



NORTH BAYVIEW RESIDENTIAL NEIGHBOURHOOD
(OPA 61)

Approved by the Ontario Municipal Board June 7, 1993

OMB modifications are indicated by underlining

As further amended by OPA 26 (Old Park Holdings), OPA 62 and OPA 63

October 1991

NOTE: The land use schedules for OPA 61 are kept up to date on Schedule “A” and “H” of the Consolidated Official Plan.

March 2008 Office Consolidation

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PART I - PREAMBLE

(This is not an operative part of Official Plan Amendment No. 61)

1. GENERAL

PART I - PREAMBLE, is included for information purposes and is not an operative part of this Official Plan Amendment.

PART II - THE AMENDMENT, including Schedule “A” and “C” attached thereto, indicates specific amendments to the Official Plan being effected by Official Plan Amendment No. 61 and is an operative part of this Official Plan Amendment.

PART III - THE SECONDARY PLAN, and Schedule “AA” attached thereto constitutes the Secondary Plan for the North Bayview Residential Planning District (Planning District No. 9). Part III is also an operative part of this Official Plan Amendment.

PART IV - THE APPENDICES, A to D are on file with the Planning Department, Town of Aurora. They are not operative parts of this Official Plan Amendment;

2. PURPOSE

The purpose of this amendment is as follows:

- (a) To redesignate the subject lands from RURAL, to URBAN RESIDENTIAL, low, mixed medium-low, medium and high density, Convenience and Service COMMERCIAL CENTRES, INSTITUTIONAL, Neighbourhood and Community Parks and Linear and Other Open Spaces and to effect other amendments to the Official Plan pursuant to such redesignation. These amendments are detailed in Part II of this document - THE AMENDMENT.
- (b) To establish and incorporate into the Official Plan a Secondary Plan for the subject lands. The secondary Plan comprises Part III - THE SECONDARY PLAN, of this document.

3. LOCATION

The designated area of this Secondary Plan consists of approximately 159 hectares (393 acres) of land comprising part of Lots 77 to 80, Concession 1 E.Y.S. The lands are generally bounded by Bayview Avenue on the east, the northerly boundary of the first lot north of Vandorf Sideroad on the south, the Holland River on the west, and by Wellington Street East on the north.

4. BASIS

- (a) The area covered by this Amendment was designated RURAL, in the Official Plan of the Aurora Planning Area which was adopted by Council in 1975, and partially approved in 1977 by the Minister of Municipal Affairs.
- (b) In 1988, following a Public Planning meeting to consider redesignating the area for industrial use in conjunction with lands north of Wellington, Council of the Town of Aurora directed that an alternative land use be investigated for the lands south of Wellington Street to the southern boundary of Lot 79, Concession 1, E.Y.S.
- (c) On July 27, 1989, a public meeting was held to consider a proposed rezoning and plan of subdivision by Cat-Tail Investments Inc. on part of Lots 78 & 79, Con. 1, E.Y.S. South of Wellington Street. The proposal was referred to Planning Advisory Committee to review the application in the context of an overall development strategy for the lands west of Bayview Avenue extending from Wellington Street to south of Vandorf Sideroad. Council, at its meeting of October 25, 1989 directed that an overall background study take place for the vacant lands, west of Bayview Avenue and then to proceed with separate Official Plan Amendments for blocks within the study area.

- (d) Council at its meeting on December 13, 1989 decided to strike an ad-hoc committee to look into sewage capacity of and make appropriate allocation for sanitary sewer service to the majority of the lands subject to this amendment. The Council resolution forms Appendix “A”.
- (e) A comprehensive study of the Bayview Residential Neighbourhood was prepared on behalf of the landowners in consultation with the Town of Aurora by Terry Kelly, Land Use Planner, in cooperation with Cosburn Patterson Wardman Limited, Milus Bollenberge Topps Watchorn and Marshall Macklin Monaghan. The Bayview Residential Neighbourhood Secondary Plan Study is contained in Appendix “B”. This study was presented to the Planning Advisory Committee on May 22, 1990.
- (f) A Public Planning Meeting dealing specifically with the subject of this amendment, was held by Council on June 28, 1990. At that meeting Council authorized:
 - 1. that an Official Plan Amendment be proceeded with, incorporating recommendations from the Planning Department report and the Environmental Impact Study (motion 424), and
 - 2. that the necessary zoning by-laws be prepared and held pending several issues being resolved (motion 425) (Appendix "C").
- (g) This Official Plan Amendment and Secondary Plan covers only the northerly portion of the site covered in the 1989 Bayview Residential Neighbourhood Secondary Plan. The current application includes lands on lots 77, 78, 79 and 80.

5. PLAN CONCEPT

5.1 General

The lands within the designated area of this Secondary Plan consisting of approximately 159 hectares (393 acres) in total, are intended for the development of an urban residential community and supporting services and facilities. The design shall aim to achieve a pedestrian and street-oriented, human scale, environmentally sensitive and comprehensive neighbourhood.

5.2 Housing

The form of housing in the Secondary Plan Area will consist of a variety of dwelling types including detached dwellings, medium density, both in the form of blocks and street townhouses and apartment buildings, in roughly equal proportions. The majority of the low density residential development will consist of single detached dwellings on lots of varying size.

Lands are reserved throughout the neighbourhood for medium density housing of a design and quality compatible with that on the surrounding lands. The housing forms (duplexes, triplexes, (townhouses, street townhouses, maisonettes or similar unit types) within this density category are regarded as appropriate adjacent to low density residential development and offer a greater variety and choice of housing as well as increased urban design opportunities. The medium and high density housing types will provide an excellent opportunity to satisfy the requirements of this neighbourhood for "affordable housing" as required by the Provincial Policy Statement "Land Use Planning for Housing" and the "Town of Aurora Municipal Housing Statement". State-of-the-art environmental design and management concepts will be applied. Lands are reserved in the neighbourhood for high density housing, predominantly apartments, in locations adjacent to the arterial road system and adjoining the valley of the Holland River.

5.3 Population

The population estimates are based on the densities in the low, medium and high density residential designations permitted in this Secondary Plan and the current average household yield factor applicable to these housing types. The total expected population is anticipated to range between 3,000 and 4,000, depending on the final housing mix, which shall be based on plans of subdivision and site plan agreements.

5.4 Roads

The boundary roads adjacent to this Neighbourhood consist of Wellington Street East and Bayview Avenue. These are major arterial roads under the jurisdiction of the Region of York.

A system of minor collector and local roads is provided to serve the neighbourhood. A minor collector road will provide primary access to the bordering arterial roads and to local roads. The Collector road shall be designed to accommodate transit. Where appropriate, safe and convenient pedestrian and bicycling circulation will be provided along the road and open space networks.

5.5 Schools

This Secondary Plan provides for an elementary school site for the Public School Board. It is intended that the school site will have frontage on a collector road. Should the Separate School Board require a school site, an integrated Campus arrangement shall be encouraged. Such a campus would optimize use of land, structures and other facilities.

5.6 Parks and Open Space

Sites for two Neighbourhood Parks and a Community Park are to be provided in accordance with municipal standards and to be acquired pursuant to the provisions of the Planning Act, 1983 and Development Charges Act, 1989.

The Valley of the Holland River is an attractive natural amenity which provides a natural separation between the new community and the existing Industrial Area to the west. It shall be integrated into Aurora's network of linear open spaces. Special measures to ensure stability of the slopes and protection or enhancement of the existing fisheries and wildlife habitat are warranted. It is intended that development should be kept well away from the top of the slopes and special policies are provided to prohibit any construction, removal of vegetative cover or any other disturbance within a defined area. Storm water retention ponds will be provided as required for erosion and sedimentation control. Latest municipal and provincial environmental protection measures will be applied. The Open Space at the north east corner of the planning area shall: ensure an attractive gateway to the Town, protect the floodplain and aim to retain the Hartman Heritage House.

5.7 Commercial Facilities

The commercial facilities within the Neighbourhood are located at the northeast corner of the community. They aim to meet the needs for goods, services and employment in the community. A total of approximately 3 hectares (7.4 acres) of land is designated commercial. This includes a Convenience and a Service Commercial Centre. The location of these commercial facilities is readily accessible to the residents of this neighbourhood.

5.8 Ontario Hydro Corridor

This Secondary Plan recognizes the established Ontario Hydro Corridor which bisects the area. At least three roads are intended to cross the corridor to link the various parts of this neighbourhood.

5.9 Municipal Services

5.9.1 Sanitary Sewers

The Secondary Plan Area will be served by a trunk sewer to be extended to the north and connected to the York-Durham Servicing Scheme.

5.9.2 Water

The water for all new development will be supplied by a piped water system.

5.9.3 Storm Water Management

The storm drainage system will be designed to ensure that post-development flows do not exceed pre-development flows. The parks and valley systems will be employed to assist in storm water management where necessary and appropriate. Facilities will meet the standards of the municipality, region, provincial ministries and relevant conservation authorities.

5.10 Planning Standards and Criteria

The lands within the designated area of this Secondary Plan are intended to be developed generally in accordance with the planning standards and criteria contained in Part III of this document.

The figures indicated in Part III are approximate only. Minor modifications may be approved without the necessity of amending the Secondary Plan. In the event of a conflict between the Official Plan and this Secondary Plan, the provisions of the Secondary Plan shall prevail.

PART II - THE AMENDMENT

(This is an operative part of Official Plan Amendment No. 61)

- 2.1** **Schedule "A" - LAND USE PLAN**, of the Official Plan of the Aurora Planning Area is hereby amended by redesignating the lands shown on Schedule "A" (attached hereto) from RURAL, to URBAN RESIDENTIAL, low, mixed medium-low, medium and high density, Convenience and Service COMMERCIAL CENTRES, INSTITUTIONAL, Neighbourhood and Community Parks and Linear and Other Open Spaces and to effect other amendments to the Official Plan pursuant to such redesignation.
- 2.2** **Schedule "C" - RESIDENTIAL DEVELOPMENT PLAN**, of the Official Plan of the Town of Aurora Planning Area is hereby amended to incorporate the subject lands into a new planning district, being Planning District No. 9 - the "North Bayview Residential Planning District."
- 2.3** The following text of Part III - The Secondary Plan and map designated Schedule "AA" - DETAILED LAND USE, attached hereto, constitute the Secondary Plan for the North Bayview Residential Neighbourhood, or Planning District No. 9 as established and adopted by Amendment No. 61 to the Official Plan of the Aurora Planning Area.

PART III - THE SECONDARY PLAN

(This is an operative part of Official Plan Amendment No. 61)

SECONDARY PLAN STRUCTURE

1. THE LOCATION

2. PURPOSE OF SECONDARY PLAN

3. POLICIES

3.1 Urban Residential

- 3.1.1 General
- 3.1.2 Housing Categories
 - (a) Low
 - (b) Mixed Medium - Low Density Area
 - (c) Medium
 - (d) High Density
- 3.1.3 Bonuses

3.2 Commercial

- 3.2.1 Convenience Commercial Centre
- 3.2.2 Service Commercial Centre

3.3 Institutional

- 3.3.1 Schools
- 3.3.2 Other Neighbourhood Services

3.4 Parks and Open Spaces

- 3.4.1 General
- 3.4.2 Linear and Other Open Space
- 3.4.3 Community Park
- 3.4.4 Neighbourhood Parks

3.5 Environmental Protection

- 3.5.1 Environmental Protection Areas
- 3.5.2 Environmental Design and Management

3.6 Circulation

- 3.6.1 General
- 3.6.2 Arterial Roads
- 3.6.3 Minor Collector Roads
- 3.6.4 Local Roads
- 3.6.5 Transit

3.7 Services

- 3.7.1 General
- 3.7.2 Sanitary Sewers
- 3.7.3 Watermains
- 3.7.4 Storm Drainage
- 3.7.5 Hydro Corridor

4. IMPLEMENTATION

- 4.1 Official Plan
- 4.2 Zoning By-law
- 4.3 Holding Provisions By-law
- 4.4 Development Charges

5. INTERPRETATION

PART III - THE SECONDARY PLAN

1. LOCATION

- (a) The designated area of this Secondary Plan consists of approximately 159 hectares (393 acres) of land comprising part of Lots 77 to 80, Concession 1 E.Y.S. The lands are bounded by Bayview Avenue on the east, southerly boundary of Lot 77 on the south, Holland River on the west, and by Wellington Street East on the north.
- (b) The basic pattern of land use of the NORTH BAYVIEW RESIDENTIAL NEIGHBOURHOOD is established as shown on Schedules “A” and “C” of this Official Plan Amendment No. 61. This Amendment also incorporates this Secondary Plan which establishes more refined policies and detailed pattern of land use as shown on Schedule “AA” - DETAILED LAND USE PLAN, attached hereto.
- (c) The locations of school and park sites and other community facilities shown on Schedule “AA” have been selected without regard to property ownership boundaries. In order to ensure that property owners contribute their proportionate share towards the provision of major community facilities such as schools, day care centres, roads and road improvements, external services and stormwater management systems, etc. property owners will be required to enter into one or more agreements, as a condition of development of their lands, providing for the equitable distribution of the cost (including that of land) of the aforementioned community and common facilities.

2. PURPOSE

The purpose of this Secondary Plan is to create a socially, functionally and environmentally viable and well designed neighbourhood in the Town of Aurora.

This Secondary Plan, therefore, provides

- a) a detailed land use plan as shown on Schedule “AA”,
- b) policies for the design and development of the subject lands in accordance with latest urban residential, commercial, institutional, open space and environmental standards,
- c) a basic circulation network including arterial and collector roads, other public facilities, implementation policies, and
- d) interpretation guidelines.

3. POLICIES

The following detailed policies are established in this Secondary Plan.

3.1 URBAN RESIDENTIAL

3.1.1 General

- (a) It is the intent of Council that this Secondary Plan provide for a residential community, consisting of a well integrated mixture of low, medium density and high density dwellings which will be harmoniously related to the natural amenity area of the Holland River valley and significant wooded areas within the community.
- (b) It shall be a policy of this Secondary Plan to preserve existing trees, topography and topsoil wherever as possible. During processing of plans of subdivision, Council shall require, where necessary, tree and soil conservation plans. Suitable programs to implement any approved tree and soil conservation plans shall be required prior to final approval of draft plans of subdivision.
- (c) Noise attenuation measures may be required for development adjacent to major roads to satisfy the requirements to the Ministry of the Environment and the Region of York.
- (d) All provincial policies and guidelines relating to housing, environment and accessibility will be observed.
- (e) Approval of integrated architectural, urban and landscape design concepts, prepared by qualified professional consultants, may be required as a condition of approval for any plan of subdivision, or part thereof.

In order to enhance the streetscape design along arterial roads, subdivision design features such as cul-de-sacs, and service roads may be employed. Direct access to arterial roads shall be restricted in accordance with the Region of York requirements on access to Regional roads. Direct access from dwellings on lands designated for low density residential use to arterial roads shall be minimized. Most dwelling units shall be less than 400 metres from potential transit stops.

- (f) Different types and densities of housing units shall be located:
 - (i) in small clusters, throughout the neighbourhood to encourage a supportive social environment, which enables residents in all life stages the option of remaining in the neighbourhood, and

- (ii) to ensure interesting and diversified urban design.
- (iii) to create opportunities for affordable housing as identified in the Town's Municipal Housing Statement

The maximum number of contiguous dwellings of the same type shall be governed by the Zoning By-law.

- (g) All forms of supportive housing including nursing homes, senior citizens' homes, housing for persons with special needs, group homes, crisis type facilities, rooming, boarding and lodging houses shall be permitted. Urban Residential shall also permit accessory uses, and home occupations which are accessory and subsidiary to the residential use and compatible with the amenity of the residential environment. Neighbourhood oriented support services including schools, playgrounds, child care facilities and churches shall also be permitted.
- (h) Council shall ensure the protection and conservation of the unique aesthetic and environmental assets of the Holland River valley system including the watercourse, valley, slopes and lands adjacent to these slopes. Policies to control or, in certain cases, to restrict construction, and to protect and enhance existing trees, vegetation, fisheries and wildlife shall comply with Section 3.5 of this Plan and latest municipal, regional, provincial and conservation authority standards.
- (i) Buffer screening shall be used in order to avoid conflicts between developments of different uses and densities. Where non-residential uses abut residential development, all necessary measures will be provided to protect the amenity of the residential area. The design of URBAN RESIDENTIAL - developments shall provide for adequate on-site open space amenities including lot setbacks, setbacks from streets, landscape buffers and site landscaping, separation between buildings, parking requirements for residents and visitors, good architectural design, appropriate widths and acceptable standards for internal private roads.
- (j) Affordable housing units shall be allocated in a wide range of densities, sizes and types of housing, throughout the neighbourhood to facilitate a diversified neighbourhood.
- (k) Phasing of development shall encourage a balanced mix of low, medium and high density as well as affordable units to be built at the same time.
- (l) Residential Development shall have regard for the policies listed under:
 - 3.3 Institutional
 - 3.4 Parks and Open Spaces
 - 3.5 Environmental Protection and
 - 3.7 Services

- (m) The Town will encourage innovative project designs for the Low, Medium and High Density housing to ensure excellence in environmental, architectural and urban design and social integration.
- (n) Housing forms such as block development with private roads and direct frontage onto public roads and combinations thereof will be permitted.
- (o) Subject to all other provisions contained herein, areas for a range of URBAN RESIDENTIAL DENSITIES are shown on Schedule “AA” to this Secondary Plan. Minor modifications to the area and location of the lands so designated may be permitted without an amendment to this Secondary Plan, provided that the intent of this Secondary Plan is maintained. Specific densities shall be determined as part of the Subdivision, Site Plan and Zoning approval process.
- (p) Plans of Subdivision and Site Plans shall include the preservation of the Hartman Farm House if possible at the Bayview Wellington intersection or other location mutually agreed upon by the owner and the municipality. Preservation of the house may include the incorporation of the front facade of the existing house into a new building on the property. The building is over 100 years old and listed in the 1988 Aurora Heritage Committee (LACAC) Report.
- (q) Completion of an archaeological assessment inventory shall be a prerequisite for draft subdivision or site plan approval.

3.1.2 Housing Categories

To achieve a variety of housing types within each residential area the following net density ranges are proposed.

(a) Low Density Housing

Low Density Housing shall consist of single detached dwellings, duplexes, semi-detached dwellings. In areas designated for Low Density, such units shall prevail. Up to approximately 1/3 of all housing units may be provided at low density.

This housing type shall generally not exceed a net density of 25 units per hectare (10 units per acre). Bonuses may increase this density to 35 units per hectare (14 units per acre). Policies guiding bonusing are listed in Section 3.1.3 of this Plan. Building heights shall not exceed 3 storeys.

(b) Mixed Medium-Low Density Area

This area shall contain the full range of housing in both the low and medium density categories. The overall net density shall be approximately 30 units per hectare (12 units per acre). Blocks within the area may contain densities of up to 50 units per hectare (20 units per acre) and, if bonuses apply, 60 units per hectare (25 units per acre). The mix of units shall be achieved in clusters as outlined in Section 3.1.1.f of this Plan.

(c) Medium Density Housing

Medium Density Housing shall consist of multiple dwelling types, such as townhouses, street townhouses, terrace houses, duplexes, triplexes, fourplexes, maisonettes, stacked townhouses and garden court apartments, etc., at a net density ranging from 25 to 50 units per hectare (10 to 20 units per acre). Bonuses as outlined in Section 3.1.3 may increase the density to 60 units per hectare (25 units per acre). The maximum height shall be three to four storeys. In areas designated for medium density such units shall prevail. At least 1/3 of all housing units will be provided at medium density.

i) The following site specific policy shall apply to the lands located in part of Lot 80, Concession 1, EYS as identified on Schedule "AA" as 3.1.2c i (OPA 26)

a) Notwithstanding any other provisions within Section 3.1.2 c the housing mix shall also include semi-detached dwellings.

(d) High Density Housing

High Density Housing shall consist of a full range of multiple housing at a net density of 50 to 111 units per hectare (20 to 45 units per acre). Bonuses may increase the density to 150 units per hectare (60 units per acre) as outlined in Section 3.1.3. Varying heights shall be encouraged, not however, exceeding 7 storeys. High Density housing shall be located where accessibility and support services are most appropriate. It is intended that not more than 1/3 of all units would be developed in this category. Substitution of medium density housing for high density housing shall be permitted as long as the full range of housing units including dwellings for small households will be provided.

While High Density housing, as defined herein, shall prevail in areas so designated on Schedule "AA" a limited number of the Medium Density units may be permitted to achieve good urban design and social diversity.

(e) Affordable Housing

According to provincial housing policies, at least 25% of all new housing shall be affordable. Such housing shall not cost more than 30% of the gross annual household earnings of the households within the lowest 60% of income distribution for the Toronto

Census Metropolitan Area. Based on the Town of Aurora Municipal Housing statement of 1991, these affordable units should be provided in the following densities: 45% low density, 35% medium density and 20% high density. Seventy-five percent of these units can be owner occupied and 25% rented. Affordable housing units shall address the full range of needs within the 60th income percentile. This may include socially assisted units such as co-operative housing or units operated by private or public non-profit housing agencies. Also included may be special needs housing such as senior, crisis, boarding or lodging units. It shall be a condition for draft plan of subdivision and site plan approvals that the developer identify the proposed housing units in the above categories.

3.1.3 Bonuses

(a) Bonuses under Section 36 of the Planning Act may be obtained for the following provisions:

(i) socially assisted housing, housing for senior citizens and persons with special needs beyond municipal standards established in the Town of Aurora Municipal Housing Statement or provincial housing policies. Such contributions to the municipality may be in the form of:

- land for socially assisted housing within the secondary planning area,
- dwelling units for socially assisted housing within a development,

(ii) housing with innovative technological, environmental or architectural design components.

(iii) phasing which brings affordable housing at the same time on stream as market units

(iv) non-profit community, cultural, social, recreational and institutional facilities which may be in the form of a donation of land, buildings, or space within buildings. The area will be a completely new neighbourhood, somewhat cut off from the other residential areas of Aurora. Services will be required which provide information, counselling and assistance to new residents, especially young families and seniors living in high density housing.

Any space made available for community services through bonusing shall be in a visible and accessible location. Community facilities in multiple housing such as recreation or meeting rooms may be exempted from (F. S. I.) density calculations.

(v) preservation of heritage, community identity or natural environments, such as the Hartman Farm.

- (vi) contribution of public open spaces beyond the requirement under Sections 41 and 50 of the Planning Act, and Development Charges Act as outlined in Section 3.4.1 of this Plan. Such contributions may consist of land, structures, buildings, equipment or cash payments which will achieve the objectives of this Plan.
 - (vii) significant pedestrian or bicycling connections as outlined in Section 3.4 Open Space, or Section 3.6 Circulation. Such contributions may consist of land, structures, facilities or cash payments to achieve the goal and objectives of these sections, including links to the rest of the Town.
 - (viii) provision of special facilities to enhance the environment or conserve energy, as outlined in Section 3.5, Environmental Protection.
 - (ix) special provisions to facilitate and improve transit use such as shelters, transfer and amenity areas.
- (b) Before density or height bonuses are granted, Council may require:
- (i) noise, wind, sun, transportation, servicing, environmental and other impact studies of the proposed development;
 - (ii) archaeological and historical background studies of a particular site;
 - (iii) design modifications to preclude negative impacts.
- (c) In determining the extent of the bonus, Council shall ensure that:
- (i) the economic, social and environmental costs and benefits of the density increase balance those of the service, facility or matter gained by the community over the period of 10 years, and;
 - (ii) the bonus reflects public priorities within the context of this Plan;
 - (iii) the human scale, attractiveness, compatibility and health of the surrounding urban environment not be compromised;
 - (iv) transportation, municipal and social services can meet the needs generated by the increased density.
- (d) Council shall not allow a greater residential bonus than can be accommodated within a development envelope of seven (7) storeys above grade, 50% lot coverage and/or a maximum floor space index of 1.75.

- (e) The site, or neighbourhood where a bonus is permitted, shall also benefit from the facility or matter conveyed to the municipality in return for the bonus.
- (f) Bonuses shall only be considered in areas designated for urban residential or commercial uses.
- (g) Any agreement under this section shall be registered against the land to which it applies and enforced against the present or any subsequent owner.

3.2 COMMERCIAL

In addition to providing a certain range of goods and services the proposed commercial centres have the potential of meeting some of the employment needs of the new neighbourhood.

For the purposes of this Secondary Plan the following commercial categories are hereby established:

- i) Convenience Commercial Centre
- ii) Service Commercial Centre

Both commercial centres are located in the Wellington Street East corridor, designated as a Secondary Planning Area in the 1991 Official Plan.

The 2% open space dedication provision under Sections 41(1) and 50 of the Planning Act shall apply to all commercial sites.

3.2.1 Convenience Commercial Centre

- (a) The Convenience Commercial Centre shall provide basic shopping and personal services required on an immediate and day-to-day basis. This may include such neighbourhood scale establishments as convenience, grocery and variety stores, cleaners, video rentals, banks, restaurants, personal services, child care centres, neighbourhood related social services and residential uses on upper floors, not, however, a full-sized supermarket or warehouse drugstore.

The location of the Centre is indicated on Schedule “AA” of this Plan.

The Convenience Commercial Centre shall:

- (i) be designed as a centre or node with coordinated design, and safe pedestrian, cycling and vehicle access and parking;

- (ii) link, where possible, to the Linear Open Space Network;
- (iii) relate its height to adjoining proposed buildings but not exceed 4 (four) storeys;
- (iv) contain approximately 1.5 hectares (3.7 acres), not exceeding 1,800 square metres of retail commercial floor area or (20,000 square feet). This is to minimize any adverse impact on the adjacent neighbourhood and to protect the economic viability of community and regional commercial centres;
- (v) screen loading, parking and waste containers from adjacent residential uses, as specified by municipal regulations;
- (vi) be incorporated in the plan of subdivision and be subject to a site plan agreement, which shall ensure high standards of conceptual design of buildings, massing siting, exterior access and public areas;
- (vii) permit a mix of retail, service and residential components.

3.2.1.1 Site Specific Policies (Official Plan Amendment 62)

In addition to the provisions of Section 3.2.1 of the North Bayview Residential Neighbourhood Secondary Plan – Official Plan Amendment No. 61, the following additional policies apply to the property designated “Convenience Commercial Centre”, described as Part of Lot 80, Concession 1, and shown on Schedule "A" attached hereto:

- a) The lands may be developed for a Montessori type school or similar private or commercial type school and related accessory uses.
- b) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the institutional building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect may be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
- c) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- d) The design shall ensure that parking areas are landscaped, and screened around the edges to be visually attractive.

- e) Access to the site for a Montessori School and related uses shall only be from Stone Road. Access for any other use of the site shall be subject to review and approval from the Region of York.
- f) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- g) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule "A" attached hereto".

3.2.2 Service Commercial Centre

- (a) Commercial uses at the Bayview-Wellington intersection are intended to provide employment and relate to the adjacent industrial uses. They shall be referred to as a Service Commercial Centre. Depending on the outcome of the Wellington Street East corridor Secondary Study, the function and, therefore, permitted commercial uses at the Bayview-Wellington intersection may be broadened.
- (b) The Service Commercial Centre shall meet the service and retail requirements of industrial areas and their employees by permitting such uses as: offices, data processing, child care centres, motels, hotels, restaurants, technical trades, printing, recreational, marketing, and financial services. Such a centre shall exclude outdoor storage and community commercial uses which primarily cater to residential areas, such as full-sized supermarkets and warehouse drugstores and junior department stores.
- (c) The Service Commercial Centre shall contain a multi-storey development on an approximate 1.5 hectare (3.7 acre) site and permit multi-occupancy buildings. Retail uses shall be restricted to main floor and street frontage locations. Varying heights are encouraged, not however, exceeding five storeys.
- (d) A Site Plan shall be prepared for the Service Commercial Centre. Appropriate to the Gateway location of the centre, the plan shall:
 - (i) display high standards in the conceptual design of buildings, their massing, siting, exterior access and public areas; the built form rather than parking shall visually dominate and ensure a positive and strong relationship to Wellington Street;
 - (ii) direct access to arterial roads, shall be restricted in accordance with the Region of York requirements on access to regional roads;
 - (iii) indicate coordinated design of signage, street furniture, lighting and landscaping;

- (iv) provide convenient, attractive and safe pedestrian and transit access;
- (v) provide display areas where such centres orient to pedestrian routes.
- (e) Where the Service Commercial Centre borders on residential areas, residential uses on upper floors shall be permitted.
- (f) Good architectural design will have regard to appropriate materials, external finish, and colours to achieve a harmonious relationship with surrounding buildings, and parks and open space areas, and streets.
- (g) Landscaping shall provide a degree of visual articulation between adjoining properties, adjacent to streets and highways and in other strategic locations which will enhance the appearance of the area.
- (h) In addition to the provisions of Section 3.2.2 of the North Bayview Residential Neighbourhood Secondary Plan – Official Plan Amendment No. 61, the following additional policies apply to the property designated “Service Commercial”, described as Part of Lot 80, Concession 1, Block 43, Plan 65M-3461 and shown on Schedule "A" attached hereto:
 - a) The lands may be developed for a single automobile dealership and related accessory uses that may include a repair facility.
 - b) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the building(s) creates a positive image and reinforces the gateway significance of the Wellington Street and Bayview Avenue intersection. Conformity with the Design Guidelines approved for Bayview Avenue and Wellington Street Corridors shall be enforced. The design of the site shall also provide for both safe vehicular and pedestrian access to the site, and that the design of the building(s), roof treatments and landscape treatments are compatible with the surrounding land uses. A controlling architect may be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
 - c) Outdoor storage and the display of vehicles shall be permitted. These storage and display areas shall be appropriately screened from adjacent residential lands to the satisfaction of the Town.
 - d) An acceptable land use interface with residential uses to the south of the subject lands shall be achieved through landscape and fencing treatments to the satisfaction of the Town.

- e) Outdoor speakers shall not be permitted on site.
- f) Loading activities shall occur entirely on the subject lands. There shall be no loading or off-loading activities associated with the car dealership along with Bayview Avenue or Wellington Street East.
- g) Given the prominence of the Bayview Avenue and Wellington Street intersection, the use of flags, banners and promotional signage shall conform with the Town's Sign by-law which is currently under review.
- h) In commemoration of the Hartman House, a heritage plaque shall be placed on the main building. Details of said plaque shall be established through the site plan approval process to the satisfaction of the Town.
- i) To ensure the implementation of the above urban design measures. Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- j) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule "A" attached hereto".

3.3 INSTITUTIONAL

3.3.1 Schools

- (a) Two school site locations, permitted under the Urban Residential designation, are shown on Schedule "AA" - DETAILED LAND USE. The location may be modified, relocated, added to or deleted without the necessity of an amendment to this Secondary Plan.
- (b) In the event that a school site in the Neighbourhood is not required it may be developed for either Low and/or Medium Density housing, appropriate to the particular location and compatible with residential development in the surrounding areas, in conformity with all other policies in this Secondary Plan.
- (c) In the event that a school site is not required and is approved for residential development as provided for in Sections 3.3.1(b), the text of this Secondary Plan, Schedule "AA" -

DETAILED LAND USE, shall be modified, as appropriate, without the necessity of an amendment to this Secondary Plan, to reflect the approved change in land use.

- (d) Land for schools shall be set aside according to procedures outlined in the Planning and Development Charges Act, and worked out in each case with the respective school board.

New elementary schools shall:

- locate central to the service area, on collector and near, but not on, arterial roads,
 - minimize road cross-overs for children,
 - avoid adverse effects on adjacent residents,
 - relate to the Open Space System and neighbourhood services,
 - have adequate parking for staff and loading spaces for buses,
 - have well drained sites suitable for development, with street frontages which meet the requirements of the school boards,
 - be free from environmental or safety hazards such as ponds.
- (e) Combinations of different levels or types of schools in campus type settings shall be encouraged.

3.3.2 Other Neighbourhood Services

- (a) Clustering neighbourhood related services such as child, social or health care agencies and churches shall be encouraged in or adjacent to the Convenience Commercial Centre, or schools near collector or arterial intersections.
- (b) Development agreements for institutional uses shall provide:
- (i) buffers such as landscaped strips with trees, shrubs and grass and/or decorative screens, walls or fences, as specified in municipal standards;
 - (ii) high standards in the conceptual design of buildings, their siting, massing, exterior and public access areas;
 - (iii) appropriate, adequate and safe parking, loading and lighting, to ensure vehicular and pedestrian safety;
 - (iv) provisions for safe and convenient vehicular, pedestrian, bicycle and, where appropriate, transit access. Traffic studies to ensure optimal solutions may be required where scale or context of the development warrant;
- (c) Council may award density bonuses under Section 36 of the Planning Act to ensure the provision of facilities, space or capital costs for social or recreational services which will

benefit the community. This may include services such as workplace child care, or other neighbourhood or community based services, not provided for through other provisions of the Planning Act or the Development Charges Act, 1989. A neighbourhood support centre offering counselling, referral and parent/child drop-in services is particularly important in a new neighbourhood. Bonusing policies are elaborated in Section 3.1.3 of this Plan.

3.4 PARKS AND OPEN SPACES

For the purposes of this Secondary Plan the following PARKS AND OPEN SPACE categories are established in this Secondary Plan:

- Linear and Other Open Space
- Community Park
- Neighbourhood Park

3.4.1 General Policies

- (a) Open Spaces may include areas requiring environmental protection, including constraints such as poor drainage, flood susceptibility, erosion, steep slopes or other physical conditions which might lead to degradation or deterioration of the environment.
- (b) The following uses shall be permitted in areas designated as open space:

Active and passive outdoor recreation, parks, walking and bicycle paths, nature and wildlife conservation, forestry, agriculture, horticulture, storm water detention facilities and other uses which preserve the natural landscape and/or the environment.

Accessory uses and structures to the above uses and utilities may be permitted. Where such accessory uses are proposed in environmental protection areas, approval by the appropriate Conservation Authority, the Ministry of the Environment and the Ministry of Natural Resources shall be required and, where applicable, the York Region Medical Officer of Health.

- (c) It shall be the policy of Council that open space dedication of lands within the North Bayview Residential Neighbourhood shall be based on the Aurora standard of 5 ha (12 acres) per 1,000 persons. Public open space shall be acquired in accordance with Sections 41 (1) and (3) and 50 of the Planning Act, 1983, the Development Charges Act of 1989, bonusing, trade, inheritance, easements or lease. Where appropriate dedication of flood prone areas may be accepted where this exceeds the standards of the Planning Act. The 1 (one) hectare per 300 unit Open Space Dedication Standard outlined in Section 41 (c) of the

Planning Act shall apply to the site. The general locations of parks are shown on Schedule “AA” - DETAILED LAND USE.

- (d) Council will apportion Neighbourhood, Community, Linear and Other Open Spaces which ensure the integrity of the Environmental Protection Area along the Holland River. The location of Neighbourhood and Community parks, Linear and Other Open Spaces shown on Schedule “AA” attached hereto is schematic only and may, together with their ultimate sizes and configurations, be adjusted in the subdivision approval process taking into account such matter as preservation of trees, natural vegetation and other environmentally sensitive features, storm water detention requirements, street pattern, development densities and the distribution of other land uses.
- (e) Woodlots and tree stands worthy of preservation may be incorporated into the parks as areas for passive recreation, in addition to the minimum amount of clear land required by the Town to accommodate the desired active recreational facilities. Where a park is entirely or partly established to preserve wooded areas only passive recreational uses and supportive conservation practices approved by the Town and the Ministry of Natural Resources shall be permitted.
- (f) Parks or parts thereof may be designed to include storm water detention features. Storm water detention areas shall not be accepted as part of the required parkland dedication under Section 41 and 50 of the Planning Act.
- (g) Council shall encourage the protection and conservation of the unique aesthetic and environmental assets of the Holland River valley including the watercourse, valley, slopes and lands adjacent to these slopes. Any development, construction or other alteration of the natural state in the Holland River Valley or its tributary related to open space usage shall comply with the findings and recommendations in the North Bayview Residential Neighbourhood Environmental Impact Study and the Environmental Protection Policies in Section 3.5 below.
- (h) The open space at the north east corner of the planning area shall serve to provide an attractive gateway to Aurora.
- (i) Lay-out, site design, parking, landscaping, equipment, lighting and signage shall contribute to the safe enjoyment of all open spaces.
- (j) A wide range of year-round active and passive activities will be provided for.
- (k) Structures in Open Spaces shall be limited to those which serve a recreational, educational, maintenance or auxiliary function, such as equipment storage, public phone booths, comfort or change stations, and concession areas.

- (l) Special design provisions will be taken to ensure the privacy and amenity of adjacent residents. This may include berms, fences, landscaping and signs.

3.4.2 Linear and Other Open Space Policies

- (a) The Linear and Other Open Space consists largely of the Environmental Protection Area along the Holland River, Sheppard's Bush Conservation Area, any other flood prone areas and adjoining pertaining buffer areas. They shall comply with the relevant policies listed in Section 3.5.
- (b) Linear Open Space shall serve passive recreation and shall link local destinations with the Regional and Town trail network including a link westward, to the Sheppard's Bush Rotary and Waterworks Parks. Multiple access points from the neighbourhood shall facilitate use of the open space facility.
- (c) Trails shall be placed on the level shoulders of the Holland River valley to avoid destruction of vegetation, erosion of valley slopes and other ecological damage.
- (d) Where the trail intersects with arterial roads the Plan shall include a grade separated or carefully designed at-grade crossing.
- (e) The feasibility of preserving the remnants of the old mill dam in the Holland River shall be explored in co-operation with the Ministry of Natural Resources and the L.A.C.A.C.
- (f) Where appropriate, recreational use shall be made of the Ontario Hydro Utility corridor.
- (g) The open space at the north east corner of the planning area shall aim to accommodate several goals of the Town of Aurora including:
 - (i) provision for a flood prone area and limitations as to use, consistent with the extent of the flood plain and the regulations of the applicable agencies, including Lake Simcoe Region Conservation Authority, Ministry of the Environment and Ministry of Natural Resources;
 - (ii) preservation of the Hartman House in accordance with Section 3.1.1(p);
 - (iii) presentation of an attractive gateway to the Town at this important entrance and intersection.

While part or all of this open space may remain in private, as opposed to public, ownership, it is intended that the Town's goals as outlined above shall not be affected by ownership.

H Site Specific Policies (Official Plan Amendment 63)

In addition to the provisions of Section 3.4.2 of the North Bayview Residential Neighbourhood Secondary Plan – Official Plan Amendment No. 61, the following additional policies apply to the property designated “Linear and Other Open Space”, described as Part of Lot 80, Concession 1, Block 43, Plan 65M-3461 and shown on Schedule "A" attached hereto:

- a) In accordance with the site specific zoning applicable to these lands, a restricted parking area shall be permitted. The location and extent of this parking area shall be confirmed through the site plan approval process and as per the Lake Simcoe Region Conservation Authority’s approval.

3.4.3 Community Park

A Community Park of approximately 2.13 ha (5.26 acres) shall be located between the two school sites and offer active recreation opportunities for the residents of this neighbourhood. Some facilities shall serve young children of adjacent residents. The Park shall be accessible by foot, bicycle and car.

3.4.4 Neighbourhood Parks

A small neighbourhood park of approximately 0.34 ha (0.83 acres) shall primarily serve as active and passive recreation areas for pre- and elementary school children, their guardians and senior citizens. Safe pedestrian and bicycle access will be provided.

3.5 ENVIRONMENTAL PROTECTION POLICIES

3.5.1 Environmental Protection Areas

Any development or alteration of the natural state in those portions of the site identified as environmentally sensitive areas shall comply with the findings and recommendations of the North Bayview Residential Neighbourhood Environmental Impact Study including a hydrological study and the policies of this section to the satisfaction of the Town of Aurora, Ministry of Natural Resources. Environmentally sensitive areas consist primarily of flood prone areas addressed by policies in this section and areas affected by the Oak Ridges Moraine addressed in Section 3.5.2. of this Plan.

- (a) Flood prone areas shall be considered as integral parts of valley systems. They shall remain in their natural state and wherever possible, without development. Any exemption to this

policy shall require the approval of the Ministry of Natural Resources, the Ministry of the Environment and the appropriate Conservation Authority.

- (b) Flood prone areas may permit agriculture, conservation, horticultural nurseries, wildlife, trails and pathways, passive public or private parks and other passive outdoor recreational activities, excluding golf courses and active recreation activities.
- (c) No buildings shall be permitted in flood prone areas unless approved by the Ministry of Natural Resources, the Ministry of the Environment and the appropriate Conservation Authority.
- (d) Design of bridges or roads over watercourses shall avoid obstruction of the flood flow and shall be subject to the review and approval by the Town of Aurora, the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources under the Lakes and Rivers Improvement Act.
- (e) When open space conveyances are made, flood prone areas are not necessarily or entirely accepted as part of the open space dedication under Sections 41 and 50 of the Planning Act (see also Section 3.5.2 of this Plan).
- (f) A protective vegetative buffer strip shall be required along both sides of all watercourses or to the top of the bank, as recommended in the North Bayview Residential Neighbourhood Environmental Impact Study and to the satisfaction of the Ministry of Natural Resources. Such buffers shall be left in a natural, undisturbed state. Any trails should be on the outer edge of such buffers.
- (g) The original mapping of the Ministry of Natural Resources and the appropriate Conservation Authority shall be consulted for:
 - (i) exact location of buffers;
 - (ii) exact boundaries of flood plains, flood prone areas and fill and construction regulated areas;
 - (iii) for special requirements due to slope stability.
- (h) Council shall encourage detention ponds, to be outside of valley lands. Any exemptions shall require the approval of the Ministry of Natural Resources, the Ministry of the Environment and the appropriate Conservation Authority.

3.5.2 Environmental Design and Management

- (a) To ensure the environmental integrity of the Oak Ridges Moraine, development of this planning area shall meet all requirements of the Ministries of Natural Resources and Environment on the basis that:
- (i) the planning area is affected by the Oak Ridges Moraine, and
 - (ii) the above Ministries are currently in the process of developing the Interim Development Guidelines for the Oak Ridges Moraine into final guidelines.
- (b) Draft plans of subdivisions, or site plans shall comply with modifications required by the Ministries of Natural Resources and Environment and the Lake Simcoe Region Conservation Authority to ensure the environmental integrity of the Oak Ridges Moraine; these may include:
- (i) realignment of the limit of development,
 - (ii) density,
 - (iii) lot sizes,
 - (iv) street pattern.
- (c) The findings and recommendations of the North Bayview Residential Neighbourhood Environmental Impact Study shall guide environmental design and management of the area. Additional studies may be required to ensure development, uses, densities and layout meet latest environmental standards.
- (d) Municipal standards may be modified to reflect environmental objectives subject to approval from the appropriate regional and provincial authorities.
- (e) Ground infiltration shall retain most site storm water by:
- discharging roof leaders to rock-filled catchments or splash pads,
 - utilizing between-property-line swales,
 - site plans which are sensitive to natural topography and microdrainage patterns,
 - permeable surfaces on driveways, walkways and parking areas, where appropriate.
- (f) Stormwater run-off that cannot be infiltrated shall be treated through Naturalized Wet Extended Detention Ponds (NWEDP) as outlined in Section 7.2 of the North Bayview Residential Neighbourhood Environmental Impact Study.

- (g) A Master Drainage Plan for the whole secondary planning area satisfactory to the Ministry of Natural Resources, Ministry of Environment, Lake Simcoe Region Conservation Authority and the Town of Aurora shall be submitted prior to draft approval being given. Preliminary drainage plans may be required prior to draft plan approval in order to allow full assessment of the plans.
- (h) Urban design, subdivision lay-out, siting, housing design and landscaping shall aim to:
- retain existing topography and vegetation by minimizing alterations to contours,
 - take into consideration microclimates and shadow projections,
 - maximize southerly exposure,
 - facilitate use of transit, bicycling and walking,
 - be sensitive to wildlife requirements particularly adjacent to environment protection areas,
 - facilitate environmentally friendly lifestyles,
 - utilize opportunities for alternative energy use.
- (i) All development shall comply with municipal topsoil and tree preservation by-laws.
- (j) Naturalizing of open spaces and landscaped areas shall be encouraged.

3.6 ROADS

3.6.1 General

- (a) The rights-of-way of all roads in and bordering the Planning District shall be protected and dedicated in accordance with the requirements of the Region of York and the Town of Aurora. Designations and general alignments of major roads are indicated on Schedule “AA” - DETAILED LAND USE attached hereto. Minor adjustments to the alignments shall not require an amendment to this Plan.
- (b) The proposed circulation system shall provide car access, encourage transit use, bicycling and walking and ensure mobility to persons with special needs.
- (c) The design and regulation of streets shall facilitate community integration through such means as boulevards, street furniture, bicycle, walkways and traffic regulations.

3.6.2 Arterial Roads

Relative to the Bayview Residential Planning District, Bayview Avenue and Wellington Street East are designated as Major Arterial Roads.

- (a) Direct access to arterial roads shall be restricted in accordance with the Region of York requirements on access to regional roads.
- (b) Additional lands may be required to provide for road widenings along Bayview Avenue and Wellington Street to accommodate final grades.

3.6.3 Minor Collector Roads

A minor Collector Road system shall be provided generally as indicated on Schedule “AA”.

Minor Collector Roads shall:

- after being constructed to the specification of the Town be turned over to the jurisdiction of the Town of Aurora,
- convey local traffic to and from arterial roads,
- have at least two traffic lanes,
- permit access to abutting properties,
- permit on-street parking where deemed appropriate,
- have the capacity and continuity to accommodate public transit,
- have a minimum right-of-way width of 20 metres,
- provide pedestrian sidewalks on both sides,
- where bike routes coincide with minor collector roads, widened right lanes or boulevards shall allow for safe cycling. This applies particularly to collector sections leading to schools, parks, the Convenience Commercial Centre or other neighbourhood services.

3.6.4 Local Roads

- (a) Within the area of this Secondary Plan, subdivisions will be designed to ensure that local roads shall generally have access only to Minor Collector Roads.
- (b) Design of Local Roads shall place priority on providing access to individual properties by car, walking, and cycling.
- (c) Local Roads shall:
 - after construction according to municipal specifications be turned over to the jurisdiction of the Town of Aurora,
 - provide access to abutting properties, and facilitate local traffic movement at low operating speeds,
 - have two traffic lanes with a minimum right-of-way width of 20 metres,
 - ensure a safe pedestrian and cycling environment,

- provide appropriate pedestrian sidewalks,
- permit on-street parking, where deemed appropriate.

3.6.5 Transit

- (a) Optimum conditions for transit shall be encouraged by locating commercial uses and housing for relatively transit dependent groups near potential transit stops, and by keeping distances between transit stops and building entrances short and well designed.
- (b) Where possible, all housing shall be within 400 metres walking distance of a potential transit stop.
- (c) Potential transit stops shall be indicated on Plans of Subdivision. Such locations shall have good visibility, informal surveillance, sufficient space for a shelter and associated street furniture such as light, public phone, and waste container.
- (d) Changes to transit stop locations and routes shall not require amendments to the Plan of Subdivision.

3.7 SERVICES

3.7.1 General

All lands within the designated area of this Secondary Plan shall be developed on the basis of full municipal services including sanitary sewers, municipal water supply and storm drainage facilities.

3.7.2 Sanitary Sewers

- (i) This Secondary Plan area will be serviced by the York-Durham Servicing Scheme through a trunk sewer extending north of Wellington Street East.
- (ii) Sewage Capacity has been allocated to lands within Lots 78, 79 and 80, Con. 1 E.Y.S. which are designated for residential purposes by this Secondary Plan.

Additional sewage capacity will have to be allocated to the remaining residential lands in Lot 77, Con. 1 E.Y.S.

3.7.3 Watermains

The water for all new development will be supplied from the Regional Water Supply System through an internal system of watermains.

3.7.4 Storm Drainage

- (a) A storm water management plan for the entire Secondary Plan area, contained in Section 7.2 of the North Bayview Residential Neighbourhood Environmental Impact Study, is contained in Appendix “D” of this Plan. It is based on the concept of Naturalized Wet Extended Detention Ponds. It aims to maintain, as far as practicable, pre-development levels of run-off, to prevent siltation and erosion, to retain the natural course of Holland River and to protect the water quality in Holland River and its tributaries. The system shall be satisfactory to the Town of Aurora, the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources, and Region of York Medical Officer of Health.
- (b) Subject to the approval of the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources, modifications may be made to the tributaries of the Holland River which traverse the Secondary Plan area in order to provide an adequate storm drainage system. These watercourses, as may be modified, shall be adequate to accommodate estimated flows from the regulatory flood.
- (c) Storm water management practices shall be implemented as a first phase of development in order to prevent environmental damage during construction.

3.7.5 Ontario Hydro Corridor

- (a) The lands indicated as ONTARIO HYDRO CORRIDOR on Schedule “AA” attached hereto are lands owned by Ontario Hydro and used for an electric power transmission corridor.
- (b) Lands used by Ontario Hydro for electric power transmission may also be used for:
 - (i) Other utility uses satisfactory to Ontario Hydro and compatible with adjacent land uses including Park and Open Space and Environmental Protection uses.
 - (ii) Parking areas subject to the approval of Council and Ontario Hydro.
 - (iii) Other uses satisfactory to Ontario Hydro and compatible with adjacent land uses, subject to an amendment to the Official Plan.
- (c) To ensure adequate electric service for the neighbourhood,

- (i) a 30 m² site shall be made available to Aurora Hydro, to their satisfaction to place a transformer substation and,
- (ii) an Electric Plan Agreement shall be entered into between Aurora Hydro and the developer.

4. IMPLEMENTATION

4.1 Official Plan

- (a) The provisions of the Official Plan, as amended from time to time, regarding the implementation of that Plan shall apply in regard to this Secondary Plan, insofar as they affect the subject area.
- (b) The provisions of the Official Plan relating to implementation and interpretation shall apply in regard to this Secondary Plan except as specifically set out herein.

4.2 Zoning By-law

In the context of approval of plans of subdivision, this Amendment shall be implemented by amendment to the Zoning By-law, to zone the lands in accordance with the provisions of this Amendment.

4.3 Holding Provision By-laws

Within the designated area of this amendment, Council may enact a by-law pursuant to Section 35 of the Planning Act 1983, which by-law may contain provisions respecting the use of HOLDING SYMBOLS (H) as follows:

- (a) In accordance with Section 35 of the Planning Act, 1983 Council may, in a by-law passed under Section 34, use the holding symbol 'H' in conjunction with any use designation, to specify the use to which lands, buildings or structures may be put at such time as the holding symbol is removed by an amendment to the by-law.

Until such time as the holding symbol is removed, the by-law may permit an interim use. The interim use may include an existing use or another use which will not jeopardize the ultimate intended use. Any regulations applying to the lands during the period the holding provision is in place may also be set out in the by-law.

- (b) Any land within the Town, whether developed or undeveloped, may be subject to holding provisions for reasons set out in Section (c) below.
- (c) A 'Holding' zone category may be applied when the Town has determined the specific land use for an area of a parcel of land but development of the lands for the intended use is premature until certain requirements and conditions, as appropriate, are fulfilled. Such requirements and conditions may include, but shall not be limited to, the following:

- Adequate water, sanitary, storm and/or transportation services and facilities as required are available to service the proposed development.
 - Development or redevelopment is appropriately phased.
 - A Secondary Plan for an area or tertiary plan or a comprehensive development scheme encompassing one or more parcels of land, as appropriate, has been prepared. Plans of subdivision, where deemed desirable, have been draft approved.
 - Any adverse environmental effects or constraints have been resolved.
- (d) A by-law to remove the holding provisions may be passed only when the reason(s) for the use of the holding symbol no longer applies.

Notwithstanding the generality of the foregoing, in an area intended to be developed by means of plans of subdivision, the (H) holding symbol may be removed only after a plan of subdivision has been draft approved.

Where it is considered that a draft plan of subdivision is not required for the development of certain lands within an area intended to be generally developed, the (H) holding symbol may be removed when other requirements such as servicing, etc., have been satisfied and after the owner of the lands has entered into a site plan control agreement(s) with the Town.

4. DEVELOPMENT CHARGES

The Town may enter into "front ending" agreements contemplated in the DEVELOPMENT CHARGES ACT to provide for the construction and oversizing of services required to service lands external to this Secondary Plan Area.

5. INTERPRETATION

- (a) The provisions of the Official Plan, as amended from time to time, regarding the interpretation of that Plan shall apply in regard to this Secondary Plan insofar as they affect the subject area.
- (b) In this Secondary Plan metric measurements are the operative measurements; corresponding imperial measurements, typically shown in brackets, are provided for information only.
- (c) Net Residential Land means an area of residential land which excludes road allowances and land used for other uses supplementary to the basic residential uses. Such supplementary uses include parks, playgrounds, schools, churches, commercial and social services.

- (d) Land use boundaries on Schedule “AA”, DETAILED LAND USE Plan are approximate, pending subdivision and site plan approvals from the Ministry of Natural Resources and Lake Simcoe Region Conservation Authority.
- (e) Net Density shall mean the number of dwelling units permitted on net residential land as defined in the 1991 Official Plan. Such land may include a single lot, several lots or blocks.

NOTE: The land use schedules for OPA 61 are kept up to date on Schedule “A” and “H” of the Consolidated Official Plan.