



Council Meeting Agenda

**Tuesday, June 26, 2018
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Meeting Agenda

Tuesday, June 26, 2018
7 p.m., Council Chambers

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Community Presentations

(a) Ron Weese, Chair, Activate Aurora

Re: Year 2 of Ontario Trillium Foundation OTF funded Program – Year-end Report

4. Delegations

5. Consent Agenda

Items listed under the Consent Agenda are considered routine or no longer require further discussion, and are enacted in one motion. The exception to this rule is that a Member may request for one or more items to be removed from the Consent Agenda for separate discussion and action.

Recommended:

That the following Consent Agenda Items, C1 to C3 inclusive, be approved:

C1. Council Meeting Minutes of June 12, 2018

Recommended:

1. That the Council Meeting minutes of June 12, 2018, be adopted as printed and circulated.

C2. Council Public Planning Meeting Minutes of May 23, 2018

Recommended:

1. That the Council Public Planning Meeting minutes of May 23, 2018, be adopted as printed and circulated.

C3. Memorandum from Mayor Dawe

**Re: Lake Simcoe Region Conservation Authority Board Meeting
Highlights of May 25, 2018**

Recommended:

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of May 25, 2018, be received for information.

6. Standing Committee Reports

S1. General Committee Meeting Report of June 19, 2018

Recommended:

1. That the General Committee meeting report of June 19, 2018, be received and the recommendations carried by the Committee approved.

7. Consideration of Items Requiring Discussion (Regular Agenda)

8. Motions

(a) Councillor Gaertner

Re: ASHRAE Energy Audit

- (b) Councillor Gaertner**
Re: Anti-Idling By-law

9. Regional Report

10. New Business

11. Public Service Announcements

12. By-laws

Recommended:

That the following by-laws be enacted:

- (a) By-law Number XXXX-18** Being a By-law to appoint employees of Peregrine Protection Inc., as Municipal By-law Enforcement Officers.
(Council Report No. BBS11-007 – Aug. 16/11)
- (b) By-law Number XXXX-18** Being a By-law to appoint employees of Ontario Parking Authority Ltd., as Municipal By-law Enforcement Officers.
(Council Report No. BBS11-007 – Aug. 16/11)
- (c) By-law Number XXXX-18** Being a By-law to provide for establishing, maintaining, operating and regulating the Aurora Farmers Market and Artisans Fair.
(General Committee Report No. CS18-016 – Jun. 19/18)
- (d) By-law Number XXXX-18** Being a By-law to assume highways on Plan 65M-4410 for public use (Knights Creek Home Corp).
(General Committee Report No. PDS18-072 – Jun. 19/18)
- (e) By-law Number XXXX-18** Being a By-law to establish land on Plan 65M-4433 as highways (Brookfield Homes (Ontario) Aurora Ltd).
- (f) By-law Number XXXX-18** Being a By-law to change the name of State Farm Way, a highway on Plan 65M-3819, to Desjardin Way.
(General Committee Report No. PDS18-046 – May 15/18)

- (g) By-law Number XXXX-18** Being a By-law respecting construction, demolition, change of use, and other building permits.
(General Committee Report No. PDS18-060 – Jun 5/18)
- (h) By-law Number XXXX-18** Being a By-law to amend By-law Number 6048-18, to impose interim controls on the use of land, buildings, or structures within certain areas of the Town of Aurora.
(New Business Motion No. 1 – Jun. 12/18)
- (i) By-law Number XXXX-18** Being a By-law to amend By-law Number 4953-07.R, to designate a property to be of cultural heritage value or interest (The Allen Brown House).
(HAC Report No. HAC12-017 – Sep. 10/12)
- (j) By-law Number XXXX-18** Being a By-law to amend By-law Number 4847-06.R, as amended, to designate a property to be of cultural heritage value or interest (The Enos Lundy House).
(HAC Report No. HAC14-024 – Sep. 8/14)

13. Closed Session

14. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

By-law Number XXXX-18 Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on June 26, 2018.

15. Adjournment



**Town of Aurora
Council Meeting Minutes**

Council Chambers, Aurora Town Hall
Tuesday, June 12, 2018

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel (departed 10:56 p.m.), Gaertner, Humfryes, Kim, Mrakas, Pirri, Thom, and Thompson

Members Absent None

Other Attendees Doug Nadorozny, Chief Administrative Officer, Robin McDougall, Director of Community Services, Techa van Leeuwen, Director of Corporate Services, Dan Elliott, Director of Financial Services, Al Downey, Director of Operational Services, Marco Ramunno, Director of Planning and Development Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7 p.m.

Council consented to recess the meeting at 8:59 p.m. and reconvened at 9:10 p.m.

Mayor Dawe relinquished the Chair to Deputy Mayor Abel at 10:26 p.m. during the consideration of Motion (a) Mayor Dawe; Re: Bee City Canada Designation, and resumed the Chair at 10:28 p.m.

On a motion by Councillor Kim seconded by Councillor Thom, Council consented to extend the hour past 10:30 p.m.

1. Approval of the Agenda

Main motion

Moved by Councillor Thom

Seconded by Councillor Humfryes

That the agenda as circulated by Legislative Services be approved.

Amendment

Moved by Councillor Pirri

Seconded by Councillor Humfryes

That the agenda be amended with the following additions:

- Delegation (c) Claudio Balbinot, Agora Research Group Inc.; Re: Item S1(A2)(2) – HAC18-008 – Yonge Street Building Evaluations
- Delegation (d) John Green, representing Aurora Historical Society; Re: Item S1(A2)(2) – HAC18-008 – Yonge Street Building Evaluations
- Delegation (e) Jamie Cole, representing Aurora King Baseball Association; Re: Item R1 – CMS18-020 – Hallmark Lands – Additional Information
- Delegation (f) Anna Bisogno-Coutts, Resident; Re: Item R1 – CMS18-020 – Hallmark Lands – Additional Information

On a two-thirds vote the amendment

Carried

Motion to reconsider

Moved by Councillor Thompson

Seconded by Councillor Mrakas

That the matter of Hallmark Lands be reconsidered through consideration of Motion (e); Re: 100 Vandorf Sideroad – Hallmark Lands Community Park Design.

Motion to reconsider

Carried

**Main motion as amended
Moved by Councillor Thom
Seconded by Councillor Humfryes**

That the agenda as circulated by Legislative Services, **as amended**, be approved.
Carried as amended

2. Declarations of Pecuniary Interest and General Nature Thereof

Councillor Abel declared a pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50* respecting the property identified as “The Odd Fellows Block” at 15216 Yonge Street in Item A2 (2) HAC18-008 – Yonge Street Building Evaluations as he is a part owner of the property.

3. Community Presentations

None

4. Delegations

**(a) Martin Ambrose, representing Aurora Soccer Club
Re: Item R1 – CMS18-020 – Hallmark Lands – Additional Information**

Mr. Ambrose expressed concerns regarding the proposed development of the Hallmark Lands and suggested that Council reconsider the proposal, process, criteria, and Committee input that led to the recommendation. He requested that staff be directed to include at least one soccer field with floodlights in the project design, and that the soccer group be provided with representation on the Parks, Recreation and Cultural Services Advisory Committee.

**Moved by Councillor Humfryes
Seconded by Councillor Thom**

That the comments of the delegation be received and referred to Item R1.

Carried

(b) Sandra Manherz, representing Sport Aurora

Re: Item R1 – CMS18-020 – Hallmark Lands – Additional Information

Ms. Manherz, Board member of Sport Aurora, expressed concern regarding the lack of facilities in all sport areas, and requested that Council vote in favour of sport tourism and support the development of two baseball diamonds on the Hallmark lands.

Moved by Councillor Thompson

Seconded by Councillor Kim

That the comments of the delegation be received and referred to Item R1.

Carried

(c) Claudio Balbinot, Agora Research Group Inc.

Re: Item S1(A2)(2) – HAC18-008 – Yonge Street Building Evaluations

Mr. Balbinot, on behalf of the owner of several properties along Yonge Street that are impacted by the intent to designate, expressed concerns regarding the heritage designation and consultative process, and requested that Council defer the decision to designate the properties until such time that the property owners are consulted and have an opportunity to provide input.

Moved by Councillor Humfries

Seconded by Councillor Pirri

That the comments of the delegation be received and referred to Item S1(A2)(2).

Carried

(d) John Green, representing Aurora Historical Society

Re: Item S1(A2)(2) – HAC18-008 – Yonge Street Building Evaluations

Mr. Green, Vice President of the Aurora Historical Society Board of Directors, spoke in support of the Heritage Advisory Committee recommendation and noted that supportive letters had been submitted to Council from Bill Albino and Bob McRoberts. He requested that Council continue to maintain Aurora's heritage and character by designating the identified properties.

**Moved by Councillor Thom
Seconded by Councillor Humfryes**

That the comments of the delegation be received and referred to Item S1(A2)(2).

Carried

**(e) Jamie Cole, representing Aurora King Baseball Association
Re: Item R1 – CMS18-020 – Hallmark Lands – Additional Information**

Mr. Cole expressed concerns regarding the lack of diamonds in Aurora and spoke in support of building two baseball diamonds on the Hallmark lands.

**Moved by Councillor Humfryes
Seconded by Councillor Pirri**

That the comments of the delegation be received and referred to Item R1.

Carried

**(f) Anna Bisogno-Coutts, Resident
Re: Item R1 – CMS18-020 – Hallmark Lands – Additional Information**

Ms. Bisogno-Coutts expressed support for both soccer and baseball and requested that the Town satisfy the needs of both sports through fiscal responsibility and using current resources. She expressed health concerns respecting the use of artificial turf at Stewart Burnett Park and suggested that cork or other alternatives be considered for Sheppard's Bush.

**Moved by Councillor Thompson
Seconded by Councillor Gaertner**

That the comments of the delegation be received and referred to Item R1.

Carried

5. Consent Agenda

**Moved by Councillor Pirri
Seconded by Councillor Humfryes**

That the following Consent Agenda items C1 and C2 be approved:

C1. Council Meeting Minutes of May 22, 2018

1. That the Council meeting minutes of May 22, 2018, be adopted as printed and circulated.

C2. Special Meeting of Council Minutes of May 29, 2018

1. That the Special Meeting of Council minutes of May 29, 2018, be adopted as printed and circulated.

Carried

6. Standing Committee Reports

S1. General Committee Meeting Report of June 5, 2018

**Moved by Councillor Pirri
Seconded by Councillor Humfryes**

1. That the General Committee meeting report of June 5, 2018, be received and the following recommendations carried by the Committee approved, with the exception of sub-items A2(2), R1, R2, R9, and R11, which were discussed and voted on separately as recorded below:

(C1) Memorandum from Mayor Dawe

**Re: Lake Simcoe Region Conservation Authority Board Meeting
Highlights of April 27, 2018**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of April 27, 2018, be received for information.

(A1) Trails and Active Transportation Committee Meeting Minutes of April 20, 2018

1. That the Trails and Active Transportation Committee meeting minutes of April 20, 2018, be received for information.

(A2) Heritage Advisory Committee Meeting Minutes of May 14, 2018

1. That the Heritage Advisory Committee meeting minutes of May 14, 2018, be received; and

**(1) HAC18-009 – Aurora United Church – Site Plan Review,
15186 Yonge Street, 12 and 16 Tyler Street, 55
and 57 Temperance Street**

- (a) That the use of stucco be avoided and that the large white surface areas be addressed.

(2) HAC18-008 – Yonge Street Building Evaluations

Council consented to vote separately on the property identified as “The Odd Fellows Block” at 15216 Yonge Street, for which Councillor Abel had declared a pecuniary interest, to allow Councillor Abel to participate in the consideration and voting on the remaining properties.

**Moved by Councillor Thom
Seconded by Councillor Humfryes**

- (a) That the following property be designated under Part IV of the *Ontario Heritage Act*.

xi. 15216 Yonge Street; "The Odd Fellows Block"

Carried

**Moved by Councillor Thom
Seconded by Councillor Pirri**

- (a) That the following properties be designated under Part IV of the *Ontario Heritage Act*.

- i. 15243B Yonge Street; "Whimster's Store";
- ii. 15243A Yonge Street; "Mulock Block";
- iii. 15242 Yonge Street; "The Lloyd Building";
- iv. 15240 Yonge Street; "The Ashton Building";
- v. 15233 Yonge Street; "Medical Hall";
- vi. 15229 Yonge Street; "The Willis Building";
- vii. 15225 Yonge Street; "Winter's Bakery";
- viii. 15222, 15224 and 15226 Yonge Street; "The Faughner Building";
- ix. 15221 Yonge Street; "Sterling Bank";
- x. 15218-15220 Yonge Street; "The Clift Building";
- xii. 15210 Yonge Street; "The Andrews Block";
- xiii. 15203 Yonge Street; "The Butcher Building";
- xiv. 15199 Yonge Street; "The Grimshaw Bakery"; and
- xv. 15195 Yonge Street.

Carried

**(3) Memorandum from Planner/Heritage Planning
Re: 32 Wellington Street East**

- (a) That this item be referred to the Town's Legal staff for affirmation that the builder has not complied with Council's approval related to the development at 32 Wellington Street East, and to provide options for next steps.

(New Business)

- (a) That the Evaluation Working Group provide an objective evaluation on each of the following properties:
 - (i) 136 Wellington Street East; "Railroad Hotel"; and
 - (ii) 124 Wellington Street East; "Baldwin's Restaurant";
and
- (b) That the objective evaluations be submitted to the Heritage Advisory Committee meeting of July 9, 2018, for further review.

(R1) PDS18-069 – Renovation of the Aurora Armoury, 89 Mosley Street

**Moved by Councillor Thompson
Seconded by Councillor Humfryes**

1. That Report No. PDS18-069 be received; and
2. That the design of the Aurora Armoury as outlined in this report be approved; and
3. That, in accordance with the Aurora Hydro Sale Investment Reserve Fund By-law No. 5439-12, Council determines that completion of the Aurora Armoury project is in the best interests of the Town; and
4. That, having provided the necessary public notice required of By-law No. 5439-12, the budget for the Armoury restoration and renovation be increased by \$4,618,800 to a total budget of \$4,883,800, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and
5. That the above budget includes a 1% contribution in the amount of \$46,100 to the Town's Public Art Reserve Fund in accordance with the Official Plan requirements; and
6. That the budget for the Armoury restoration and renovation be increased by \$50,000 to allow for the installation of the treated pine Accoya exterior alternative in lieu of the budgeted cedar exterior, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund.

Carried

(R2) OPS18-011 – Central York Fire Services Headquarters 4-5

**Moved by Councillor Thompson
Seconded by Councillor Mrakas**

1. That Report No. OPS18-011 be received; and

2. That the final design of Station 4-5 be approved; and
3. That the Aurora portion of the budget be increased by 1% in the amount of \$36,100 in support of public art in accordance with the Official Plan requirements; and
4. That additional Aurora funding in the amount of \$3,523,400 be approved for the Town share of the cost of the construction of Station 4-5, to be funded from the Fire DC Reserve Fund as set out in Report No. OPS18-011; and
5. That staff be authorized to proceed with Phases 4, 5 and all outstanding services identified in the RFP submitted by Thomas Brown Architects in the amount of \$345,000, excluding disbursements and taxes.

Carried

(R3) OPS18-012 – Winter Maintenance 2017/2018 Report

1. That Report No. OPS18-012 be received for information.

(R4) CS18-012 – Magna Golf Club – Display Fireworks

1. That Report No. CS18-012 be received; and
2. That the setting off of Display Fireworks for a wedding at Magna Golf club on June 23, 2018, for approximately five minutes at 10:30 p.m. be approved; and
3. That a by-law to amend Fireworks By-law No. 5373-11 be brought forward to a future Council meeting providing delegated authority to staff for the approval of setting off fireworks in celebration of events other than Victoria Day and Canada Day.

(R5) CS18-013 – Town of Aurora 2018-2024 Accessibility Plan

1. That Report No. CS18-013 be received; and

2. That the 2018-2024 Annual Multi-Year Accessibility Plan be approved.

(R6) PDS18-030 – Parking By-law Amendment for Commercial Motor Vehicle

1. That Report No. PDS18-030 be received; and
2. That a by-law to amend By-law No. 4574-04.T be brought forward to update the definition and on-street parking restrictions for commercial motor vehicles.

(R7) PDS18-058 – FCM Partners for Climate Protection Council Resolution

1. That Report No. PDS18-058 be received; and
2. That the resolution contained in the attachment be endorsed; and
3. That the Program Manager Environmental Initiatives and the Mayor be appointed to oversee implementation of the Partners for Climate Protection (PCP) Program Milestones.

(R8) PDS18-060 – Building Permit Fees Review

1. That Report No. PDS18-060 be received; and
2. That the proposed Building Permit fee amendments be approved; and
3. That the amending by-law be presented to Council at its meeting of June 26, 2018, for enactment effective July 1, 2018; and
4. That the current policy for Temporary Sales Trailers/Offices be repealed and replaced with the new Guidelines for the Approval of Temporary Sales Trailers and/or Office.

(R9) PDS18-062 – Application for Site Plan Approval, Gottardo Construction Limited, Lot 3 and Part of Block 11, Registered Plan 65M-4324, 95 Eric T. Smith Way, File Number: SP-2018-04, Related Files: D14-05-04 and D12-05-1A

**Moved by Councillor Humfryes
Seconded by Councillor Kim**

1. That Report No. PDS18-062 be received; and
2. That site plan application number SP-2018-04 (Gottardo Construction Limited) to permit the development of the subject lands for a six-storey, 110-room hotel, be approved; and
3. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same.

Carried

(R10) PDS18-063 – Application for Site Plan Approval, 1623 Wellington Street East Developments Limited, (SmartCentres), 1623 Wellington Street East, File Numbers: SP-2018-05 and ZBA-2018-03, Related Files: OPA-2011-02 and ZBA-2011-06

1. That Report No. PDS18-063 be received; and
2. That site plan application number SP-2018-05 (1623 Wellington Street East Developments Limited) to permit the development of the subject lands for four buildings totaling 11,000 square metres (118,407 square feet) of leasable floor area, to be used for retail uses in accordance with the site-specific zoning be approved; and
3. That the extension of Goulding Avenue through to Wellington Street East be approved; and

4. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same; and
5. That the application to amend the Zoning By-law File Number ZBA-2018-03 to lift the Holding (H) Prefix for the subject lands currently zoned "(H)E-BP(398) Business Park Holding Zone" be approved; and
6. That the implementing Zoning By-law Amendment be presented at a future Council meeting.

(R11) CMS18-018 – Aurora Sports Dome Lease Agreement

Main motion

Moved by Councillor Kim

Seconded by Councillor Thom

1. That Report No. CMS18-018 be received; and
2. That the Mayor and Town Clerk be authorized to execute the Aurora Sports Dome Renewal of Lease Agreement, including any and all documents and ancillary agreements required to give effect to same.

Motion to refer

Moved by Councillor Gaertner

Seconded by Councillor Humfries

That Item R11 – CMS18-018 – Aurora Sports Dome Lease Agreement be referred back to staff to look at the tax exempt status.

Defeated

The main motion carried

(New Business Motion No. 1)

1. That staff be directed to investigate the provision of relief from the Interim Control By-law for the property at 11 Patrick Drive; and

2. That staff bring forward an amendment to the Interim Control By-law.

(New Business Motion No. 2)

1. That staff be directed to conduct a public consultation regarding the request for installation of a sidewalk on Kitimat Crescent.

(Items approved on consent) Carried

7. Consideration of Items Requiring Discussion (Regular Agenda)

R1. CMS18-020 – Hallmark Lands – Additional Information

**Moved by Councillor Pirri
Seconded by Councillor Thom**

1. That Report No. CMS18-020 be received for information.

Carried

R2. CS18-015 – Closed Meeting Investigations

**Moved by Councillor Gaertner
Seconded by Councillor Thom**

1. That Report No. CS18-015 be received for information.

Carried

**R3. PDS18-081 – Renovation of the Aurora Armoury – 89 Mosley Street –
Additional Information**

**Main motion
Moved by Councillor Pirri
Seconded by Councillor Gaertner**

1. That Report No. PDS18-081 be received for information.

Amendment

Moved by Councillor Abel

Seconded by Councillor Pirri

That the main motion be amended by adding the following clause:

That the budget for the Armoury restoration and renovation be increased by \$800,000 to allow for the installation of the copper roof alternative in lieu of the budgeted metal steel roof, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund.

Defeated

Amendment

Moved by Councillor Pirri

Seconded by Councillor Gaertner

That the main motion be amended by adding the following clause:

That the budget for the Armoury restoration and renovation be increased by \$380,000 to allow for the installation of the zinc roof alternative in lieu of the budgeted metal steel roof, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund.

Carried

Main motion as amended

Moved by Councillor Pirri

Seconded by Councillor Gaertner

1. That Report No. PDS18-081 be received; **and**
2. **That the budget for the Armoury restoration and renovation be increased by \$380,000 to allow for the installation of the zinc roof alternative in lieu of the budgeted metal steel roof, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund.**

Carried as amended

8. Motions

(a) Mayor Dawe

Re: Bee City Canada Designation

Moved by Mayor Dawe

Seconded by Councillor Kim

Whereas the goal of the Bee City Canada designation is to promote healthy, sustainable, habitats and communities for pollinators; and

Whereas bees and other pollinators around the globe have experienced dramatic declines due to land fragmentation, habitat loss, use of pesticides, industrialized agriculture, climate change and the spread of pests and diseases, with serious implications for the future health of flora and fauna; and

Whereas cities, townships, and First Nations communities and their residents have the opportunity to support bees and other pollinators on both public and private land; and

Whereas supporting pollinators fosters environmental awareness and sustainability, and increases interactions and engagement among community stewards; and

Whereas by becoming a Bee City, The Town of Aurora, can highlight initiatives already in place and further engage local communities in an environment of creativity and innovation which will promote a healthier life for our community;

1. Now Therefore Be It Hereby Resolved That staff be directed to pursue the Bee City Canada designation for The Town of Aurora.

Carried

(b) Councillor Abel

Re: Greenbelt Protection

Moved by Councillor Abel

Seconded by Councillor Gaertner

Whereas the Town of Oakville has passed a similar resolution; and

Whereas the Greenbelt is an integral component of land use planning that complements the Growth Plan to encourage smart planning, the reduction of sprawl, protection of natural and hydrological features and agricultural lands; and

Whereas the Greenbelt has protected 1.8 million acres of farmland, local food supplies, the headwaters of our rivers and important forests and wildlife habitat for more than 12 years; and

Whereas a permanent Greenbelt is an important part of the planning for sustainable communities; and

Whereas there is a tremendous amount of land already planned and available in excess of the development needs of the Greater Toronto Area (GTA) without weakening the protections provided by the Greenbelt; and

Whereas efforts to open the Greenbelt to create the opportunity for land speculators to build expansive homes, at immense profits, in remote areas; and

Whereas opening the Greenbelt would move the urban boundary thus creating more sprawl and increased traffic; and

Whereas the costs of sprawl result in increased taxes, because 25% of the costs of sprawl are downloaded to existing property tax payers; and

Whereas programs like the proposed inclusionary zoning regulations will assist municipalities in advancing the supply of affordable housing stock without the need to expand the built boundary;

1. Now Therefore Be It Hereby Resolved That the Town of Aurora stands with its municipal neighbours to undertake continued action to maintain and grow the current Greenbelt, of which the Oak Ridges Moraine is a part; and
2. Be It Further Resolved That the Province be strongly urged to extend Greenbelt protection to include the appropriate white belt lands within the inner ring, lands that are the most immediately vulnerable to development in the province; and

3. Be It Further Resolved That this resolution be distributed to the Premier of Ontario, the Minister of Municipal Affairs, the Minister of the Environment and Climate Change, all Greater Golden Horseshoe (GGH) municipalities, the Association of Municipalities of Ontario, Environmental Defence, Friends of the Greenbelt Foundation, STORM Coalition (Save The Oak Ridges Moraine), Oak Ridges Moraine Foundation, The Regional Municipality of York, and members of Municipal Leaders for the Greenbelt, and leaders of the various Ontario political parties..

Carried

**(c) Councillor Abel
Re: Outdoor Sports Field Strategy**

**Moved by Councillor Abel
Seconded by Councillor Gaertner**

Whereas the 2016 Parks and Recreation Master Plan identified facility pressures, namely outdoor sports fields, in both soccer and baseball; and

Whereas staff suggested that managing the needs may be accommodated through land acquisition and partnership opportunities; and

Whereas staff also suggested that there may be opportunities of repurposing fields that are under-utilized; and

Whereas it is in the Town's best interest to encourage outdoor field sport participation opportunities for all Town of Aurora residents; and

Whereas a Sports Field Strategy would ensure public awareness and access of the Town's outdoor sport facilities for its residents; and

Whereas a Sports Field Strategy would provide high quality sports surfaces for sports field user groups in the community, and ensure guidelines are developed that promote and support field sport that is integrated with the Town's economic and tourism plans; and

Whereas a Sports Field Strategy would encourage and facilitate innovative and cooperative partnerships for the delivery of outdoor field sports programs in the community; and

Whereas a Sports Field Strategy would provide opportunities for community field sport groups to provide input into future field sport strategies, policies, procedures and budget priorities;

1. Now Therefore Be It Hereby Resolved That staff be directed to report back to Council in the Fall 2018 with terms of reference for an Outdoor Sports Field Strategy that addresses the future needs of the community as well as prioritizes the repurposing of existing fields and identifies opportunities for corporate and neighbouring municipality partnerships.

Defeated

**(d) Councillor Gaertner
Re: Actions for Environmental Protection**

**Moved by Councillor Gaertner
Seconded by Councillor Humfryes**

Whereas recent severe weather conditions have underlined the need to take action to protect our environment; and

Whereas the Town's Community Energy Plan is not ready as yet; and

Whereas it is responsible and appropriate to put as many protective measures in place as soon as possible;

1. Now Therefore Be It Hereby Resolved That staff investigate and report back on the following actions:
 - (a) A plan to diminish the use of lights in our buildings and facilities during the night hours;
 - (b) Raise the temperature setting in Town buildings by one degree in the summer months, and lower the temperature by one degree in the winter months;
 - (c) Decrease kitchen and bathroom hot water temperature settings;
 - (d) Mitigate the summer sun effect from the Town Hall Atrium and main floor south-facing front windows; and

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(e) Install automatic room timers on a five-minute empty room shut-off.

Carried

(e) Re: 100 Vandorf Sideroad – Hallmark Lands Community Park Design

Main motion

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That the attached report satisfy Council's conditional budget for Capital Project No. 73287 – Hallmark Lands – Baseball Diamonds in the amount of \$3,000,000; and
2. That staff be authorized to commence the detailed design and tendering process for 100 Vandorf Sideroad and proceed with Capital Project No. 73287 as presented.

Motion to refer

Moved by Councillor Gaertner

Seconded by Councillor Abel

That Motion (e) Re: 100 Vandorf Sideroad – Hallmark Lands Community Park Design be referred back to staff.

Motion to refer

Defeated

Motion to table

Moved by Councillor Pirri

Seconded by Councillor Gaertner

That Motion (e) Re: 100 Vandorf Sideroad – Hallmark Lands Community Park Design be placed on the table.

Motion to table

Defeated

The main motion was defeated

**Motion to reconsider
Moved by Councillor Mrakas
Seconded by Councillor Pirri**

That the defeated motion regarding building one baseball diamond and one multi-purpose rectangular field on the Hallmark Lands from the May 22, 2018 meeting of Council be reconsidered.

**On a two-thirds vote the motion to reconsider
Carried**

(e) Re: 100 Vandorf Sideroad – Hallmark Lands Community Park Design

**Moved by Councillor Mrakas
Seconded by Councillor Pirri**

1. That one baseball diamond and one multi-purpose rectangular field be constructed at 100 Vandorf Sideroad.

Carried

9. Regional Report

York Regional Council Highlights – May 17, 2018

**Moved by Councillor Thom
Seconded by Councillor Pirri**

That the Regional Report of May 17, 2018, be received for information.

Carried

10. New Business

Councillor Mrakas inquired about the Region's rationale regarding the placement of traffic lights on Bayview Avenue for the new plaza north of St. John's Sideroad, noting that there are issues with turning into Ballymore as a portion of the turn lane has been eliminated. Staff provided a response.

Councillor Gaertner noted the advance green light for the southbound traffic on Industrial Parkway North at Wellington Street East during the afternoon/evening

rush hour and suggested that it would make more sense for the northbound traffic on Industrial Parkway South to have the advance green light. Staff agreed to investigate.

Councillor Thompson inquired about the construction and lane reduction on Wellington Street East west of the Stronach Aurora Recreation Complex, and staff provided clarification.

11. Public Service Announcements

Councillor Thom extended congratulations to Michael Parsa and Christine Elliott on their respective provincial election victories. He expressed appreciation to Chris Ballard for his service to the community, both on Town Council and at the Ontario Legislature.

Councillor Gaertner extended congratulations to Accessibility Advisory Committee Chair Tyler Barker on being acknowledged in the House of Commons on the accessibility award he received from the Town.

Councillor Gaertner extended congratulations to Stephanie Mackenzie-Smith, Manager of Corporate Communications, on receiving her Master's Degree today.

Mayor Dawe announced that the Seniors Information and Active Living Fair will be held on Saturday, June 16, 2018, from 9 a.m. to 1 p.m. at the Aurora Seniors' Centre.

Mayor Dawe advised that recruitment is taking place for the 2018-2019 Youth Engagement Committee, and details are available at aurora.ca/youth.

Mayor Dawe noted that June is Recreation and Parks Month in Aurora.

Mayor Dawe extended a reminder that many Canada Day activities will take place on Saturday, June 30 and Sunday, July 1, 2018, and information is available at aurora.ca/canadaday.

Mayor Dawe announced that Central York Fire Services has launched their sixth annual Stay Fire Smart campaign, and information is available at cyfs.ca.

Mayor Dawe noted that the Pride Flag was raised at Town Hall today.

12. By-laws

**Moved by Councillor Gaertner
Seconded by Councillor Humfryes**

That the following by-law be enacted:

- (a) By-law Number 6086-18** Being a By-law to amend By-law Number 4753-05.P, for prescribing the height and description of lawful fences in the Town of Aurora, and for requiring the owners of privately owned outdoor pools to erect and maintain fences and gates around such pools.

Carried

**Moved by Councillor Thompson
Seconded by Councillor Thom**

That the following by-law be enacted:

- (b) By-law Number 6087-18** Being a By-law to amend By-law Number 6000-17, as amended, to remove a Holding "(H)" symbol (1623 Wellington Street Developments Limited).

Carried

13. Closed Session

None

14. Confirming By-law

**Moved by Councillor Gaertner
Seconded by Councillor Thompson**

That the following confirming by-law be enacted:

- By-law Number 6088-18** Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on June 12, 2018.

Carried

Council Meeting Minutes
Tuesday, June 12, 2018

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15. Adjournment

**Moved by Councillor Kim
Seconded by Councillor Pirri**

That the meeting be adjourned at 11 p.m.

Carried

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk



**Town of Aurora
Council Public Planning
Meeting Minutes**

Council Chambers, Aurora Town Hall
Wednesday, May 23, 2018

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel (arrived 7:08 p.m.), Gaertner, Humfryes, Kim, and Thompson

Members Absent Councillors Mrakas, Pirri, and Thom

Other Attendees Marco Ramunno, Director of Planning and Development Services, Lawrence Kuk, Manager of Development Planning, Michael de Rond, Town Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7:02 p.m.

1. Approval of the Agenda

Moved by Councillor Gaertner

Seconded by Councillor Thompson

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

3. Planning Applications

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. PDS18-056 – Application for Zoning By-law Amendment, Starlight Investments, 145 and 147 Wellington Street West, File Number: ZBA-2018-01

Planning Staff

Mr. Lawrence Kuk, Manager of Development Planning, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from “Second Density Apartment Density Residential (RA2)” to “Second Density Apartment Density Residential (RA2-XX) Exception Zone”, to permit the development of three, three-storey townhouse blocks, containing 64 stacked rental townhouse units, and to reduce the parking space and setback requirements. He noted that the subject lands are designated as Stable Neighbourhood and the proposed stacked townhouse development is permitted within the Stable Neighbourhood designation.

Consultant

Mr. TJ Cecuire, Principal at Design Plan Services and consultant to the owners of the property, presented a brief overview of the proposal, noting that the applicant is willing to make revisions to the application if concerns can be addressed. He further noted that the proposed townhouse units would be rental units, which would be first offered to the tenants of the two existing buildings.

Public Comments

Aurora residents, including Jason Joerges, Michelle Joerges, Elizabeth Lynn, Mitch McGuire, Darryl Pearsall, Kim Pearsall, Tanya Rabe, Liliana Stefan, Louann Timbers, Garrie Wayne, provided the following comments:

- Opposition to development, including a signed petition against the proposal

Council Public Planning Meeting Minutes
Wednesday, May 23, 2018

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- Concerns regarding:
 - Parking and visitor parking spaces
 - Snow removal and winter parking
 - Loss of outdoor pool amenity
 - Property values
 - Noise levels, no acoustic fence
 - Loss of trees, green space, and view
 - Proximity of proposed parking spaces to existing backyards
 - Length of construction period
 - Noise, dust, and debris levels during construction
 - Blockage of handicap ramp during construction
 - Parking during construction
 - Outdoor space for children and seniors during construction
 - Safety of children and seniors during construction
 - Lack of consultation with abutting properties on Loring Doolittle Court
 - Proximity of proposed development to Loring Doolittle Court properties and loss of privacy, security, safety, view, and property value
- Questions regarding:
 - Depth of excavation and how slope will be maintained
 - Construction safety management plan
 - Depth of proposed building, location of yards for townhouse units, and setback from 147 Wellington Street West
 - Parking spaces at back of 147 Wellington Street West facing school

Consultant

Mr. Stewart Elkins, Vice-President of Paradigm Transportation Solutions, addressed the concerns and questions regarding parking, noting that a traffic impact study and parking utilization study had been completed, and that additional surveys would be performed.

Mr. Cecuirea addressed the concerns and questions regarding parking and visitor parking, snow removal and winter parking, slope and grading, stormwater flows, mitigation of construction concerns, preservation of the pool, consultation with abutting properties, and property values.

Council Public Planning Meeting Minutes
Wednesday, May 23, 2018

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**Moved by Councillor Thompson
Seconded by Councillor Humfryes**

1. That Report No. PDS18-056 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future Public Planning meeting.

Carried

4. Confirming By-law

**Moved by Councillor Abel
Seconded by Councillor Thompson**

That the following confirming by-law be enacted:

6083-18 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on May 23, 2018.

Carried

5. Adjournment

**Moved by Councillor Humfryes
Seconded by Councillor Kim**

That the meeting be adjourned at 8:45 p.m.

Carried

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk



100 John West Way
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Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4746
Email: mayor@aurora.ca
www.aurora.ca

**Town of Aurora
Office of the Mayor**

Memorandum

Date: June 26, 2018
To: Members of Council
From: Mayor Geoffrey Dawe
Re: **Lake Simcoe Region Conservation Authority
Board Meeting Highlights of May 25, 2018**

Recommendation

That Council:

- Receive the correspondence for information
- Endorse the recommendations
- Provide direction



Board Meeting Highlights

May 25, 2018

Announcements:

- a) The Lake Simcoe Conservation Foundation (LSCF) was pleased to accept a cheque in the amount of \$10,000 from the Barrie Colts Community Fund in support of LSCF's 30th Annual Dinner on Wednesday, June 13th. For more information or to make a donation, please contact LSCF Fund Coordinator Lee Hanson @ 905-895-1281 ext 251 or l.hanson@lsrca.on.ca.



Accepting the cheque from left to right: LSRCA Vice Chair Councillor Richard Simpson, LSRCA Chair Mayor Geoff Dawe, LSCF Fund Coordinator Lee Hanson, LSCF Executive Director Cheryl Taylor and LSRCA Board member Councillor Scott Macpherson

Special thanks to LSRCA Board member and Oro-Medonte Councillor Scott Macpherson, who was instrumental in securing this generous donation.

- b) CAO Walters reminded Board members that nominations for LSRCA's Annual Conservation Awards will be closing in just three weeks. Nominations can be made through the following link: [Nominate-Environmental-Heroes](#) or by contacting Katarina Zeppieri, Senior Administrative Assistant, Communications and Education at k.zeppieri@lsrca.on.ca or 905-895-1281 x 116.

Presentations:

- a) Results of Adapting Forestry Programs for Climate Change Research

Manager, Forestry and Stewardship, Phil Davies, provided the Board with a presentation on the Adapting Forestry Programs for Climate Change Research Project, noting that while climate change is often discussed at the bigger level, LSRCA has undertaken some research in an effort to better understand the impacts of climate change on LSRCA's programs going forward.

The objectives of this project were to develop a revised list of tree and shrub species that may be used to improve the effectiveness and success of restoration, afforestation, Low Impact Development (LID) and stormwater management plans in the watershed; incorporate the changes into LSRCA programming; and transfer that knowledge to municipalities, conservation authorities and environmental non-government organizations (ENGOS) within the Lake Simcoe watershed and beyond.

An internal working group was formed, extensive literature was reviewed, stakeholder consultation meetings were held, after which a total of forty-four adaptation strategies were developed to mitigate the impacts of

climate change on LSRCA's afforestation, silvicultural, tree risk management, urban restoration and watershed planning programs.

The most significant impacts for forested areas are extreme weather events and significant wind storms, coupled with their increase in frequency. Planning for storm recovery and protecting what we currently are just a couple of way we will see success in adapting to future. To view the full report, please click this link: [LSRCA Adapting Forestry Programs for Climate Change Report](#)

For more information on the study and the strategy, please contact Philip Davies, Manager, Forestry and Stewardship @ p.davies@lsrca.on.ca or 905-895-1281 ext 321.

b) LSRCA's Annual Operating Plan

Chief Administrative Officer, Mike Walters, provided the Board with a presentation on LSRCA's Annual Operating Plan for 2018, noting that LSRCA's Strategic Plan 2016-2020 is at the half-way point and much progress has been made on the four major goals and 42 priority activities. He noted that staff continues to perform very well and have recently completed a new goal setting process.

The objectives of the goal setting process included aligning with the Strategic Plan Goals and Annual Operating Plan (AOP) to provide clear direction to all employees, empower sponsors of key initiatives, enhance collaboration among departments, improve accountability through involving and informing stakeholders, and to encourage continuous calibration/reporting of progress through staff meetings.

Along with the many business-as-usual activities, the AOP for 2018 has been defined as follows:

1. Harmonization
2. Enhance Collaboration with First Nations
3. Staff Engagement
4. Scanlon Creek Education Training Facility
5. Talent Management
6. Compensation Review
7. Land Acquisition/Disposition Strategy
8. Scanlon Creek Operations Renovation
9. Lake Simcoe Phosphorus Offsetting Program - Implementation
10. Asset Management Plan
11. Climate Change Adaptation/Mitigation
12. Salt Management Strategy

CAO Walters noted that Council deputations have been arranged over the next couple of months to present LSRCA's AOP 2018 to our municipal partners. To view this presentation, please click this link: [LSRCA's Annual Operating Plan 2018](#)

Correspondence and Staff Reports:

Correspondence

The Board received the following pieces of correspondence:

- a) Ministry of Municipal Affairs letter of May 1, 2018 regarding 2018-2019 Intake 4 of the National Disaster Mitigation Program;
- b) Email of May 4, 2018 from Town of Georgina Clerk and attached Georgina Council meeting minutes of March 22, 2018;
- c) Email of May 17, 2018 from Georgina Mayor Margaret Quirk concerning the March 23, 2018 LSRCA Board of Directors' meeting.

Results of Adapting Forestry Programs for Climate Change Research

The Board received Staff Report No. 19-18-BOD regarding an update on the Adapting Forestry Programs for Climate Change Research Project Summary Report.

Update on LSRCA's Investment Strategy

The Board approved Staff Report No. 20-18-BOD prepared by General Manager, Corporate and Financial Services, Mark Critch, regarding an update on LSRCA's investment options and a recommendation for an investment strategy.

Update on LSRCA's Administrative By-Laws

The Board received Staff Report No. 21-18-BOD, prepared by CAO Mike Walters, regarding draft updated Administrative By-Laws for LSRCA, which will also be tabled at the June and July 2018 Board of Directors' meetings for comment, with the intent to present a final version for approval at the September 28, 2018 meeting.

For more information or to see the full agenda package, please click the link below for LSRCA's Board of Directors' webpage: [LSRCA Board of Directors' Meetings](#)



**Town of Aurora
General Committee Meeting Report**

Council Chambers, Aurora Town Hall
Tuesday, June 19, 2018

Attendance

Council Members Councillor Pirri in the Chair; Councillors Abel (departed at 10:48 p.m.), Gaertner, Humfryes, Kim, Mrakas, Thom, Thompson, and Mayor Dawe

Members Absent None

Other Attendees Doug Nadorozny, Chief Administrative Officer, Robin McDougall, Director of Community Services, Techa van Leeuwen, Director of Corporate Services, Dan Elliott, Director of Financial Services, Al Downey, Director of Operations, Marco Ramunno, Director of Planning and Development Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Slawomir Szlapczynski, Assistant Town Solicitor, Michael de Rond, Town Clerk, and Ishita Soneji, Council/Committee Secretary

The Chair called the meeting to order at 7 p.m.

General Committee consented to recess the meeting at 9:51 p.m. and reconvened the meeting at 10:05 p.m.

General Committee consented to extend the hour past 10:30 p.m.

1. Approval of the Agenda

General Committee approved the agenda as circulated by Legislative Services with the following additions:

- Delegation (a) Greg Smith, Resident; Re: Item R1 – PDS18-076 – Library Square

- Delegation (b) Michael Fik and Roland Rom Colthoff, RAW Architecture & Design representing Bara Group Aurora Inc., Re: Item R7 – PDS18-070 – Applications for Zoning By-law Amendment and Site Plan Approval, Bara Group (Aurora) Inc., 15086, 15094 and 15106 Yonge Street, Part of Lots 1 and 2, Registered Plan 9 and Lots 51 and 52, Registered Plan 246, File Numbers: ZBA-2017-04 and SP-2018-03
- Item A1 – Finance Advisory Committee Meeting Minutes of April 25, 2018
- Item A2 – Accessibility Advisory Committee Meeting Minutes of May 9, 2018
- Notice of Motion (b) Councillor Gaertner; Re: Anti-Idling By-law

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

3. Community Presentations

- (a) Jill Foster, CEO and Claudia Olguin, Coordinator of Community Led-Initiatives, Aurora Public Library**
Re: Aurora Public Library Newcomer Initiatives

Ms. Foster presented an overview of the Library's newcomer initiatives to connect newcomers to information and resources, provided details of newcomer programs such as the Newcomer Walking Tours, the Newcomer Women's Meetup, Culinary Traveller, and the services provided in collaboration with the York Region Support Services Network.

General Committee received the presentation for information.

4. Delegations

- (a) Greg Smith, Resident**
Re: Item R1 – PDS18-076 – Library Square

Mr. Smith was not present.

General Committee Meeting Report
Tuesday, June 19, 2018

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**(b) Michael Fik and Roland Rom Colthoff, RAW Architecture & Design
representing Bara Group Aurora Inc.**

**Re: Item R7 – PDS18-070 – Applications for Zoning By-law Amendment
and Site Plan Approval, Bara Group (Aurora) Inc., 15086, 15094 and
15106 Yonge Street, Part of Lots 1 and 2, Registered Plan 9 and
Lots 51 and 52, Registered Plan 246, File Numbers: ZBA-2017-04
and SP-2018-03**

Mr. Fik advised that they are seeking an approval of the Zoning By-law Amendment and Site Plan Approval applications for the subject lands, and presented a brief overview of the site location, context, background and detailed renderings of the proposed construction.

General Committee received and referred the comments of the delegation to Item R7.

5. Consent Agenda

General Committee recommends:

That the following Consent Agenda Items, C1 to C3 inclusive, be approved, with the exception of Item C1, which was discussed and voted on separately:

**C1. PDS18-064 – Traffic Calming Measures at Pedersen Drive and Golf
Links Drive**

1. That Report No. PDS18-064 be received for information.

Carried

**C2. PDS18-065 – Award of Contract for Consulting Services – Assessment
of Bridges and Culverts**

1. That Report No. PDS18-065 be received; and
2. That the total approved budget for Capital Project No. 42068 be increased to \$39,025 with additional funding of \$14,025 provided from the Storm Sewer Reserve fund.

C3. PDS18-067 – Municipal Access Agreement – Town of Aurora and Rogers Communications Canada Inc.

1. That Report No. PDS18-067 be received; and
2. That the Mayor and Town Clerk be authorized to renew the Municipal Access Agreement between the Town of Aurora and Rogers Communications Canada Inc. to permit the installation of equipment within Town-owned right-of-ways.

Carried

6. Advisory Committee Meeting Minutes

General Committee recommends:

A1. Finance Advisory Committee Meeting Minutes of April 25, 2018

1. That the Finance Advisory Committee meeting minutes of April 25, 2018, be received for information.

Carried

A2. Accessibility Advisory Committee Meeting Minutes of May 9, 2018

1. That the Accessibility Advisory Committee meeting minutes of May 9, 2018, be received for information.

Carried

7. Consideration of Items Requiring Discussion (Regular Agenda)

General Committee consented to consider items in the following order: Items R6, R1, R2, R3, R4, R5, R9, R11, R7, R8 and R10.

R1. PDS18-076 – Library Square

Mr. David Leinster, Partner, The Planning Partnership and Mr. Roland Rom Colthoff, RAW Architecture & Design, presented details on the redesign of the Library square, including parking and exterior accessible routes, site integration to

allow easy access for pedestrians, schematic drawings of the proposed expansion to the Church Street school, and the architectural and landscape cost magnitude.

General Committee recommends:

1. That Report No. PDS18-076 be received; and
2. That the current design for Library Square be approved; and
3. That the Option 1 schematic design for the expansion to the Church Street School which includes the three (3) floors and theatre be approved; and
4. That the allocation of existing project funding for the tendering of the parking lot, the laneway and the components of the square which would provide connections to the square/library be approved, and that Council commit to funding for the square and building, which will come back in new year for final funding approval; and
5. That the above budget includes a 1% contribution to the Town's Public Art Reserve Fund in accordance with the Official Plan requirements.

Carried

R2. CMS18-017 – Enhanced Recreation Facility Advertising and Sponsorship Programs – Revised

Mr. John Firman, Manager of Business Support, presented an overview of the facility advertising and sponsorship program history, details of the staff recommended enhancements, and the allocation of the program revenues.

General Committee recommends:

1. That Report No. CMS18-017 be received; and
2. **That staff be authorized to implement the enhanced Recreation Facility Advertising and Recreation Facility Sponsorship programs, excluding the following locations:**
 - **Splash Pads,**
 - **Picnic shelters and gazebos,**

General Committee Meeting Report
Tuesday, June 19, 2018

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- **The Band Shell,**
 - **Playgrounds; and**
3. That the Director of Community Services be given delegated authority to execute all future recreation facility advertising and facility sponsorship agreements.

Carried as amended

R3. CMS18-019 – Menorah Lighting Ceremony – Follow-up

General Committee recommends:

1. That Report No. CMS18-019 be received; and
2. That the addition of a Menorah lighting ceremony to the calendar of annual special events starting in 2018 be approved; and
3. That funding be approved for the Menorah lighting ceremony event in the amount of \$6,200 for 2018 from the Council Operating Contingency account and the ongoing operating expenses will be submitted as part of the 2019 base operating budget.

Carried

R4. FS18-018 – 2018 Interim Forecast Update – as at April 30, 2018

General Committee recommends:

1. That Report No. FS18-018 be received for information.

Carried

R5. OPS18-016 – Cleaning of Catch Basins, Storm Retention Tanks and Oil Grit Separators

General Committee recommends:

1. That Report No. OPS18-016 be received; and

2. That catch basin cleaning resume in 2018 and future years based on a four year rotating cycle, adjusted as required to maintain the functionality of the storm water conveyance system; and
3. That staff conduct a full condition assessment of all storm water catch basins in the current inventory, develop a maintenance and repair protocol, including a funding plan to be included in future Roads, Water and Sewer Operating budgets.

Carried

- R6. PDS18-066 – Application for Site Plan Approval, Board of Trustees of the Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55 and 57 Temperance Street, File Number: SP-2018-02, Related File Numbers: OPA-2016-05 and ZBA-2016-13**

General Committee recommends:

1. That Report No. PDS18-066 be received; and
2. That the Site Plan Application File SP-2018-02 (Board of Trustees of the Aurora United Church) to permit the construction of a two-storey Place of Worship and a seven-storey Retirement Residence be approved; and
3. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements, including the Section 37 Agreement, required to give effect to same.

Carried

- R7. PDS18-070 – Applications for Zoning By-law Amendment and Site Plan Approval, Bara Group (Aurora) Inc., 15086, 15094 and 15106 Yonge Street, Part of Lots 1 and 2, Registered Plan 9 and Lots 51 and 52 Registered Plan 246, File Numbers: ZBA-2017-04 and SP-2018-03**

General Committee recommends:

1. That Report No. PDS18-070 be received; and

2. That the Application for Zoning By-law Amendment File Number ZBA-2017-04 (Bara Group (Aurora) Inc.) to amend the 'Special Mixed Density Residential (R7) Zone' and the 'Promenade Downtown Shoulder - Central Commercial (PDS1) Zone' to 'Promenade Downtown Shoulder - Central Commercial (PDS1-XX) Exception Zone' be approved; and
3. That the implementing Zoning By-law Amendment be presented at a future Council meeting; and
4. That the Application for Site Plan Approval File Number SP-2018-03 (Bara Group (Aurora) Inc.) to permit the development of two 3.5-storey stacked townhouse buildings, with a total of 59 units and associated underground parking, be approved; and
5. That a total of 59 units of water and sewage capacity be allocated to the Approval of the Site Plan Application; and
6. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

Carried

R8. PDS18-071 – Draft Plan of Condominium Application, Stirling Cook Holdings Inc., 74 Old Bloomington Road, Unit 22, York Region Vacant Land Condominium Plan (YRVLCP) No. 1159, File: CDM-2018-01, Related Files: ZBA-2013-04 and SP-2014-06

General Committee recommends:

1. That Report No. PDS18-071 be received; and
2. That the Application for Draft Plan of Condominium (Standard Condominium) File No. CDM-2018-01 (Stirling Cook Holdings Inc.) for a residential condominium consisting of six residential townhouse units, subject to conditions set out in Appendix "A" to this report be approved; and

3. That the Mayor and Town Clerk be authorized to execute any agreement(s) referenced in the Conditions of Approval, including any and all documents and ancillary agreements required to give effect to same.

Carried

R9. PDS18-072 – Acceptance of Municipal Services, Knights Creek Home Corp., Registered Plan 65M-4410

General Committee recommends:

1. That Report No. PDS18-072 be received; and
2. That the ownership, operation and maintenance of the works within the roads, right-of-ways and other lands dedicated to the Town as contained within Registered Plan 65M-4410, being Knights Creek Home Corp. Residential Subdivision be assumed; and
3. That the necessary By-law be brought forward for enactment to assume for public use the highways within Registered Plan 65M-4410 and to establish as public highway any applicable reserves.

Carried

R10. PDS18-075 – Applications for Official Plan Amendment and Zoning By-law Amendment, Dormer Hill Inc., 14029 Yonge Street Part of Lot 72 Concession 1, File Numbers: OPA-2017-02, ZBA-2017-01, Related Files: CDM-2017-01, SP-2018-01, and SUB-2017-01

General Committee recommends:

1. That Report No. PDS18-075 be received; and
2. That the Application to Amend the Official Plan File Number OPA-2017-06 (Dormer Hill Inc.), to amend the "Cluster Residential" designation to reduce the minimum setback from the centreline of Yonge Street to 40.0 m to the rear lot lines, reduce the minimum separation from an "Estate Residential" designation to 20 m, and remove the requirement for a Block Plan, be approved; and

3. That the Application to Amend the Zoning By-law File Number ZBA-2017-01(Dormer Hill Inc.), to rezone the "Oak Ridges Moraine Rural (RU-ORM) Zone" to "Detached Fourth Density Residential R4(X) Exception Zone" and "Oak Ridges Moraine Environmental Protection EP-ORM Zone" to permit the development of 27 single-detached dwelling units be approved; and
4. That the implementing by-laws be presented at a future Council meeting.

Carried

R11. CS18-016 – Aurora Farmer’s Market and Artisans Fair By-law

General Committee recommends:

1. That Report No. CS18-016 be received; and
2. That the Aurora Farmer’s Market and Artisans Fair By-law be amended to provide increased flexibility for the operation of the Market; and
3. That the amending By-law be brought forward to a future Council meeting for enactment.

Carried

8. Notices of Motion

**(a) Councillor Gaertner
Re: ASHRAE Energy Audit**

Whereas the Town hired a consultant from Stantec to perform a Level 2 ASHRAE Energy Audit for Town buildings; and

Whereas it included energy consumption levels for our equipment, and recommended improvements that would make them more efficient; and

Whereas an estimated cost for implementation and potential payback through energy savings was included; and

Whereas this work was done more than two years ago and has never come to Council for evaluation and action;

General Committee Meeting Report
Tuesday, June 19, 2018

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1. Now Therefore Be It Hereby Resolved That staff act on the recommendations in the ASHRAE energy audit report and report back to the next term of Council regarding the implementation plan.

**(b) Councillor Gaertner
Re: Anti-Idling By-law**

Whereas Aurora has endorsed the Blue Dot Movement that includes the right to clean air; and

Whereas it is possible for a municipality have an Anti-idling by-law or Anti-idling policy; and

Whereas putting a policy in place for Aurora, as a first step, would send an important message that idling is not acceptable, and increase the awareness of the negative environmental effects;

1. Now Therefore Be It Hereby Resolved That staff be directed to develop an Anti-idling policy that reviews best practices and includes an enforcement mechanism; and
2. Be It Further Resolved That the report includes a proposed public education campaign.

9. New Business

Mayor Dawe requested staff to investigate the process for accessing Town and public space from private properties, and staff agreed to report back.

Councillor Gaertner extended her regards to staff for their involvement in the 2018 York Pride Parade held on June 16, 2018.

Councillor Gaertner inquired about the process of leaving notices on homes with complaints and the efforts to contact the property owner, and staff provided a response.

General Committee Meeting Report
Tuesday, June 19, 2018

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Councillor Mrakas referred to resident's concerns regarding increase in fire ants on residential properties backing onto Sheppard's Bush, and requested staff to investigate the possibility of fire ant infestation in the area, and staff agreed to investigate the matter.

Councillor Gaertner inquired about the oversight process during the proposed construction of the baseball diamond and the multi-purpose rectangular field at the Hallmark Lands, and staff noted that an update report is forthcoming in July.

10. Closed Session

None

11. Adjournment

The meeting was adjourned at 10:56 p.m.

Paul Pirri, Councillor

Michael de Rond, Town Clerk



**Motion for Which Notice Has
Been Given** (June 19, 2018)

Councillor Wendy Gaertner

Date: June 26, 2018
To: Mayor and Members of Council
From: Councillor Gaertner
Re: **ASHRAE Energy Audit**

Whereas the Town hired a consultant from Stantec to perform a Level 2 ASHRAE Energy Audit for Town buildings; and

Whereas it included energy consumption levels for our equipment, and recommended improvements that would make them more efficient; and

Whereas an estimated cost for implementation and potential payback through energy savings was included; and

Whereas this work was done more than two years ago and has never come to Council for evaluation and action;

1. Now Therefore Be It Hereby Resolved That staff act on the recommendations in the ASHRAE energy audit report and report back to the next term of Council regarding the implementation plan.



**Motion for Which Notice Has
Been Given** (June 19, 2018)

Councillor Wendy Gaertner

Date: June 26, 2018
To: Mayor and Members of Council
From: Councillor Gaertner
Re: **Anti-Idling By-law**

Whereas Aurora has endorsed the Blue Dot Movement that includes the right to clean air; and

Whereas it is possible for a municipality have an Anti-idling by-law or Anti-idling policy; and

Whereas putting a policy in place for Aurora, as a first step, would send an important message that idling is not acceptable, and increase the awareness of the negative environmental effects;

1. Now Therefore Be It Hereby Resolved That staff be directed to develop an Anti-idling policy that reviews best practices and includes an enforcement mechanism; and
2. Be It Further Resolved That the report includes a proposed public education campaign.

The Corporation of the Town of Aurora

By-law Number XXXX-18

**Being a By-law to appoint employees of Peregrine Protection Inc., as
Municipal By-law Enforcement Officers.**

Whereas Peregrine Protection Inc. (the “Company”) has requested that certain employees of the Company be appointed by The Corporation of the Town of Aurora (the “Town”) as Municipal Law Enforcement Officers for the purpose of enforcing municipal parking by-laws on private property as enacted under section 100 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;

And whereas section 100 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a local municipality may, in respect of land not owned or occupied by the municipality that is used as a parking lot, regulate or prohibit the parking or leaving of motor vehicles on that land without the consent of the owner of the land or regulate or prohibit traffic on that land if a sign is erected at each entrance to the land clearly indicating the regulation or prohibition;

And whereas By-law Number 4574-04.T, as amended, (the “By-law”) has been enacted by the Town under section 100 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, to provide for the regulation and enforcement of parking on private lands;

And whereas section 15 of the *Police Services Act*, R.S.O. 1990, c. P. 15, as amended, provides that a municipal council may appoint persons to enforce the by-laws of a municipality, and that Municipal Law Enforcement Officers are peace officers for the purposes of enforcing municipal by-laws;

And whereas all Municipal Law Enforcement Officers are Provincial Offences Officers under the *Provincial Offences Act*, R.S.O. 1990, c. P.33, as amended;

And whereas the Council of the Town, in its September 13, 2011 Council Meeting, authorized the Town to enter into agreements with third parties with respect to enforcement of the By-law on private properties;

And whereas the Company entered into an agreement with the Town on June 21, 2018, with respect to the enforcement of parking on private property (the “Agreement”);

And whereas the Council of the Town deems it necessary to appoint certain employees of the Company as Municipal Law Enforcement Officers;

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

1. Those persons listed in Schedule “A” to this By-law be and are hereby appointed as Municipal Law Enforcement Officers for the Town for the purpose of enforcing parking provisions of the By-law on private property.
2. The persons appointed as Municipal Law Enforcement Officers listed in Schedule “A” of this By-law are designated by the Town to act as Provincial Offences Officers in accordance with any specific or general directive of the

By-law Number XXXX-18

Page 2 of 3

Solicitor General of Ontario in effect from time to time relating to the power of municipal agents to act as Provincial Offences Officers.

3. The Town Clerk be and is hereby authorized to issue a certificate of appointment bearing his/her signature or facsimile thereof to the Municipal Law Enforcement Officers appointed by this By-law.
4. The authority to exercise any powers pursuant to this By-law as a Municipal Law Enforcement Officer, Provincial Offences Officer or a peace officer be limited to the locations on the list of private parking lot locations provided by the Company and approved in writing by the Town's Director of Building & By-law Services or his/her designate (the "Director") pursuant to the Agreement.
5. The appointment and authority to exercise any powers pursuant to this By-law as a Municipal Law Enforcement Officer, Provincial Offences Officer or a peace officer by any person listed in Schedule "A" is conditional on:
 - (a) the Company having a current, valid and existing Agreement with the Town; and
 - (b) the person or persons appointed under this By-law being employed by the Company and are not under suspension by the Company.
6. The Director shall have the authority to temporarily suspend the application of this By-law to any or all persons listed in Schedule "A" for a period of not more than sixty (60) days, during which period any powers granted by this By-law to the person or persons under suspension shall be void and without effect, if it is reasonably believed by the Director that the person, or persons, subject to the suspension has acted, or is acting, in violation of any terms of the Agreement, Town policies or procedures, or provincial directives.
7. When acting within the delegated authority as set out in section 6 of this By-law, the Director shall not be required to report any temporary suspensions of less than sixty (60) days to the Council of the Town.

Enacted by Town of Aurora Council this 26th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

By-law Number XXXX-18

Page 3 of 3

Schedule "A"

**Municipal Law Enforcement Officers
Peregrine Protection Inc.**

Jason Price

Philip Violenus

The Corporation of the Town of Aurora

By-law Number XXXX-18

Being a By-law to appoint employees of Ontario Parking Authority Ltd., as Municipal By-law Enforcement Officers.

Whereas Ontario Parking Authority Ltd. (the "Company") has requested that certain employees of the Company be appointed by The Corporation of the Town of Aurora (the "Town") as Municipal By-law Enforcement Officers for the purpose of enforcing municipal parking by-laws on private property as enacted under section 100 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;

And whereas section 100 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a local municipality may, in respect of land not owned or occupied by the municipality that is used as a parking lot, regulate or prohibit the parking or leaving of motor vehicles on that land without the consent of the owner of the land or regulate or prohibit traffic on that land if a sign is erected at each entrance to the land clearly indicating the regulation or prohibition;

And whereas By-law Number 4574-04.T, as amended, (the "By-law") has been enacted by the Town under section 100 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, to provide for the regulation and enforcement of parking on private lands;

And whereas section 15 of the *Police Services Act*, R.S.O. 1990, c. P. 15, as amended, provides that a municipal council may appoint persons to enforce the by-laws of a municipality, and that Municipal Law Enforcement Officers are peace officers for the purposes of enforcing municipal by-laws;

And whereas all Municipal Law Enforcement Officers are Provincial Offences Officers under the *Provincial Offences Act*, R.S.O. 1990, c. P.33, as amended;

And whereas the Council of the Town, in its September 13, 2011 Council Meeting, authorized the Town to enter into agreements with third parties with respect to enforcement of the By-law on private properties;

And whereas the Company entered into an agreement with the Town on June 21, 2018, with respect to the enforcement of parking on private property (the "Agreement");

And whereas the Council of the Town deems it necessary to appoint certain employees of the Company as Municipal Law Enforcement Officers;

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

1. Those persons listed in Schedule "A" to this By-law be and are hereby appointed as Municipal Law Enforcement Officers for the Town for the purpose of enforcing parking provisions of the By-law on private property.
2. The persons appointed as Municipal Law Enforcement Officers listed in Schedule "A" of this By-law are designated by the Town to act as Provincial Offences Officers in accordance with any specific or general directive of the

By-law Number XXXX-18

Page 2 of 3

Solicitor General of Ontario in effect from time to time relating to the power of municipal agents to act as Provincial Offences Officers.

3. The Town Clerk be and is hereby authorized to issue a certificate of appointment bearing his/her signature or facsimile thereof to the Municipal Law Enforcement Officers appointed by this By-law.
4. The authority to exercise any powers pursuant to this By-law as a Municipal Law Enforcement Officer, Provincial Offences Officer or a peace officer be limited to the locations on the list of private parking lot locations provided by the Company and approved in writing by the Town's Director of Building & By-law Services or his/her designate (the "Director") pursuant to the Agreement.
5. The appointment and authority to exercise any powers pursuant to this By-law as a Municipal Law Enforcement Officer, Provincial Offences Officer or a peace officer by any person listed in Schedule "A" is conditional on:
 - (a) the Company having a current, valid and existing Agreement with the Town; and
 - (b) the person or persons appointed under this By-law being employed by the Company and are not under suspension by the Company.
6. The Director shall have the authority to temporarily suspend the application of this By-law to any or all persons listed in Schedule "A" for a period of not more than sixty (60) days, during which period any powers granted by this By-law to the person or persons under suspension shall be void and without effect, if it is reasonably believed by the Director that the person, or persons, subject to the suspension has acted, or is acting, in violation of any terms of the Agreement, Town policies or procedures, or provincial directives.
7. When acting within the delegated authority as set out in section 6 of this By-law, the Director shall not be required to report any temporary suspensions of less than sixty (60) days to the Council of the Town.

Enacted by Town of Aurora Council this 26th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

By-law Number XXXX-18

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Schedule "A"

**Municipal Law Enforcement Officers
Ontario Parking Authority Ltd.**

Shiv Von Tharmalingam

Suthesia Wilfred

The Corporation of the Town of Aurora

By-law Number XXXX-18

Being a By-law to provide for establishing, maintaining, operating and regulating the Aurora Farmers Market and Artisans Fair.

Whereas section 113 of the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended, provides that a local municipality may (a) establish, maintain and operate a farmers market, a flea market and other similar types of markets; and (b) regulate a farmers market, a flea market and other similar types of markets of any person including regulating the hours of operation of a market;

And whereas on June 22, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted by By-law Number 5252-10 to provide for establishing, maintaining, operating and regulating the Aurora Farmers Market and Artisans Fair;

And whereas the Council of the Town deems it necessary and expedient to repeal By-law Number 5252-10 and to enact a new by-law to provide increased flexibility for the operation of farmer and other markets, with respect to the hours, dates, and location allowing for markets to participate at Town special events and sanctioned activities;

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

1. Definitions

1.1 In this by-law, the following words have the following meanings:

- (a) **"AFM Committee"** means the Aurora Farmers Market and Artisan Fair Executive Committee;
- (b) **"Certificate of Approval"** means a certificate issued by the AFM Committee stating the permit applicant is an eligible vendor, having met all membership requirements of the Market;
- (c) **"Director"** means the Director of the Corporate Services Department or her/his designate;
- (d) **"Market"** means the Aurora Farmers Market and Artisans Fair;
- (e) **"Municipal Law Enforcement Officer"** means a person appointed by Council as a Municipal Law Enforcement Officer;
- (f) **"Permit"** means permission or authorization given in writing by the Director issued to a Vendor for a Stall;
- (g) **"Stall"** means a booth or stand in which merchandise is displayed for sale, or in which business in relation to the Farmers Market is carried out, of which a permit has been issued by the Town;
- (h) **"Town"** means The Corporation of The Town of Aurora and/or the area located within the geographical limits of the Town of Aurora, depending on the context of the provision in which the term appears; and

- (i) **“Vendor”** means a vendor operating at the Aurora Farmers Market and Artisans Fair.

2. Interpretation

- 2.1 The part and section headings contained throughout this document are for reference purposes only and do not form a part of this by-law. This by-law is to be interpreted without reference to such headings.
- 2.2 Where there is a conflict of the provisions between this by-law and any other by-laws of the Town with respect to farmers markets, flea markets or other similar types of markets, the provisions of this by-law shall prevail.

3. Administration of this by-law

- 3.1 The Director is responsible for administering this by-law and shall be delegated the authority to:
 - (a) receive applications and fees established under this by-law;
 - (b) enter into agreements on behalf of the Town pursuant to this by-law;
 - (c) issue, renew, cancel, revoke or decline to issue, Permits; and
 - (d) impose conditions on permits in accordance with this by-law.
- 3.2 The Director and Municipal Law Enforcement Officers of the Town are hereby delegated the authority to enforce this by-law, including the authority to conduct inspections pursuant to this by-law, the Municipal Act, as amended, and any other enacted applicable by-law or legislation.
- 3.3 The Director is authorized to delegate responsibilities for the administration and enforcement of this by-law to any Town staff or external third parties deemed to be qualified and appropriate by the Director for such purposes.

4. Location

- 4.1 The Market shall be located on Wells Street between Mosley Street and Metcalfe Street and in Town Park.
- 4.2 Notwithstanding section 4.1, the Market may be partially or wholly located at an alternate location within the Town on a temporary basis provided that the AFM Committee has received the prior written consent of the Director.

5. Market Days and Hours of Operation

- 5.1 The Market shall be held on Saturdays, subject to the following:
 - (a) the Market may operate from 8:00 a.m. to 1:00 p.m.;
 - (b) the Market may commence operation in the month of May of each year, on a date to be determined by the AFM Committee; and

- (c) the Market shall cease operations in the month of October of each year, on a date to be determined by the AFM Committee.

5.2 Notwithstanding section 5.1, the Market may operate at an alternative date and time if prior written consent is provided by The Director and all other provisions of this by-law are complied with.

6. Prohibitions

6.1 This by-law does not apply to:

- (a) sales of produce, food items, products, goods or wares from locations that are permanent, continuous and zoned for such activities; and
- (b) activities or matters undertaken by the Town or a local board of the Town.

6.2 Subject to section 6.1, no person shall offer for sale any produce, food items, products, goods or wares except in compliance with this by-law and any terms and conditions of an applicable Permit.

6.3 Subject to section 6.1, no person shall offer for sale any produce, food items, products, goods or wares without first obtaining a Permit from the Town pursuant to this by-law.

7. Market Sales

7.1 No Vendor shall sell, offer for sale or expose for sale any produce, food items, products, goods or wares at the Market except the following:

- (a) agricultural and horticultural products;
- (b) handicrafts and crafts;
- (c) home-baked goods;
- (d) meat or cheese products;
- (e) eggs; and
- (f) prepared food and/or refreshments.

7.2 No Vendor shall sell items unless the Vendor produces, makes or grows 70% or more of the produce, food items, products, goods or wares offered for sale.

7.3 Section 7.2 of this by-law shall not apply to Vendors who solely sell, offer for sale or expose for sale any prepared food and/or refreshments under section 7.1 (f) of this by-law.

7.4 No Vendor shall offer for sale any live animal, including any live dogs, cats, birds, fish or reptiles at the Market.

8. Permit Requirements and Administration

8.1 All Permit applications must be completed in full, and all required supporting documentation provided, prior to the issuance of a Permit.

- 8.2 A permit shall only be issued after approval of the application by the Director or a person appointed by the Director.
- 8.3 All permits shall be subject to the conditions imposed by the Director pursuant to this by-law.
- 8.4 To obtain a permit pursuant to this by-law, an applicant shall provide the following:
- (a) a completed application in a form as prescribed by the Director from time to time;
 - (b) the application permit fee as established in Schedule "A", as it may be amended from time to time;
 - (c) proof of insurance in an amount and form satisfactory to the Director from an insurer licensed in the Province of Ontario;
 - (d) a current year Certificate of Approval from the AFM Committee
- 8.5 Permits shall be valid for one (1) operational year.
- 8.6 Permits are not transferable, unless otherwise indicated.
- 8.7 Vendors shall be permitted to operate in the space allocated and based on the terms of their Permit.
- 9. AFM Committee Responsibilities**
- 9.1 The AFM Committee shall maintain a membership with Farmers Markets Ontario and comply with all terms and conditions of that membership.
- 9.2 The AFM Committee shall provide the Town with proof of its membership with Farmers Markets Ontario on an annual basis.
- 10. Vendor Responsibilities**
- 10.1 Vendors shall comply with the applicable provisions of the *Health Protection and Promotion Act*, R.S.O. 1990, c. H.7, as amended, and the applicable regulations made under that Act.
- 10.2 Vendors shall keep their Stall in a clean and orderly state and shall leave it clean and free of litter.
- 10.3 No Vendor shall operate an independently motorized vehicle in the Market during such times as the Market is open.
- 11. Power of Entry, Inspections, Prohibitions**
- 11.1 The Town may at any reasonable time enter upon any land for the purpose of carrying out an inspection to determine whether the following are being complied with:
- (a) this by-law;
 - (b) any direction or order under this by-law;
 - (c) any condition on a Permit issued under this by-law; or

(d) an order issued under section 431 of the Municipal Act.

11.2 Where an inspection is conducted pursuant to this section, the Town may:

(a) require the production for inspection of documents or things relevant to the inspection;

(b) inspect and remove documents or things relevant to the inspection for the purpose of making copies and extracts;

(c) require information from any person concerning a matter related to the inspection; and

(d) alone or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purpose of the inspection.

11.3 No person shall hinder or obstruct or attempt to hinder or obstruct the Town, its employees, officers or agents from carrying out any powers or duties under this by-law.

11.4 No person shall contravene any order or direction issued by the Town pursuant to this by-law or the Municipal Act.

11.5 Where an authorized officer has reasonable grounds to believe that an offence has been committed by any person, the authorized officer may require the name, address and proof of identity of that person, and the person shall supply the required information.

11.6 No person shall decline or neglect to give, produce or deliver any access, information, document or other thing that is requested by the Town pursuant to this by-law.

11.7 No person shall knowingly make, participate in, assent to or acquiesce in the provision of false information in a statement, affidavit, application or other document prepared, submitted or filed under this by-law.

12. **Order**

12.1 Where the Director or any Municipal Law Enforcement Officer is satisfied that a contravention of this by-law or a permit has occurred, such Director or Municipal Law Enforcement Officer may make an order requiring that the person who caused or permitted such contravention, or the owner or occupier of the land on which the contravention occurred, to discontinue the contravening activity and/or to do work to correct the contravention.

12.2 An order pursuant to section 12.1 shall set out the following:

(a) the municipal address and/or the legal description of the land or premises on which the contravention occurred;

(b) reasonable particulars of the contravention;

(c) what is required of the person subject to the order;

(d) the date by which there must be compliance with the order and/or, if any

work is ordered, the date by which any such work must be done;

- (e) if any work is required to be done, a statement that if such work is not done in compliance with the order and within a specified time period, the Town will have the work done at the expense of the person directed or required to do it; and
- (f) information regarding the Town's contact person.

12.3 An order pursuant to section 12.1 shall be deemed to have been received upon:

- (a) personal service of the order to the person being served;
- (b) the day after posting a copy of the order on the land on which the contravention took place; or
- (c) the fifth (5th) day after the order is sent by registered mail to the last known address of the owner of the land on which the contravention took place or the last known address of any other person in contravention of this by-law.

13. Remedial Action and Cost Recovery

13.1 Wherever this by-law or an order issued under this by-law directs or requires any matter or thing to be done by any person within a specified time period, in default of it being done by the person directed or required to do it, the action may be taken under the direction of the Director or a Municipal Law Enforcement Officer at that person's expense and the Town may recover the costs incurred through a legal action or by recovering the costs in the same manner as taxes.

13.2 For the purposes of taking remedial action under section 13.1, the Town, its staff and/or its agents may enter, at any reasonable time, upon any lands on which a default to carry out a required thing or matter occurred.

14. Offence

14.1 Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable to a fine as provided for in the *Provincial Offences Act* R.S.O. 1990, c. P. 33.

14.2 Pursuant to subsection 429(2) of the Municipal Act, all contraventions of this by-law or orders issued under this by-law are designated as multiple offences and continuing offences. A multiple offence is an offence in respect of two (2) or more acts or omissions each of which separately constitutes an offence and is a contravention of the same provision of this by-law.

14.3 In addition to fines under this section, a person convicted of an offence under this by-law may be liable to a special fine in the amount of the economic advantage or gain that such a person obtained from the contravention of this by-law.

15. General Provisions

15.1 If a court of competent jurisdiction declares any provision, or any part of a provision, of this by-law to be invalid or to be of no force and effect, it is the intention of the Town in enacting this by-law that such provision or part of a provision shall be severable, and such a decision shall not affect the validity of the remaining sections, subsections, clauses or phrases of this by-law.

By-law Number XXXX-18

Page 7 of 8

15.2 The following Schedules attached to this by-law form and are part of this by-law;

(a) Schedule "A" – Fees.

15.3 This by-law shall be referred to as the "Aurora Farmers Market and Artisans Fair By-law".

15.4 By-law Number 5252-10, as amended, is hereby repealed.

15.5 This by-law shall come into full force and effect on the date of final passage hereof.

Enacted by Town of Aurora Council this 26th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

By-law Number XXXX-18

Page 8 of 8

Schedule "A"

Fees (HST Included)

Stall Permit – Seasonal	\$75.00 per season or part thereof
Stall Permit – Single Day	\$35.00 per day or part thereof

The Corporation of the Town of Aurora

By-law Number XXXX-18

**Being a By-law to assume highways on Plan 65M-4410
for public use (Knights Creek Home Corp.).**

Whereas subsection 31(4) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, (the "Act"), requires a municipality to enact a by-law in order to assume highways for public use, and that subsection 44 of the Act respecting maintenance of highways does not apply to the highways until such time as the municipality has passed such a by-law;

And whereas The Corporation of the Town of Aurora (the "Town") and Knights Creek Home Corp. entered into a residential subdivision agreement, dated June 26, 2012, with respect to the lands contained within Plan 65M-4410 (the "Plan");

And whereas the Town deems it necessary and expedient to assume certain highways within the Plan for public use and be responsible to maintain those highways;

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

1. The following highways in the Town of Aurora, Regional Municipality of York, be and are hereby assumed for public use and maintained by the Town:
 - (a) Strawbridge Farm Drive, Plan 65M-4410;
 - (b) Hackwood Crescent, Plan 65M-4410; and
 - (c) Colyton Court, Plan 65M-4410.

Enacted by Town of Aurora Council this 26th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-18

**Being a By-law to establish land on Plan 65M-4433 as highways
(Brookfield Homes (Ontario) Aurora Ltd).**

Whereas subsection 31(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, requires a municipality to enact a by-law in order to establish land as a highway unless: a) it is a highway transferred to a municipality under the *Public Transportation and Highway Improvement Act*; b) it is a road allowance made by a Crown surveyor located in a municipality; or c) it is a road allowance, highway, street, or lane shown on a registered plan of subdivision;

And whereas The Corporation of the Town of Aurora (the "Town") entered into a Site Plan Agreement with Brookfield Homes (Ontario) Aurora Ltd., SP-2014-11, dated July 14, 2015 with respect to a mixed use residential/commercial development (the "Development");

And whereas the Town acquired certain lands in the Development for reserve purposes adjoining certain highway(s) that are assumed (or to be assumed) and maintained for public use by the Town (the "Reserves");

And whereas the Town deems it necessary and expedient to establish the Reserves as forming part of those highway(s);

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

1. The following lands in the Town of Aurora, Regional Municipality of York, be and are hereby established as a highway by the Town:
 - a) Part Reserve Block 252, Plan 65M-4433, designated as Part 1 on Plan 65R-35967, forming part of William Graham Drive.
2. This By-law shall come into full force and effect upon registration in the appropriate Land Registry office on title to the lands set out herein.

Enacted by Town of Aurora Council this 26^h day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-18

**Being a By-law to change the name of State Farm Way, a highway on
Plan 65M-3819, to Desjardin Way.**

Whereas subsection 27(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, states that a municipality may pass by-laws in respect of a highway only if it has jurisdiction over the highway;

And whereas on May 20, 2005, Plan 65M-3819 was registered;

And whereas State Farm Way is an existing highway on Plan 65M-3819;

And whereas on April 28, 2015, the Council of The Corporation of the Town of Aurora enacted By-law Number 5709-15, to assume highways for public use on Plan 65M-3819;

And whereas the Council of The Corporation of the Town of Aurora deems it necessary and expedient to change the name of State Farm Way to Desjardin Way.

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

1. The name of State Farm Way, a highway on Plan 65M-3819, be and is hereby changed to Desjardin Way.
2. This By-law shall come into full force and effect upon registration in the appropriate Land Registry office on title to lands and highways set out herein.

Enacted by Town of Aurora Council this 26th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-18

**Being a By-law respecting construction, demolition, change of use,
and other building permits.**

Whereas section 7 of the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, authorizes a municipal council to pass by-laws concerning the issuance of permits and related matters;

And whereas the Council of the Town of Aurora desires to repeal By-law Number 5904-16, as amended, and enact a new building by-law for the issuance of permits and related matters, including a fee schedule for all applicable building permit fees;

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

1. Definitions

1.1 For the purposes of this By-law, the following definitions and interpretations shall govern:

- (a) **“Act”** means the *Building Code Act, 1992*, as amended;
- (b) **“applicant”** means the owner of a building or property who applies for a permit or the person authorized by the owner to apply for a permit on the owner’s behalf or any person or corporation empowered by statute to cause the construction or demolition of a building or buildings and anyone acting under the authority of such person or corporation;
- (c) **“architect”** means a holder of a license, a certificate of practice, or a temporary license under *the Architects Act*;
- (d) **“as constructed plans”** means as constructed plans as defined in Division A, Article 1.4.1.2. of the Building Code;
- (e) **“building”** means a building as defined in subsection 1.(1) of the Act;
- (f) **“Building Code”** means the regulations made under section 34 of the Act;
- (g) **“Chief Building Official”** means the chief building official appointed by Council under section 3 of the Act for the purposes of enforcement of the Act, the Building Code and this By-law;
- (h) **“construct”** means construct as defined in subsection 1.(1) of the Act;
- (i) **“construction value”** means the value prescribed by the Chief Building Official to represent the total value of all work, services, and materials associated with the construction for which a permit is applied;
- (j) **“demolish”** means demolish as defined in subsection 1.(1) of the Act;

- (k) **“form”** means an applicable form approved by the Minister of Municipal Affairs and Housing or a prescribed form listed in Schedule “B” of this By-law or as may be prescribed from time to time by the Chief Building Official;
 - (l) **“inspector”** means an inspector appointed under section 3 of the Act for the purpose of enforcement of the Act, the Building Code and this By-law;
 - (m) **“owner”** includes, in respect of the property on which the construction or demolition will take place, the registered owner, a lessee and a mortgagee in possession;
 - (n) **“partial permit”** means a permit issued at the discretion of the Chief Building Official to construct part of a building;
 - (o) **“permit”** means permission or authorization in writing from the Chief Building Official to perform work, to change the use of a building or part thereof or to occupy a building or part thereof, as regulated by the Act and the Building Code;
 - (p) **“permit holder”** means an owner to whom a permit has been issued, or where a permit has been transferred, the transferee;
 - (q) **“plumbing”** means plumbing as defined in subsection 1.(1) of the Act;
 - (r) **“professional engineer”** means a person who holds a license or a temporary license under the *Professional Engineers Act*;
 - (s) **“registered code agency”** means a person or entity that has the qualifications and meets the requirements described in subsection 15.11(4) of the Act;
 - (t) **“sewage system”** means a sewage system as defined in Division A, Article 1.4.1.2. of the Building Code;
 - (u) **“Town”** means The Corporation of the Town of Aurora; and
 - (v) **“work”** means construction, demolition or change of use, or any combination thereof, of a building or part thereof, as the case may be.
- 1.2 Terms not defined in this By-law shall have the meaning ascribed to them in the Act or the Building Code.
2. **Code of Conduct**
- 2.1 The Chief Building Official and inspectors as appointed under the Act shall be governed by the Code of Conduct as set out in Schedule “F” to this By-law, with respect to exercising their power and performing their duties under the Act.
3. **Class of Permit**
- 3.1 Classes of permits with respect to the construction, demolition, change of use and occupancy of buildings or parts thereof and permit fees shall be as set out in Schedule “A” to this By-law.

4. Requirements for Permit Applications

- 4.1 An application for permit under section 8 of the Act to construct or demolish shall be made by the owner or authorized agent of the owner to the Chief Building Official on the form approved by the Minister.
- 4.2 Applications, other than an application to construct or demolish under section 8 of the Act, shall be submitted on a form prescribed by the Chief Building Official.
- 4.3 The Chief Building Official is authorized to prescribe the forms listed in Schedule "B" to this By-law and as deemed necessary from time to time for the administration of this By-law, the Building Code and the Act.
- 4.4 All documents and drawings accompanying an application shall be coordinated with each other and shall be consistent with the description of the proposed work.

5. General Requirements

- 5.1 Applicants filing an application for a permit, in addition to any other requirements set out in this By-law, shall:
 - (a) ensure that all applicable fields on the approved application form and required schedules are fully complete;
 - (b) identify and describe in detail the work, use and occupancy to be covered by the permit for which the application is made;
 - (c) identify and describe in detail the existing use(s) and the proposed use(s) for which the premises are intended;
 - (d) include the legal description, the municipal address and where appropriate the unit number of the land on which the work is to be done;
 - (e) include complete plans and specifications, documents and other information, as described in section 15 of this by-law and set out in Schedule "C" to this By-law, for the work covered by the permit;
 - (f) pay the required fees as calculated in accordance with Schedule "A" to this By-law when the application is made;
 - (g) state the name, address and telephone number of the owner, and where the owner is not the applicant, the authorized agent;
 - (h) include the construction value for the work covered by the application for a permit, exclusive of the value of the land;
 - (i) state the erection and removal date of all temporary buildings and structures;
 - (j) be signed by the owner or authorized agent who shall certify as to the truth of the contents of the application;

- (k) when section 1.2, Division C of the Building Code applies, attach a signed acknowledgement of the owner, on the prescribed form, that an architect and/or professional engineer(s) have been retained to carry out the general review of the construction of the building;
 - (l) when section 1.2, Division C of the Building Code applies, attach a signed statement of the architect and/or professional engineer(s), on the prescribed form, undertaking to provide general review of the construction of the building;
 - (m) include, where applicable, the applicant's registration number where an applicant is a builder or vendor as defined in the *Ontario New Home Warranties Plan Act*;
 - (n) ensure, where a "Schedule 1: Designer Information" form is attached, that the plans and specification include designer information outlining the person's name and signature, BCIN number and an acknowledgment of responsibilities for the associated design activities;
 - (o) include, for buildings within the scope of Building Code Division B, Part 3 or non-residential Part 9 where designed by an architect, a Building Code Data Matrix;
 - (p) include, if required by the Chief Building Official, for buildings requiring design and review by a professional engineer, a Structural Design Information Sheet;
 - (q) include, if required by a site plan and/or subdivision agreement, a seal of the Control Architect;
 - (r) include, if applicable, information and documents demonstrating compliance with energy efficiency requirements for new buildings;
 - (s) include, if applicable, a Builder/Developer construction approval letter; and
 - (t) include, if applicable, a condominium construction approval letter.
- 5.2 The Chief Building Official may, at his/her discretion, accept or refuse a permit application that is incomplete. Should the Chief Building Official be willing to accept an incomplete application, the applicant must complete the "Acknowledgement of Incomplete Application" form. An application is deemed to be complete if it satisfies all the applicable requirements of this By-law, the Building Code and the Act.
6. **Construction Permits**
- 6.1 In addition to the general requirements set out in section 5 of this By-law, an application for a construction permit shall:
- (a) use the provincial application form, "Application for a Permit to Construct or Demolish".

7. **Partial Permits**

- 7.1 In addition to the general requirements set out in section 5 of this By-law, an application for a partial permit to construct part of a building shall:
- (a) use the provincial application form, "Application for a Permit to Construct or Demolish";
 - (b) describe in detail the part of the building for which a partial permit is being requested;
 - (c) include a construction application for the entire project for which a partial permit is being requested;
 - (d) include plans and specifications covering the work for which a more expeditious approval is desired;
 - (e) be accompanied by the required fee for the entire project and required administrative fee for the partial permit as calculated in accordance with Schedule "A" to this By-law; and
 - (f) be accompanied by "An Acknowledgement of Incomplete Application" as partial permit requests are deemed incomplete applications for the purpose of this By-law.
- 7.2 The issuance of a partial permit shall not be construed to authorize construction beyond for which approval was given nor obligate the Chief Building Official to grant any further permits for the building.

8. Demolition Permits

- 8.1 In addition to the general requirements set out in section 5 of this By-law, an application for a demolition permit shall:
- (a) use the provincial application form, "Application for a Permit to Construct or Demolish";
 - (b) include a description of the structural design characteristics of the building and the method of demolition;
 - (c) notwithstanding paragraph 5.1(k) of this By-law, when section 1.2, Division C of the Building Code applies, be accompanied by a signed acknowledgement of the owner, on the prescribed form, that a professional engineer has been retained to carry out the general review of the demolition of the building;
 - (d) notwithstanding paragraph 5.1(l) of this By-law, when section 1.2, Division C of the Building Code applies, be accompanied by a signed statement of the professional engineer, on the prescribed form, undertaking to provide general review of the demolition of the building;
 - (e) include a completed demolition checklist on the prescribed form;
 - (f) be accompanied by a confirmation that arrangements have been made with the proper authorities for the safe and complete disconnection of all water, sewer, gas, electric, telephone and other utilities and services; and

- (g) include a photograph of the existing building to be demolished.

9. Conditional Permits

9.1 In addition to the general requirements set out in section 5 of this By-law, an application for a conditional permit pursuant to subsection 8.(3) of the Act, shall:

- (a) use the provincial application form, "Application for a Permit to Construct or Demolish";
- (b) state the reasons why the applicant believes that unreasonable delays in construction would occur if a conditional permit is not granted;
- (c) state the necessary approvals which must be obtained in respect of the proposed building and the time in which such approvals will be obtained;
- (d) be subject to the owner, and such other person as the Chief Building Official determines, entering into an agreement with the Town as provided in subsection 8.(3) of the Act; and
- (e) be accompanied by the required fees for work covered by the permit and the required administrative fee for the conditional permit as calculated in accordance with Schedule "A" to this By-law and any other fees and securities as set out in the agreement.

9.2 The Chief Building Official may, at his discretion, issue a conditional permit where unreasonable delays are anticipated to obtain all the necessary approvals and where the relevant provisions of this By-law, the Act and the Building Code have been met.

9.3 The Chief Building Official is hereby authorized to execute, on behalf of the Corporation, the written agreement referred to in subsection 9.1 of this By-law as part of the conditional building permit application.

9.4 The issuance of a conditional permit shall not be construed to authorize construction beyond for which approval was given nor obligate the Chief Building Official to grant any further permits for the building.

10. Change of Use Permits

10.1 An application for a change of use permit shall:

- (a) use the application form prescribed by the Chief Building Official that is completely filled out and accompanied by any applicable schedules;
- (b) describe the building in which the use is to be changed, by a description that will readily identify and locate the building;
- (c) identify and describe in detail the current and proposed uses of the building or part of a building for which the application is made;
- (d) include plans and specifications as set out in section 15 of this By-law and Schedule "C" to this By-law showing the current and proposed use of all

parts of the building, and which contain sufficient information to establish compliance with the requirements of the *Building Code*, including: floor plans, details of wall, ceiling and roof assemblies identifying required fire resistance ratings and load bearing capacities, and details of the existing sewage system, if any;

- (e) be accompanied by the required fees as calculated in accordance with Schedule "A" to this By-law when the application is made;
- (f) state the name, address and telephone number of the owner, and where the owner is not the applicant, the authorized agent; and
- (g) be signed by the owner or authorized agent who shall certify as to the truth of the contents of the application.

11. Sewage System Permits

11.1 In addition to the general requirements set out in section 5 of this By-law, an application for a sewage system permit shall:

- (a) use the provincial application form, "Application for a Permit to Construct or Demolish";
- (b) include a site evaluation which shall include all of the following items, unless otherwise specified by the Chief Building Official:
 - i) the date the evaluation was done;
 - ii) the name, address, telephone number and signature of the person who prepared the evaluation;
 - iii) a scaled map of the site showing:
 - A. the legal description, lot size, property dimensions, existing right-of-ways, easements or municipal/utility corridors;
 - B. the location of items listed in Column 1 of Tables 8.2.1.5, 8.2.1.6.A., 8.2.1.6.B and 8.2.1.6.C, Division B of the Building Code;
 - C. the location of the proposed sewage system;
 - D. the location of any unsuitable, disturbed or compacted areas;
 - E. proposed access routes for system maintenance;
 - F. depth to bedrock;
 - G. depth to zones of soil saturation;
 - H. soil properties, including soil permeability; and
 - I. soil conditions, including potential for flooding.

12. Occupancy Permits for Unfinished Buildings

12.1 An application for an occupancy permit of an unfinished building pursuant to section 1.3.3, Division C of the Building Code, shall:

- (a) use the application form prescribed by the Chief Building Official that is completely filled out and accompanied by any applicable schedules;
- (b) identify in detail the occupancy, the proposed date of occupancy and the part of the building for which the application for permit is made;
- (c) indicate the total number and location of units proposed for occupancy;
- (d) provide detailed information demonstrating compliance with Article 1.3.3.1, Division C of the Building Code;
- (e) be accompanied by the required fees as calculated in accordance with Schedule "A" to this By-law when the application is made;
- (f) state the name, address and telephone number of the owner, and where the owner is not the applicant, the authorized agent; and
- (g) be signed by the owner or authorized agent who shall certify the truth of the contents of the application.

13. Revisions to Permits

13.1 If a permit holder makes any material change to a plan, specification, document or other information on the basis of which the permit was issued, the permit holder shall notify the Chief Building Official of the change and provide details of such change.

13.2 The Chief Building Official may require the permit holder to make an application for revision to a permit where changes are major and the authorization of the change may take, or may be required to take, the form of a revision permit being issued.

13.3 Where an application for a revision permit is required by the Chief Building Official, in addition to the general requirements set out in section 5 of this By-law, the application shall:

- (a) use the applicable permit application form; and
- (b) describe and highlight the details of the change to the plans on which the permit was originally issued.

14. Abandoned Permit Applications

14.1 Where an application for a permit remains inactive (as per policy of the Corporation) for six months after it is made, the application may be deemed by the Chief Building Official to have been abandoned and notice thereof shall be given to the applicant.

- 14.2 Where an application has been deemed to be abandoned, a new application must be filed for the proposed work.
15. **Plans and Specifications**
- 15.1 Every applicant shall submit sufficient information, including plans, specifications, documents and other information, with each application for a permit to enable the Chief Building Official to determine whether the proposed construction, demolition or change of use will conform to the Act, the Building Code and any other applicable law.
- 15.2 The Chief Building Official shall determine the plans, specifications, documents and other information required to be submitted in order to deem the application complete according to sentence 1.3.1.3.(5), Division C of the Building Code, having regard for:
- (a) the scope of proposed work;
 - (b) the requirements of the Act, the Building Code and other applicable law; and
 - (c) the requirements of sections 5 and 15 of this By-law.
- 15.3 Plans, specifications, documents and other information shall be submitted, drawn to scale, and fully dimensioned on paper or other durable material containing legible text and drawings.
- 15.4 All applications for permits shall include a site plan referenced to a current plan of survey certified by a registered Ontario Land Surveyor and a copy of such a survey shall be filed with the Corporation, unless this requirement is waived because the Chief Building Official is able, without having a current plan of survey, to determine whether the proposed work is in compliance with the Act, the Building Code, and any other applicable law. The site plan shall indicate:
- (a) lot size and the dimensions of property lines and setbacks to any existing or proposed buildings;
 - (b) existing and finished ground levels or grades; and
 - (c) existing right-of-way, easements and municipal services.
- 15.5 All applications to construct a new building, or where required by the Chief Building Official, shall be accompanied by a geotechnical report prepared by a professional engineer.
- 15.6 The Chief Building Official may require as part of an application to construct or demolish a report from a professional engineer with respect to the impact of vibration from the proposed construction or demolition methods and the measures to be employed to mitigate such impacts.
- 15.7 Upon completion of the foundation, the Chief Building Official may require submission of a survey prepared by an Ontario Land Surveyor indicating the location and elevation of the top of the foundation wall, prior to a framing inspection being undertaken.

15.8 On completion of the construction, the Chief Building Official may require that an as constructed set of plans of the building or any class of buildings, including a plan of survey showing the location, be filed with the Chief Building Official.

16. Alternative Solutions

16.1 Where a person proposes the use of an alternative solution, an application for authorization shall be made to the Chief Building Official and the application shall:

- (a) use the application form prescribed by the Chief Building Official;
- (b) include documentation that identifies applicable objectives, functional statements and acceptable solutions as set out in the Building Code;
- (c) include documentation that establishes that the proposed alternative solution will achieve the level of performance required under Article 1.2.1.1 of Division A of the Building Code; and
- (d) be accompanied by the required fees for work covered by the permit and the required administrative fee for the alternative solution as calculated in accordance with Schedule "A" to this By-law.

16.2 The Chief Building Official may refuse to authorize the use of an alternative solution if he is not satisfied that the level of performance required under Article 1.2.1.1 of Division A of the Building Code will be achieved by the proposed alternative solution.

17. Required Notices and Inspections

17.1 The permit holder shall give notice to the Chief Building Official or a Registered Code Agency of the readiness for inspection in accordance with the prescribed notices described in subsection 1.3.5 of Division C of the Building Code and Schedule "E" to this By-law.

17.2 In addition to the prescribed notices set out in the Building Code and in accordance with 1.3.5 of Division C of the Building Code, the Chief Building Official may require the permit holder to give notice to the Chief Building Official or a Registered Code Agency of additional stages of construction or demolition set out in Schedule "E" to this By-law.

18. Registered Code Agencies

18.1 Where the Town has entered into agreements with registered code agencies, the Chief Building Official is authorized to enter into service agreements with registered code agencies and appoint them to perform specified functions from time to time pursuant to s. 4.1 of the Act.

19. Fees

19.1 The Chief Building Official shall determine the required fees for the work proposed in accordance with Schedule "A" to this By-law and the fee shall be payable in full upon the submission of an application for permit.

19.2 Where the Chief Building Official determines, upon a full review of permit drawings submitted, that additional fees are applicable in accordance with Schedule "A" based on the scope of work and floor area for the class of permit, the amount of outstanding fees shall be payable prior to permit issuance.

20. Changing Permit Fees

20.1 Prior to passing a By-law to change the permit fees, the Town shall consult with the public and provide notice as required under Article 1.9.1.2. of Division C of the Building Code and the Town's Notice By-law.

20.2 Any person or organization wishing to receive notice under Article 1.9.1.2. of Division C of the Building Code should make such request in writing to the Chief Building Official.

20.3 The permits fees, as set out in Schedule "A" to this By-law, shall be adjusted annually, using the twelve (12) month Construction Price Index – Toronto published by Statistics Canada, and as computed by the Town's Treasurer.

20.4 Each subsequent year, the Town Clerk be directed to attach the annually adjusted fees which Schedules shall form part of this By-law.

21. Refunds

21.1 In the case of withdrawal of an application, abandonment of all or a portion of the work, the non-commencement of the work, or the refusal or revocation of a permit, the Chief Building Official, upon written request by the applicant, shall determine the amount of paid permit fees that may be refunded to the applicant, if any, in accordance with Schedule "D" to this By-law.

22. Fencing at Construction and Demolition Sites

22.1 The owner of all construction and demolition sites shall ensure that the site is secure and that suitable fencing is erected to protect the public from any potential hazard unless the Chief Building Official is of the opinion that it is not required.

22.2 Every fence required by this section shall:

- (a) be erected to create a continuous barrier and be sufficient to deter unauthorized entry;
- (b) be a minimum of 1.2 meters above grade at any height or higher as determined by the Chief Building Official from time to time;
- (c) if constructed of plastic mesh, snow fencing or other similar materials, be securely fastened to vertical posts not more than 2.4 metres apart with a minimum 11 gauge thickness cable at top and bottom; and
- (d) be maintained in the vertical plane and in good repair.

23. Transfer of Permits

- 23.1 Every person who acquires land for which a permit has been issued under this By-law shall apply to transfer the permit.
- 23.2 Every application for a transfer of permit shall be submitted to the Chief Building Official and shall:
- (a) use the applicable permit application form;
 - (b) include such information as may be determined by the Chief Building Official to determine the transfer of ownership of land; and
 - (c) be accompanied by the required fee as set out in Schedule "A" to this By-law.
24. **Penalty**
- 24.1 Every person who contravenes any provision of this By-law is guilty of an offence and liable:
- (a) on a first conviction to a fine of not more than \$50,000; and
 - (b) on any subsequent conviction, to a fine of not more than \$100,000.
- 24.2 Where the person convicted is a corporation, the maximum fines are \$100,000 on a first offence and \$200,000 for any subsequent conviction.
25. **Schedules**
- 25.1 The following list of schedules form part of this By-law:
- (a) Schedule "A" – Classes of Permits and Fees Payable;
 - (b) Schedule "B" – List of Prescribed Forms;
 - (c) Schedule "C" – Plans to Accompany Applications for Permits;
 - (d) Schedule "D" – Refunds;
 - (e) Schedule "E" – List of Required Inspection Notices; and
 - (f) Schedule "F" – Code of Conduct.
26. **Transition**
- 26.1 Subject to subsection 26.2 of this By-law, By-law Number 5402-12, as amended, as it read on the day of its repeal, is deemed to continue in force with respect to complete applications submitted pursuant to By-law Number 5402-12, as amended, before the day of this By-law coming into force.
- 26.2 This By-law shall apply to any application submitted on or after the day of this By-law coming into force, despite any such application being related to a previous application or to a subject matter dealt with under a previous application under By-law Number 5402-12, as amended.

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27. **Repeal**

27.1 By-law Numbers 5402-12, 5602-14 and 5904-16 be and are hereby repealed on the day of this By-law coming into full force and effect.

28. **Short Title**

28.1 This By-law shall be known and may be cited as the "Building By-law".

29. **Effective Date**

29.1 This By-law shall come into full force and effect on July 1, 2018.

Enacted by Town of Aurora Council this 26th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

Schedule "A" – Class of Permits and Fees Payable

For the proper interpretation and application of this schedule refer to the General notes section following the fees table.

Classes of Permits	Unit of Measure	Fee
Minimum Permit Fee for Part 9 Residential Building	Per Application	\$ 275.00
Minimum Permit Fee for all Other Buildings	Per Application	\$ 550.00
Group A Assembly (Applies to New Buildings and Additions)		
Restaurants/Banquet Halls (Finished)	Per Square Metre	\$ 17.70
Restaurant/Banquet Hall (Shell)	Per Square Metre	\$ 10.70
Recreation Facilities, Schools, Libraries, Churches, Theaters and All Other Group A Occupancies	Per Square Metre	\$ 17.70
Group A Assembly (Alterations)	Per Square Metre	\$ 6.00
Group B Institutional (Applies to New Buildings and Additions)		
Residential Care Facilities, Nursing Homes and All Other Group B	Per Square Metre	\$ 17.70
Group B Institutional (Alterations)	Per Square Metre	\$ 6.00
Group C Residential (Applies to New Buildings and Additions)		
Single Family Detached (Semi, Row House, Link Dwellings)* <i>* Permit includes Building, HVAC, Plumbing and Residential Occupancy Permits.</i>	Per Square Metre	\$ 16.00
Multiple Residential and Apartments	Per Square Metre	\$ 15.00
Other Group C (Hotel/Motel Lodging Houses, Rooming Houses, Shelters etc.)	Per Square Metre	\$ 15.00
Group C Residential (Alterations)	Per Square Metre	\$ 6.00
Second Suite Dwelling Unit	Per Square Metre	\$ 6.00
Group D Business and Personal Services (Applies to New Buildings and Additions)		
Business and Personal Services (Shell)	Per Square Metre	\$ 12.00
Business and Personal Services (Finished)	Per Square Metre	\$ 17.00
Group D Business and Personal Services (Alterations)	Per Square Metre	\$ 7.00
Group E Mercantile (Applies to New Buildings and Additions)		
Mercantile (Shell)	Per Square Metre	\$ 12.00
Mercantile (Finished)	Per Square Metre	\$ 15.00
Group E Mercantile (Alterations)	Per Square Metre	\$ 6.00
Group F Industrial (Applies to New Buildings and Additions)		
Industrial (Shell)	Per Square Metre	\$ 8.00

Classes of Permits	Unit of Measure	Fee
Industrial (Finished - Including Self-Storage Buildings)	Per Square Metre	\$ 10.00
Storage Garages	Per Square Metre	\$ 5.00
Gas Stations/Repair Garages	Per Square Metre	\$ 9.00
Farm Buildings	Per Square Metre	\$ 4.25
Group F Industrial (Alterations)	Per Square Metre	\$ 5.00
Designated Structures		
Wind Turbine Support Structure	Per Structure	\$ 315.00
Exterior Tank and Support not Regulated by TSSA, 2000	Per Structure	\$ 265.00
Retaining Walls	Per Linear Metre	\$ 7.50
Solar Collectors	Per Structure	\$ 315.00
Stand Alone		
Accessory Structures (Residential)	Flat Fee	\$ 275.00
Accessory Structures (All Other)	Flat Fee	\$ 525.00
Alternative Solutions	Per Application <i>(plus additional consulting costs - as applicable)</i>	\$ 1025.00
Change of Use	Per Square Metre	\$ 7.00
Construction and Sales Trailers	Per Square Meter	\$ 10.50
Construction and Sales Trailers (Pre-Fabricated)	Per Square Meter	\$5.25
Conditional Permits	Per Square Metre of Applicable Residential or Commercial Fee <i>(plus costs associated with preparation of an agreement, which cost shall not be less than \$1000.00 exclusive of Permit Fee)</i>	\$ 1025.00
Demolition (Singles, Semis, Row Houses, Accessory Structures)	55 m ² or less – Flat Fee	\$ 275.00
	Over 55m ² – Flat Fee	\$ 325.00
Demolition (Others)	Flat Fee	\$ 525.00
Electromagnetic Locks	Each Lock	\$ 31.50
	Maximum Fee Per Application	\$ 315.00
Fire Alarm Retrofit	Per Application	\$ 315.00
Fireplaces, Woodstoves and Chimneys	Each	\$ 275.00

Classes of Permits	Unit of Measure	Fee
Foundation for Relocated Buildings	Per Square Metre	\$ 3.75
<u>HVAC Systems:</u> Residential All Other	Per System Per System	\$ 275.00 \$ 550.00
Kitchen Exhaust System	Per System	\$ 525.00
Marijuana Grow-Op Remediation	Minimum fee for a ten (10) hour plan review and inspection time Per Hour (After)	\$ 1100.00 \$ 110.00
Miscellaneous Permits	Where a Permit Application is for a Class not listed herein, the Unit of Measure and Fee shall be determined by the Chief Building Official.	
Model Certification	Per Square Metre	\$ 5.80
Permits for Certified Plans	Per Square Metre	\$ 10.20
Model Type Change	Per Square Metre	\$ 800.00
Outdoor Public Pool (3.11 OBC)	Per Square Metre	\$ 6.30
Occupancy of an Unfinished Building Permit	Per Application <i>(up to four (4) hours combined inspection time for building, plumbing, and fire services)</i> Per Hour <i>(for additional time)</i>	\$ 440.00 \$ 110.00
Partial Permits (Foundation, Structural, and Foundation/Structural)	Per Application	\$ 550.00
Portables	Each Portable Maximum Fee per Application	\$ 160.00 \$ 1600.00
Revision to Permit Plan	Each Application <i>(up to three (3) hours review time – hourly rate after this time is as specified below)</i>	\$ 275.00
Shoring	Per Linear Metre	\$ 7.50
Solar Domestic Hot Water Systems	Per System	\$ 470.00
Sprinkler Retrofit	Per Square Metre	\$ 0.60
Temporary Building/Tent	Per Structure Maximum Fee per Application	\$ 160.00 \$ 1600.00
Transit/Bus and Terminal/Bus Shelter	Per Square Metre <i>(see Group A Occupancies)</i>	\$ 13.65

Classes of Permits	Unit of Measure	Fee
Underpinning	Per Linear Metre	\$ 7.50
Plumbing		
<u>On Site Sewage Systems:</u>		
New Systems (200m ² or less)	Per System	\$ 550.00
New Systems (Greater than 200m ²)	Per Square Metre	\$ 3.75
	Maximum Fee per Application	\$ 3155.00
Alterations to Sewage Disposal System	Per Application	\$ 265.00
Headers, Tank Removal or Decommissioning	Each	\$ 265.00
<u>Stand-Alone Plumbing Fixtures, Equipment, Roof Drains:</u>		
Single Family Dwellings	Per Fixture	\$ 16.00
All Other Buildings	Per Fixture	\$ 16.00
Water Service (Residential)	Per Service	\$ 25.00
Each Residential Drain and Sewer (Includes both Storm and Sanitary, Inside, Outside and Floor Drains)	Per Application	\$ 60.00
Commercial, Industrial, Institutional and Apartment (Buildings and Units)		
<u>Water Services:</u>		
50mm (2") or less	Each	\$ 25.00
100mm (4")	Each	\$ 45.00
150mm (6")	Each	\$ 65.00
200mm (8")	Each	\$ 85.00
250mm (10")	Each	\$ 105.00
300mm (12") or larger	Each	\$ 125.00
<u>Drains:</u> (Storm or Sanitary Drains – Inside or Outside)		
100mm (4")	Each	\$ 50.00
150mm (6")	Each	\$ 75.00
200mm (8")	Each	\$ 95.00
250mm (10")	Each	\$ 115.00
300mm (12") or larger	Each	\$ 135.00
<u>Miscellaneous Plumbing:</u>		
Manhole, Catch-Basin, Area Drain or Interceptors	Each	\$ 35.00

Classes of Permits	Unit of Measure	Fee
Testable Back-Flow Preventer	Each	\$ 65.00
Other Fees		
Re-Inspection Fee (Applicable at the Discretion of the Chief Building Official)	Each	\$ 110.00
Review of Plans	Per Hour	\$ 110.00
Permit Reactivation Fee	Each Permit	\$ 155.00
Administration Fee for Occupancy of a Residential Building Prior to Issuance of the Required Residential Occupancy Permit under the Building Code	Per Unit	\$ 790.00
Special Inspection Per Hour, Per Person Applicable at the Discretion of the Chief Building Official	Per Hour, Per Person	\$ 110.00
Special Investigation Fee Where Work for Which a Permit is Required by this By-law has Commenced Without the Authorization of a Permit, a Special Investigation Fee Shall be Paid in Addition to all Other Fees		Half the Permit Fee payable pursuant to this By-law or \$250.00 whichever is greater.
Transfer of Permit	Per Application	\$ 110.00
Zoning and Applicable Law Review	Per Proposal	\$ 135.00
Sewage System Maintenance Inspection	Per Inspection	\$ 150.00
Projects by the Municipality		No Fees Charged

General Notes – Interpretation and Application of Schedule “A”

A building permit or permit fee is not required for any detached structure have an area less than 10 square metres except where plumbing is installed. However, the Town’s Zoning By-law Number 6000-17, as amended, applies to all structures.

Detached single family dwelling, semi-detached dwelling, row house and link house

The service index applied to the construction or addition of a dwelling unit includes the building, plumbing, HVAC and occupancy permit components.

Where a proposal for the construction of a new dwelling unit includes a deck, porch or similar amenity structures those amenity structures are included in the permit fee and will not be charged the stand alone fee for such structures.

The measurement of floor area for a dwelling unit shall be measure from exterior face of exterior wall to same or centerline of party wall, firewall or common wall including the floor area of an attached garage, basements and cellars.

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Where a proposal for construction includes an addition, alteration, accessory structures or any combination thereof the permit fee shall be the sum of the fees for the individual components.

All Other Classes of Permits

The service index applied to new construction includes the Building, Fire Services and HVAC components but does not include plumbing or site services which shall be charged a separate fee in accordance with this Schedule.

The occupancy classifications in this Schedule correspond with the Building Code. For mixed use floor areas, the service index for each applicable occupancy may be used.

Where a storage garage is located below the principle building and is considered a separate building the fee for the storage garage shall be calculated in accordance with the Group F industrial occupancy fees.

Mechanical penthouses and floors, mezzanines, lofts and balconies are to be included in all floor area calculations. No deductions shall be made for openings in a floor area with the exception of interconnected floor areas.

Security Deposits

In accordance with the Town's Infill Housing Policy a security deposit of \$10,000.00 is required prior to the issuance of a permit for the construction of new dwellings.

In accordance with the Town's By-law Number 4744-05.P, as amended, additions and accessory structures to dwelling units and demolitions require a road damage deposit is required in the amount of \$25/metre of frontage to a maximum of \$750.00.

In accordance with the Town's policy regarding temporary sales trailers and construction trailers a security deposit in the amount of \$5000.00 is required to cover costs of removal should it become necessary.

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Schedule “B” – List of Prescribed Forms

1. Application for a Permit to Construct or Demolish (approved by the Minister)
2. Acknowledgement of Incomplete Application
3. Plumbing & Drain Permit Application
4. Energy Efficiency Design Summary
5. Commitment to General Reviews By Architect and Engineers
6. Flow Control Roof Drainage Declaration
7. Ontario Building Code Data Matrix
8. Structural Design Information Sheet
9. Demolition Checklist
10. Application for Occupancy of an Unfinished Building
11. Application for a Proposed Alternative Solution
12. Application for Registration of a Two-Unit House
13. Submission of Revised/Additional Plans Prior to Permit Issuance
14. Application for a Change of Use
15. Other forms as prescribed by the Chief Building Official from time to time

Schedule "C" – Plans to Accompany Applications for Permits

The following is a list of plans, working drawings, specifications, documents and other information that may be required to accompany applications for permits according to the scope of work and type of application:

1. Site Plan (2-4 sets of plans)
2. Detailed Lot Grading Plans (5 sets of plans)
3. Floor Plans (2-4 sets of plans)
4. Foundation Plans (2-4 sets of plans)
5. Structural Plans, including applicable engineering documents if proposing a pre-engineered system (2-4 sets of plans)
6. Roof Plans, including applicable engineering documents if proposing a pre-engineered system (2-4 sets of plans)
7. Reflected Ceiling Plans (2-4 sets of plans)
8. Sections and Details Plans (2-4 sets of plans)
9. Building Elevations (2-4 sets of plans)
10. Electrical Drawings (3 sets of plans)
11. Heating, Ventilation and Air Conditioning Drawings with heat loss/heat gain calculations (3 sets of plans)
12. Plumbing Drawings (3 sets of plans)
13. Fire Alarm and Sprinkler Plans (3 sets of plans)

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Schedule "D" – Refunds

Where the Chief Building Official deems it appropriate, a refund other than specified in this Schedule "D" may be granted.

If the calculated refund is less than the minimum fee applicable, no refund shall be made of the fees paid. No fee shall be issued where a minimum fee has been charged.

The refund shall be returned to the person named on the fee receipt, unless such person advises the Chief Building Official in writing and prior to the release of the refund, of a change in name, in which case the refund shall be returned to the person then so authorized.

Refund provisions are not applicable where the permit has been closed or when the occupancy inspection has been carried out.

The refund shall be made in the manner in which the fees were received.

Refunds are to be calculated as follows:

- 80% - if only administrative functions have been performed

- 50% - if administrative functions and plans examination functions have been performed

- 40% - if the permit has been issued and no field inspections have been performed subsequent to permit issuance

5% shall be additionally deducted for each field inspection that has been performed after the permit has been issued.

Requests for refunds must be submitted in writing to the Chief Building Official who will determine the amount of fees, if any, that may be refunded, provided that the request is received no later than six (6) months after:

- withdrawal of the application;
- abandonment of the application;
- refusal to issue a permit; or
- a request for revocation of a permit under subsection 8(10)(e) of the Act.

Schedule "E" – List of Required Inspection Notices

Prescribed Notices:

1. Readiness to construct footings.
2. Substantial completion of footings and foundations prior to commencement of backfilling.
3. Substantial completion of structural framing and ductwork and piping for heating and air conditioning systems, if the building is within the scope of Part 9 of Division B.
4. Substantial completion of structural framing and roughing-in of heating, ventilation, air-conditioning and air-contaminant extraction equipment if the building is not a building to which clause 3 applies.
5. Substantial completion of insulation, vapour barriers and air barriers.
6. Substantial completion of all required fire separations and closures and all fire protection systems including standpipe, sprinkler, fire alarm and emergency lighting systems.
7. Substantial completion of fire access routes.
8. Readiness for inspection and testing of:
 - (a) building sewers and building drains,
 - (b) water service pipes,
 - (c) fire service mains,
 - (d) drainage systems and venting systems,
 - (e) the water distribution system, and
 - (f) plumbing fixtures and plumbing appliances.
9. Readiness for inspection of suction and gravity outlets, covers and suction piping serving outlets of an outdoor pool described in Clause 1.3.1.1.(1)(j) of Division A of the Building Code, a public pool or a public spa.
10. Substantial completion of the circulation/recirculation system of an outdoor pool described in Clause 1.3.1.1.(1)(j) of Division A of the Building Code, a public pool or public spa and substantial completion of the pool before it is first filled with water.
11. Readiness to construct a sewage system.
12. Substantial completion of the installation of a sewage system before the commencement of backfilling.
13. Substantial completion of installation of plumbing not located in a structure, before the commencement of backfilling.
14. Completion of construction and installation of components required to permit the issue of an occupancy permit under Sentence 1.3.3.1.(2) of Division C of the

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Building Code or to permit occupancy under Sentence 1.3.3.2.(1), if the building or part of the building to be occupied is not fully completed.

15. Completion of construction and installation of components required to permit the issuance of an occupancy permit under Sentence 1.3.3.4.(5) of Division C of the Building Code.

Additional Required Notices:

1. Substantial completion of interior finishes.
2. Substantial completion of heating, ventilation, air-conditioning and air-contaminant extraction equipment.
3. Substantial completion of exterior cladding.
4. Substantial completion of the pool deck and dressing rooms for a public pool or public spa and readiness for inspection of the emergency stop system for a public pool or public spa.
5. Substantial completion of grading.
6. Substantial completion of a building or part thereof, for which an occupancy permit is required under Article 1.3.3.4. of Division C of the Building Code.

Schedule "F" – Code of Conduct

The Town has established this Code of Conduct in accordance with the Act and maintains standards and principles outlined in this Code of Conduct.

Standards of Conduct

Building Officials in exercising their power and performing their duties shall at all times:

1. Promote public safety and safety of buildings with reference to public health, fire protection, structural sufficiency, barrier free accessibility, energy conservation and environmental integrity.
2. Apply the Act, Building Code and all applicable legislation uniformly and impartially without influence from anyone.
3. Act only within the category or categories of qualifications obtained under the Act.
4. Commit to a continuous education program to keep apprised of developments in the building regulatory framework, building practices and designs.
5. Conduct themselves in a professional manner with honesty and integrity.
6. Manage confidential and sensitive information in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, [R.S.O. 1990, c. M.56, as amended](#).
7. Report any conflict of interests that may arise in which private interests or personal consideration may affect their judgment in carrying out their role and responsibilities.

Guidelines for Responding to Allegations of Breaches of the Code

The Act prescribes that the conduct of the Chief Building Official and the inspectors will be measured against this Code of Conduct. Any allegations of a breach of conduct will be kept confidential.

The Chief Building Official will review any allegations of a breach in the Code of Conduct by an inspector. If justified, the Chief Building Official will conduct an investigation and recommend disciplinary action, if any, to be taken against the inspector who fails to comply with this code.

Where allegations are made against the Chief Building Official, the Chief Administrative Officer, shall review and if justified, investigate any allegations and recommend to Council appropriate action.

Disciplinary Action

Disciplinary action arising from violations of this Code of Conduct is the responsibility of the Town and will be based on the severity of the violation in accordance with employment laws and standards.

The Corporation of the Town of Aurora

By-law Number XXXX-18

Being a By-law to amend By-law Number 6048-18, to impose interim controls on the use of land, buildings, or structures within certain areas of the Town of Aurora.

Whereas on January 30, 2018, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6048-18, to impose interim controls on the use of land, buildings, or structures within certain areas of the Town of Aurora;

And whereas the Council of the Town deems it necessary and expedient to amend By-law Number 6048-18, to remove the lands municipally known as 11 Patrick Avenue, Aurora from the defined area on Schedule "A";

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

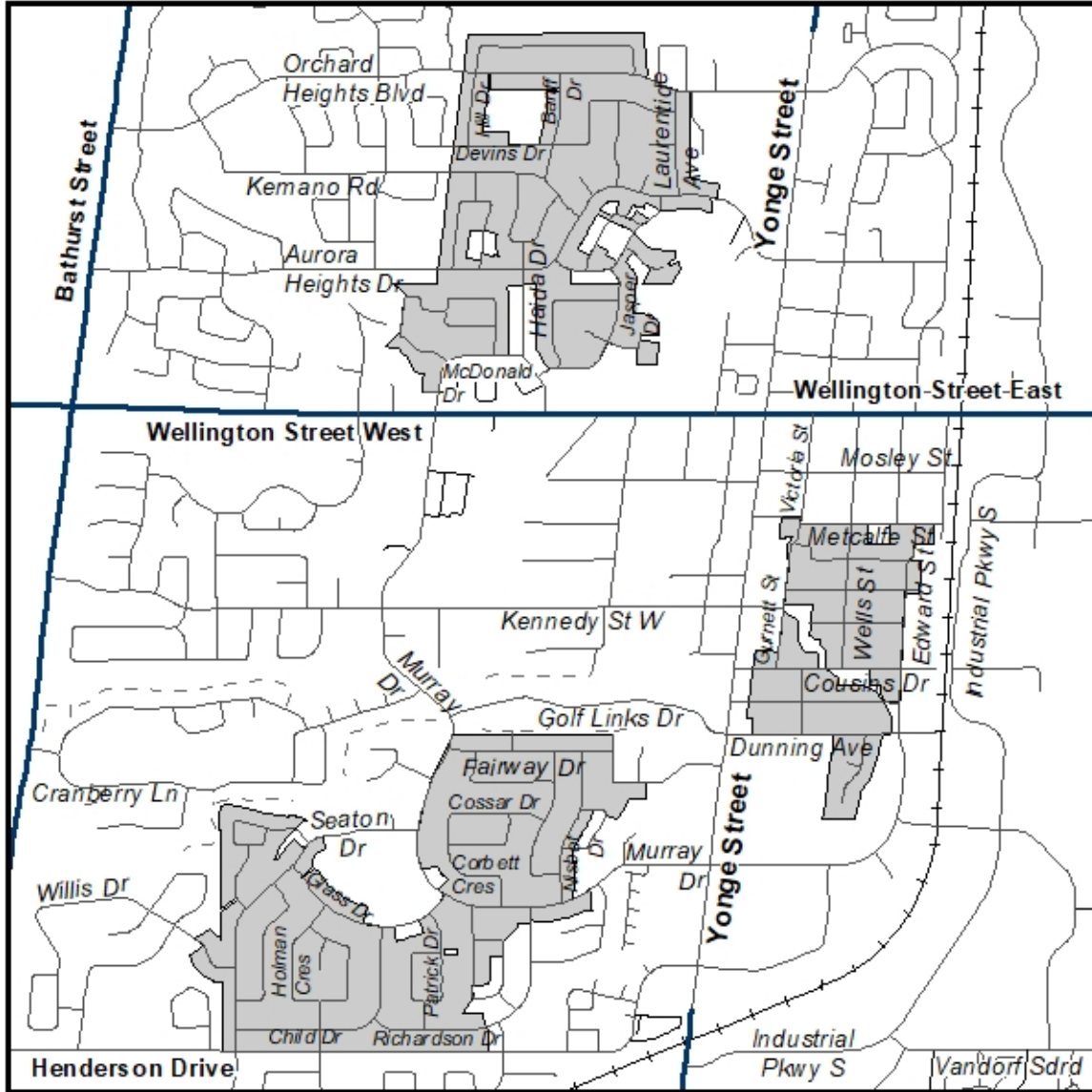
1. Schedule "A" to By-law Number 6048-18 be and is hereby deleted and replaced with Schedule "A" attached hereto and forming part of this By-law.

Enacted by Town of Aurora Council this 26th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

Schedule "A"



The Corporation of the Town of Aurora

By-law Number XXXX-18

**Being a By-law to amend By-law Number 4953-07.R, to designate a
property to be of cultural heritage value or interest
(The Allen Brown House).**

Whereas under subsection 30.1 (1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "Act") the council of a municipality may, by by-law, amend a by-law designating property made under section 29;

And whereas on August 14, 2007, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 4953-07.R, being a by-law to designate a certain property as being of historical and/or architectural value or interest "The Allen Brown House", 14425 Bayview Avenue;

And whereas the Council of the Town deems it necessary and expedient to amend By-law 4953-07.R to correct the legal description of the property and to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes;

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

1. The property described on By-law Number 4953-07.R as 14425 Bayview Avenue be and is hereby deleted and replaced by 158 Carisbrooke Circle (the "Property") to be of cultural heritage value or interest.
2. Schedule "A" to By-law Number 4953-07.R be and is hereby deleted and replaced by Schedule "A" – Description of Property attached hereto and forming part of this By-law.
3. Schedule "B" to By-law Number 4953-07.R be and is hereby deleted and replaced by Schedule "B" attached hereto and forming part of this By-law.
4. The Town Clerk shall serve a copy of this By-law on the owner of the Property and the Ontario Heritage Trust.
5. The Town Solicitor shall register against the Property in the proper Land Registry Office, a copy of this By-law including an Affidavit of the Town Clerk respecting the giving of notice as provided for under the Act, to be attached to and forming part of this By-law.

Enacted by Town of Aurora Council this 26th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

By-law Number XXXX-18

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Schedule "A"

Description of Property

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York, municipally known as 158 Carisbrooke Circle, and legally described as Lot 34, Plan 65M-4084, being all of PIN 03675-0228 (LT).

By-law Number XXXX-18

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Schedule "B"

Statement of Significance

The Allen Brown House at 158 Carisbrooke Circle is recommended for designation under Part IV of the *Ontario Heritage Act* because of its cultural heritage value or interest.

Statement of Cultural Heritage Value or Interest

Historical or Associative Value

Built circa 1860, The Allen Brown House has historical value for its association with the Brown family, who were prominent farmers for a number of decades in this part of the former Witchurch Township.

Architectural Value

The Allen Brown House has architectural value as a good example of a traditional styled farmhouse building illustrating influences of the earlier Georgian/Neo Classical styles and the later Gothic Revival.

The house is 1 1/2 storeys in height with a 3-bay façade. The house is distinguished by large returned eaves, a central front doorway with sidelights and transom and Gothic Gables with peaked Gothic Revival windows with ornate tracery. The house was clad in stucco at some point in the mid 20th Century.

Contextual Value

The Allen Brown House has contextual value as one of the best examples of a mid 19th Century farmhouse in Aurora and as a significant reminder of the former agricultural industry in the area.

Description of Heritage Attributes

The Description of Heritage Attributes include the following heritage attributes and apply to all elevations and the roof including all façades, entrances, windows, chimneys and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

Exterior Elements:

- Historic Roof Shape with Gables and Peaks;
- Returned Eaves;
- Wood Soffits and Facia;
- Wood gingerbread trim on the front gables;
- Wood front door with sidelights, transom and side panels and partial Doric columns;
- Wood side door with glazing and decorative trim;
- 19th Century wood windows 2/2 pane division;
- Decorative Gothic Revival windows;

The Corporation of the Town of Aurora

By-law Number XXXX-18

**Being a By-law to amend By-law Number 4847-06.R, as amended,
to designate a property to be of cultural heritage value or interest
(The Enos Lundy House).**

Whereas subsection 30.1 (1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "Act") the council of a municipality may, by by-law, amend a by-law designating property made under section 29;

And whereas on September 12, 2006, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 4847-06.R, being a by-law to designate a certain property as being of historic and/or architectural value or interest "The Enos Lundy House 938 St. John's Sideroad";

And whereas on January 31, 2017, the Council of the Town enacted By-law Number 5947-17, being a by-law to amend By-law Number 4847-06.R, to correct the legal description upon which the The Enos Lundy House is located;

And whereas the Council of the Town deems it necessary and expedient to further amend By-law Number 4847-06.R, to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes;

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

1. Schedule "B" to By-law Number 4847-06.R be and is hereby deleted and replaced by Schedule "B" attached hereto and forming part of this By-law.
2. The Town Clerk shall serve a copy of this By-law on the owner of the Property and the Ontario Heritage Trust.
3. The Town Solicitor shall register against the Property in the proper Land Registry Office, a copy of this By-law including an Affidavit of the Town Clerk respecting the giving of notice as provided for under the Act, to be attached to and forming part of this By-law.

Enacted by Town of Aurora Council this 26th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

By-law Number XXXX-18

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Schedule "B"

Statement of Significance

Originally built circa 1828, the house was constructed on land owned by Enos Lundy, one of York Region's earliest settlers, and great-grandfather of the renowned author Mazo de la Roche. The Lundy family owned the property until the early 20th Century.

The Enos Lundy House is also of architectural value as a reminder of a large early 19th century farmhouse with Georgian influences. The original structure was constructed with local handmade bricks and featured 12/8 double hung windows and paired chimneys and gable ends.

The Enos Lundy House is of contextual significance as an important reminder of the large Quaker settlement that existed in the early years of Whitchurch Township, part of which is now Aurora. The building is set next to a creek stands as a rare example of the historic farming community in Aurora.

The reasons for designation apply to the overall brick form, gable roof, together with historic window and door openings.

Description of Heritage Attributes

Key elements that embody the heritage character of the Enos Lundy House include:

- Overall Georgian house form;
- 12/8 windows;
- Raised brick band across facades;
- Historic chimneys

The Corporation of The Town of Aurora

By-law Number XXXX-18

**Being a By-law to Confirm Actions by Council
Resulting from a Council Meeting
on June 26, 2018.**

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

1. That the actions by Council at its Council meeting held on June 26, 2018, 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 26th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk