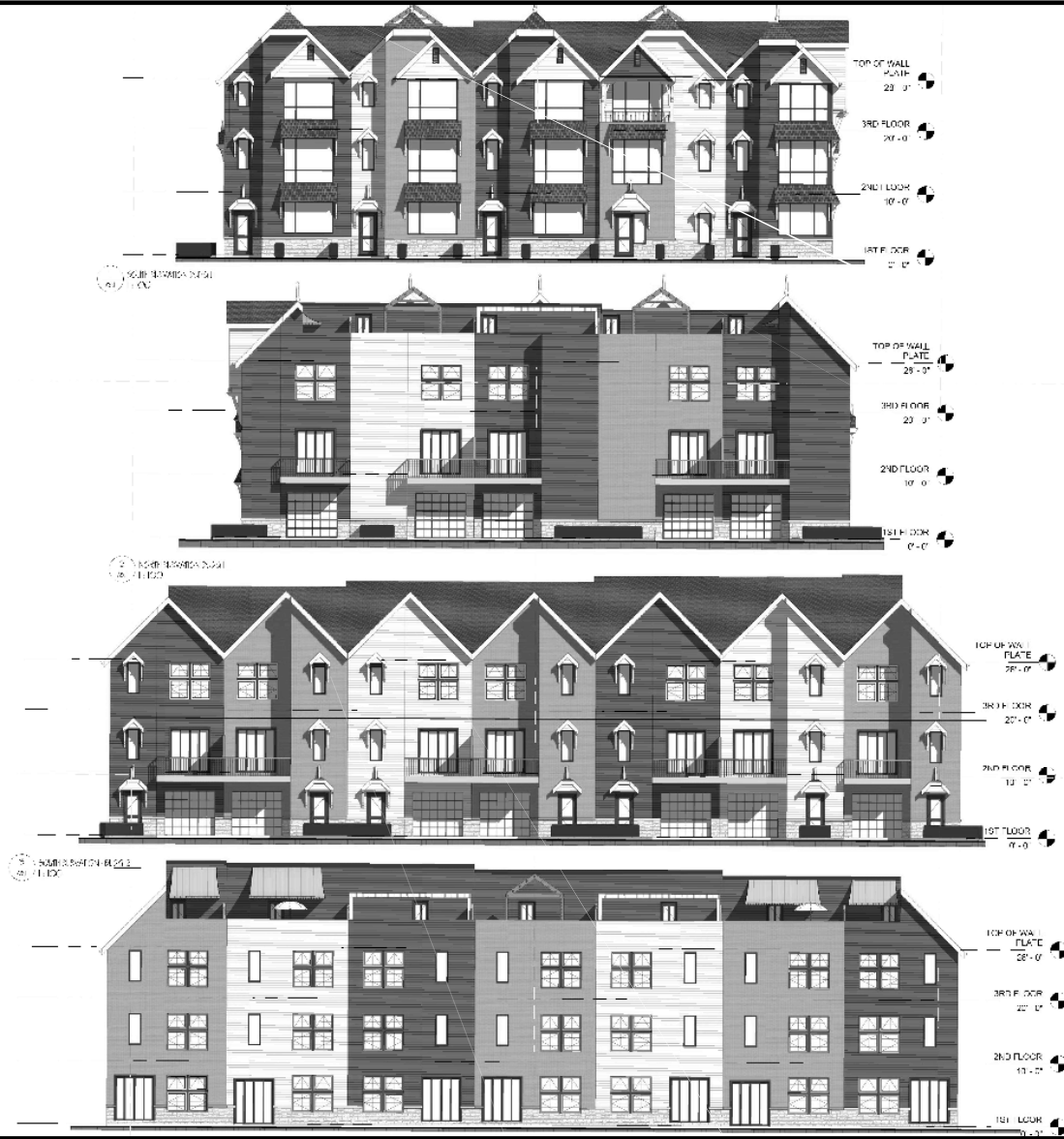
APPLICANT: 1428420 ONTARIO LTD.

FILE: ZBA-2016-08

FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, January 30, 2017. Drawing provided by Pro Vision Architecture Inc.



CONCEPTUAL BUILDING CROSS SECTIONS (NORTH - SOUTH)

APPLICANT: 1428420 ONTARIO LTD.

FILE: ZBA-2016-08

FIGURE 5





CONCEPTUAL BUILDING CROSS SECTIONS (EAST - WEST)

APPLICANT: 1428420 ONTARIO LTD.
 FILE: ZBA-2016-08

FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, January 30, 2017. Drawing provided by Pro Vision Architecture Inc.



**Town of Aurora
Public Planning Report**

No. PBS17-013

**Subject: Application for Zoning By-law Amendment
Dorota Smolarkiewicz
15403 Yonge Street
Lot 95 Registered Plan 246
File Number: ZBA-2016-14**

Prepared by: Marty Rokos, Planner

Department: Planning and Building Services

Date: February 22, 2017

Recommendations

- 1. That Report No. PBS17-013 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 change the zoning from “Special Mixed Density Residential (R5) Zone” to “Special Mixed Density Residential (R5-X) Exception Zone”, to allow a business and professional office use to the uses currently permitted by the R5 Zone.

- The application has been circulated for comment.
- The subject lands are within the “Downtown Shoulder” designation of the Aurora Promenade, which promotes a pedestrian friendly street environment and allows office uses.
- 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 application was submitted on December 23, 2016. 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. A minimum of six (6) parking spaces are proposed in the draft by-law.

Location / Land Use

The subject property, municipally known as 15403 Yonge Street, is located between Mark Street and Maple Street (Figure 1). The property has a lot area of 2,000 m² and a frontage of 12.2 m on the east side of Yonge Street. The existing building is an 89.8 m² GFA two storey single detached dwelling. The subject property is listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Residential
South: Commercial
East: Yonge Street, commercial 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.

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 "The Aurora Promenade" and more specifically "Downtown Shoulder" by the Town of Aurora Official Plan (Figure 2). The "Downtown Shoulder" designation is intended to protect and reinforce the area's heritage 'residential' character and identity while allowing infill development that is sensitive to heritage resources and adjacent neighbourhoods. Specialty shops, offices and restaurants are encouraged, as well as the introduction of more residential uses. The Official Plan sets minimum and maximum parking rates for the "Downtown Shoulder" designation.

Permitted uses in the "Downtown Shoulder" designation include single detached and semi-detached dwellings, multiple-unit buildings, townhouses, apartment buildings, tourist accommodations, communal housing, secondary dwelling units, live-work units, home occupations, converted dwellings, child care facilities, commercial and government offices, small-scale retail and service commercial uses and restaurants, small-scale institutional uses, places of worship, funeral parlours, cultural uses, parking facilities at grade and/or in structure, parks and urban squares, 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
Draft Zoning By-law	MPlan Inc.
Planning Justification Report	MPlan Inc.
Site Plan & Parking Analysis	Picture This Designs
Grading & Storm Water	Picture This Designs
Source Water Protection Report	York Region Maps
Stormwater Management Letter Report	Valdor Engineering Inc.
Survey	P. Mansfield, OLS

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. The following is a table to compare the difference between the current R5 zoning requirements with the proposed R5-X 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	5.9 m*
Rear Yard (minimum)	7.5 m	7.5 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

Parking (minimum)	1 parking space	6.7 parking spaces per 100 m ² GFA*
Driveway width (minimum)	3.5 m	3.37 m*
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	South: No buffer strip* North: 8.73 m* East: 7.0 m*

Note: The proposed amendments are highlighted and labelled with an asterisk “*”. It is noted that site specific provisions may be required for additional performance standards, including front yard setback, manoeuvring space, and curbs. 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.

Conceptual 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 east of the existing building. The existing driveway along the south property line would provide vehicle access. A wood privacy fence is proposed along the north and east property lines; an board fence exists on the south property line. The owner will be required to submit a site plan application in the future.

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;
- Parking rate in the “Downtown Shoulder” designation;
- Heritage evaluation; and
- Buffer strips.

Public Comments

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

Advisory Committee Review

The subject property is listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. The subject application has been circulated to heritage staff for consideration by the Heritage Advisory Committee.

Financial Implications

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

Communications Considerations

On February 2, 2017, 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*.

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.

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Report No. PBS17-013

Attachments

Figure 1 – Location Map
Figure 2 – Existing Official Plan Designation
Figure 3 – Existing Zoning By-law
Figure 4 – Conceptual Site Plan

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on February 2, 2017.

Departmental Approval

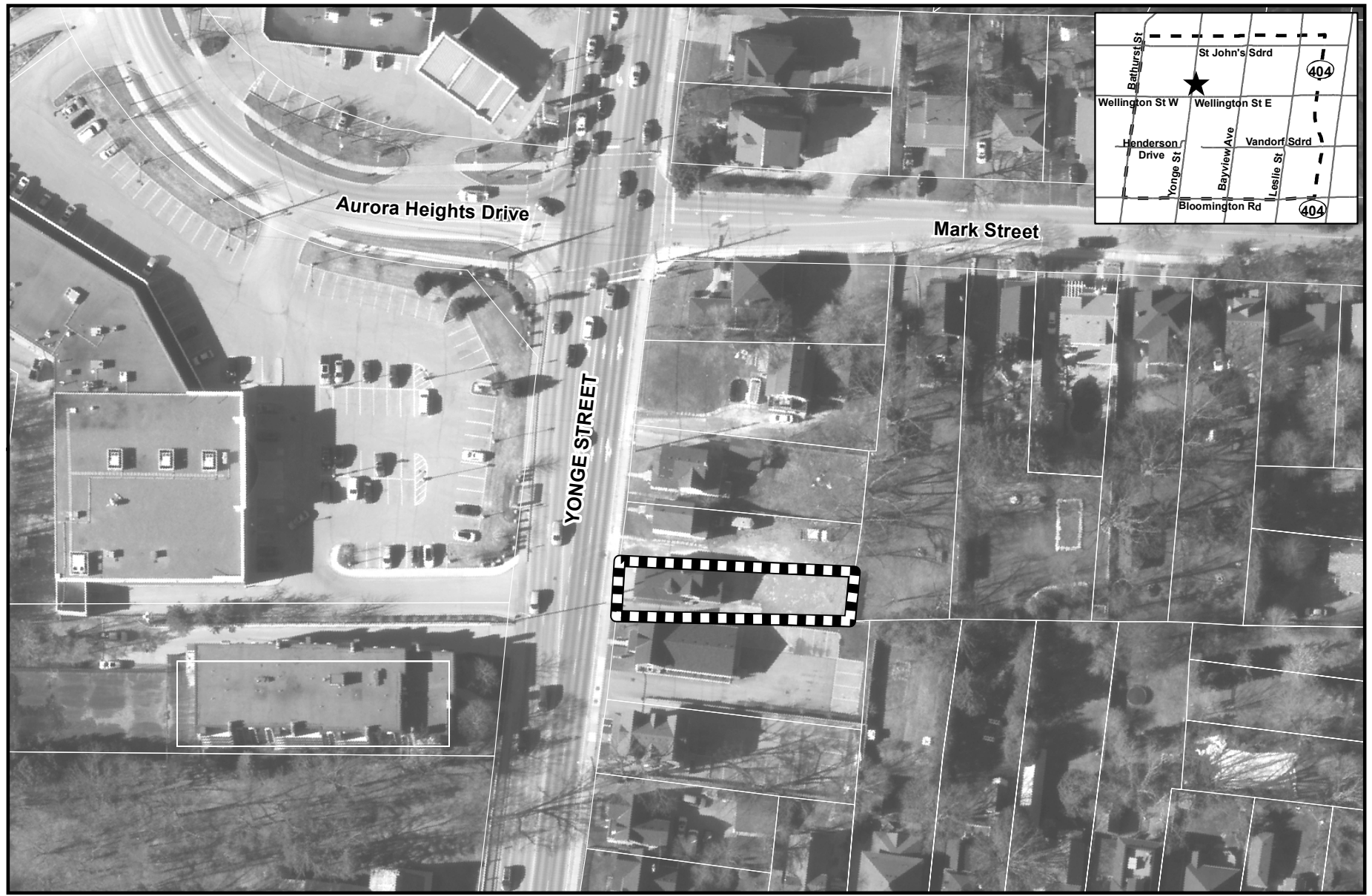
Approved for Agenda



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

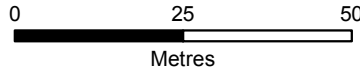


**Doug Nadorozny
Chief Administrative Officer**



LOCATION MAP
 APPLICANT: DOROTA SMOLARKIEWICZ
 FILE: ZBA-2016-14
 FIGURE 1

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, January 30, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



EXISTING OFFICIAL PLAN DESIGNATION

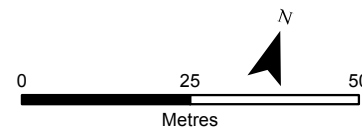
APPLICANT: DOROTA SMOLARKIEWICZ

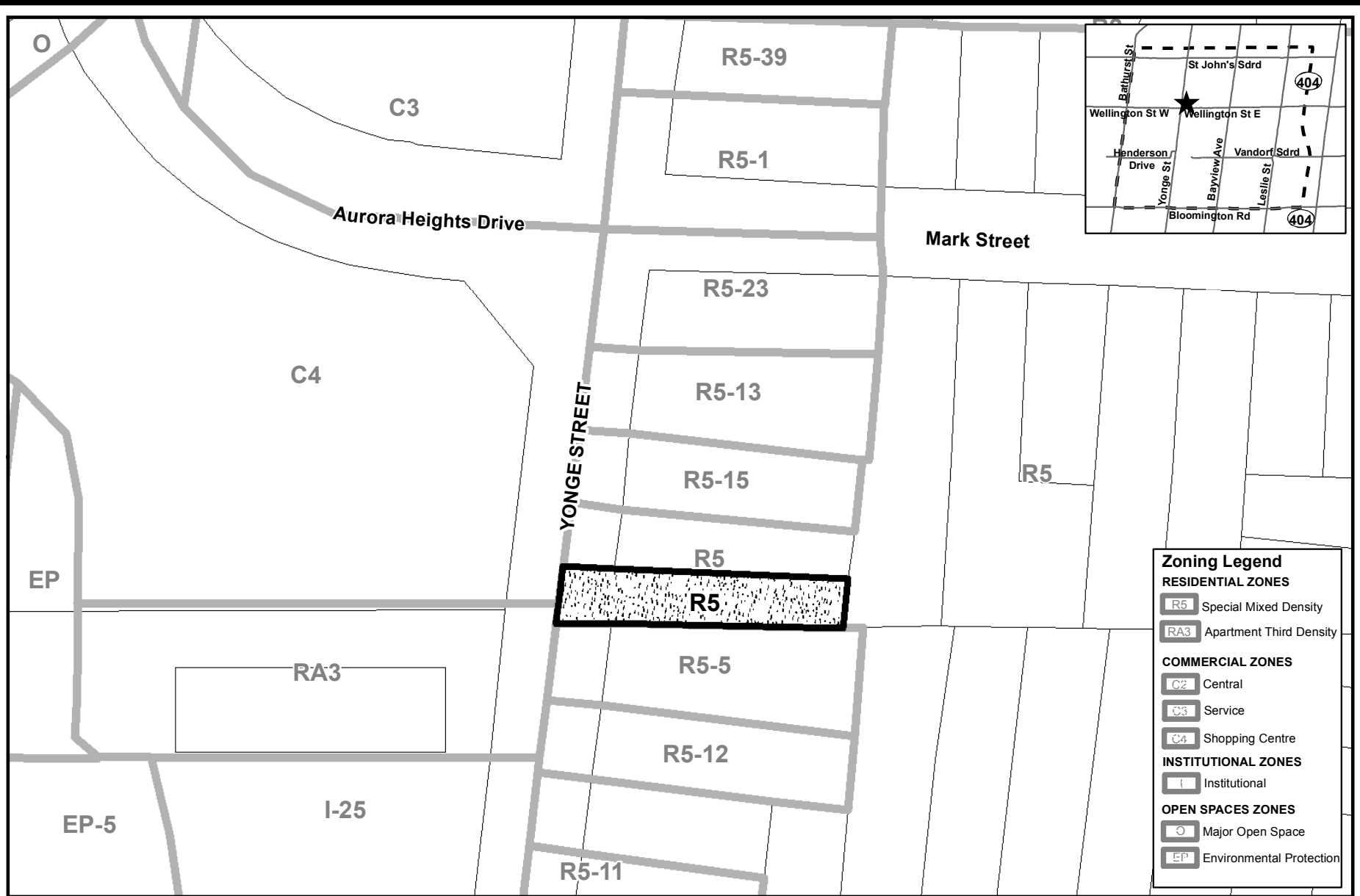
FILE: ZBA-2016-14

FIGURE 2



Subject Lands





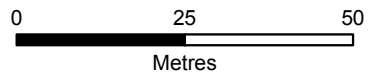
EXISTING ZONING BY-LAW

APPLICANT: DOROTA SMOLARKIEWICZ

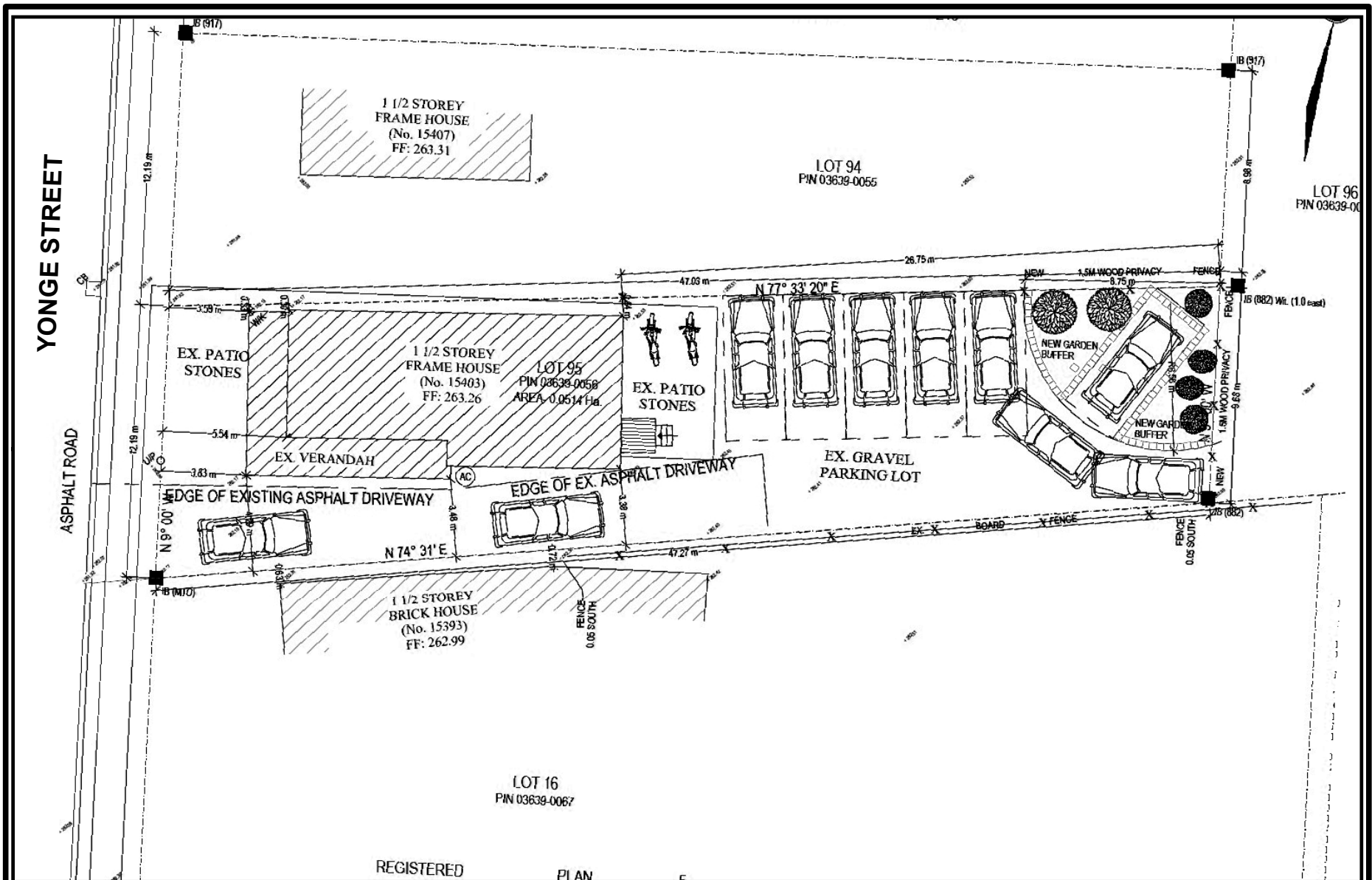
FILE: ZBA-2016-14

FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, January 30, 2017. Base data provided by York Region & the Town of Aurora.



CONCEPTUAL SITE PLAN

APPLICANT: DOROTA SMOLARKIEWICZ
 FILE: ZBA-2016-14
 FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, January 30, 2017. Drawing provided by Picture This Designs.

The Corporation of The Town of Aurora

By-law Number 59XX-17

**Being a By-law to Confirm Actions by Council
Resulting from a Council Public Planning Meeting
on February 22, 2017.**

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

1. That the actions by Council at its Council Public Planning meeting held on February 22, 2017, 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.

Enacted by Town of Aurora Council this 22nd day of February, 2017.

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk