



***TOWN OF AURORA
YONGE STREET SOUTH
SECONDARY PLAN***

AMENDMENT NO. 34

***TO THE OFFICIAL PLAN FOR THE
TOWN OF AURORA***

NOTE: The land use schedules for OPA 34 are kept up to date on Schedule “A” and “H” of the Consolidated Official Plan.

As Modified, January 2003

Further Modified and Approved by York Region February 18, 2004

March 2008 Office Consolidation

PART I: THE DOCUMENTATION

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 4176 - 00D

BEING A BY-LAW to adopt Official Plan Amendment No. 34

The Council of the Corporation of the Town of Aurora, under Section 17 (6) of the Planning Act, RSO 1990 Chapter P.13 as amended, hereby enacts as follows:

1. Official Plan Amendment No. 34 for the Town of Aurora, consisting of the attached text and schedules is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of Official Plan Amendment No. 34 for the Town of Aurora.
3. This By-law shall come into force and take effect on the day of final passage thereof.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2000.

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, 2000.

J.W. WEST, DEPUTY MAYOR

B. PANIZZA, TOWN CLERK

PART II: THE PREAMBLE

1. THE TITLE

This Amendment shall be known as the:

YONGE STREET SOUTH SECONDARY PLAN
AMENDMENT NO. 34
TO THE OFFICIAL PLAN
FOR THE
TOWN OF AURORA

2. COMPONENTS OF THIS AMENDMENT

Only that part of this document entitled "Part III: THE AMENDMENT", comprising text and attached Schedules "AA", "BB", "CC" and "DD" constitute Amendment No. 34 to the Official Plan for the Town of Aurora.

"PART I: THE CERTIFICATION"; "PART II: THE PREAMBLE"; and "PART IV: THE APPENDIX" do not constitute part of this Amendment.

3. INTRODUCTION

This Official Plan Amendment defines, in the form of text and maps, the planning intent to guide and direct growth and development, and the utilization of resources in the Yonge Street South area of the Town of Aurora. In this manner, the Plan serves as the basic reference for the planning and co-ordination of public and private development activities in the Yonge Street South area.

4. PREPARATION OF THE PLAN

a) This Amendment was prepared to provide detailed policy guidance to the Yonge Street South Secondary Plan Area. This area was included within the Urban boundary of the Town through the approval of the Town's Official Plan Amendment 17 adopted in 1996 and the related Regional Municipality of York Official Plan Amendment 3, approved in 1998.

b) The preparation of this Amendment has included review of existing official plans and amendments of the Town and the Regional Municipality of York, the policies

and guidelines of the Ontario Government including the Oak Ridges Moraine Conservation Plan and other reports from various agencies, as well as review of planning issues within the Yonge Street South area as established through public consultation.

5. **BACKGROUND**

- a) The Yonge Street South area is an area of approximately 600 hectares (1500 acres) bounded by Vandorf Road and Industrial Parkway on the north; Bayview Avenue on the east; Bloomington Road on the south; and Bathurst Street and the CNR railway track on the west. It is situated within the Oak Ridges Moraine, an area of Provincial interest, and is characterized by rolling topography, significant treed areas, permeable soils, and headwater areas of the Holland River. The area is largely developed and contains estate homes on private services, a gated golf course community, institutional uses, and rural uses.
- b) The Implementation Guidelines of the Oak Ridges Moraine Area (ORM) contain principles, criteria, study and information requirements to guide potential development in an environmentally sound manner. The Implementation Guidelines form a key basis for the development approach elaborated in this Secondary Plan. The Regional Municipality of York Official Plan also contains policies on the ORM, ground water resources, significant natural areas and significant landforms which form a basis of this Plan. **(NOTE: The Oak Ridges Moraine Implementation Guidelines were replaced by the Oak Ridges Moraine Conservation Plan and as per Regional modifications all references to the guidelines within this plan have been changed to the Oak Ridges Moraine Conservation Plan.)**
- c) A Growth Management Study was initiated by the Town in 1994 to consider areas of expansion which would accommodate projected population and employment growth in the following 20 years. It was completed in 1996 to cover the period until 2016. Approximately 146 hectares (360 acres) of undeveloped land within the Yonge Street South area was considered for development in a process which involved extensive public participation. The Study concluded that the remaining undeveloped areas within Yonge Street South precinct should be included in the Urban Area to develop on full municipal services primarily as residential development. Recognizing the environmental significance of the area, the Study assumed that development would occur at an average of 2 units per acre averaged over both constrained and unconstrained portions of the 360 ac. undeveloped area, and would accommodate approximately 2200 additional people.
- d) In 1996, the Town adopted Amendment No. 17 (OPA 17) which implemented the recommendations of the Growth Management Study and provided that the Yonge Street South area would be included within the Urban boundary of the Town with

specific direction that this area develop as a “*low-intensity, environmentally-sensitive residential development on full municipal services*”. Policy directing new development further stated “*even on full urban services it is anticipated that the overall density of new development shall be low-intensity in the general range of 2 units per acre across the environmentally constrained and unconstrained portions of the land*”. Future development was to be guided by a comprehensive Secondary Plan as well as urban design guidelines and a servicing strategy which would assess alternatives and costs. OPA 17 and its companion Regional Official Plan Amendment No. 3 endorsing the Growth Management Study were approved in 1998 by the Regional Municipality of York.

- e) Two small areas lying south of Vandorf Road were excluded from this Secondary Plan by Council and are subject to individual Secondary Plans.
- f) The Yonge Street South Secondary Plan Study was initiated in July 1999 and considered issues affecting the area. The results of Background analyses were presented at an Open House in November, 1999. A number of low density development options were presented to the community at an Open House session in January, 2000. In addition public notification and input was solicited through a newsletter, use of the Town’s web page, newspaper advertisements, individual letters to property owners, focus meetings, and questionnaires.
- g) After evaluation of the development options, which included community comments and review of landowner development submissions, a Preferred Option was selected and was presented at a public Open House in March, 2000. That Option, together with public response, forms the basis of this Secondary Plan document.
- h) The Region has recently updated population projections to 2026 and has forecast a growth of 75,000 for the Town of Aurora. As discussed in the Town’s information Report PL00-010, this projected growth would be absorbed in other areas of the Town in accordance with the Growth Management Study and s.3.6.2.d of the Aurora Official Plan.
- i) Following Council’s adoption of Official Plan Amendment 34 but prior to its approval by the Region of York, two areas were appealed to the Ontario Municipal Board. The first appeal involved lands north of Ridge Road and west of Yonge Street and the second appeal included the Elder farm property north of Elderberry Trail and west of Yonge Street. A Hearing was held in November and early December, 2000 and decisions were issued December 29, 2000 approving individual Official Plan Amendments 38 and 39 respectively for the subject properties which have been finalized by Orders 1924/0720 and 1923.
- j) For ease of administration, these site specific approvals have been consolidated within Official Plan Amendment 34, as modified. If there is any apparent conflict

between the provisions of this Amendment and Official Plan Amendment 38 and 39 as approved by the Ontario Municipal Board with respect to those areas, the provisions of the latter amendments shall govern the sites to which they apply.

- k) The decision of the Ontario Municipal Board has also been regarded with respect to policy refinement and elaboration through Modification of Official Plan Amendment 34.

6. PURPOSE OF THIS AMENDMENT

The purposes of this Amendment may be summarized as follows:

- a) To guide development of the Yonge Street South area as a low intensity, environmentally sensitive, primarily residential precinct within the Town of Aurora in which new development will occur on the basis of full municipal services.
- b) To preserve the topography, hydrogeological function and significant natural areas of the Oak Ridge Moraine within which this Secondary Plan is contained.
- c) To provide detailed policy guidance for protection of significant areas, both natural and manmade, as well as policy guidance for areas in which new low density residential development and limited institutional uses may be permitted.
- d) To provide more detailed policy guidance for areas which are currently developed to ensure that any future development or potential redevelopment occurs in accordance with the General Concept and Objectives for this Secondary Plan area.
- e) To provide for environmentally sensitive forms of development and appropriate management practices which demonstrate a high level of environmental stewardship related to stormwater, groundwater, and protection of sensitive natural features and functions.
- f) To provide for the improvement and development of the physical infrastructure of the community including parkland, trails, a school site, and provision of municipal water and sewer services to new development areas.
- g) To provide Urban Design Guidelines which will encourage new development along Yonge Street to preserve the environmentally significant features of the area, reflect the distinctive low density character of the area, and its historic context.
- h) To ensure that development will proceed in an orderly sequence (which may involve phasing) by co-ordinating the provision of necessary infrastructure with the development approval process.

- i) To provide guidance for the implementation of the Plan through specified studies, more detailed Block Plans, zoning by-laws, other development control measures and municipal programmes, and provisions for monitoring, review, and amendment of this Plan.

7. LOCATION OF THIS AMENDMENT

The location of the lands affected by this Amendment is outlined on Schedule AA.

PART III: THE AMENDMENT

THE FOLLOWING PART III, CONSISTING OF THE TEXT
AND SCHEDULES “AA”, “BB ” “CC ” AND “DD”
CONSTITUTE AMENDMENT NO. 34 TO THE OFFICIAL PLAN
FOR THE TOWN OF AURORA

PART III: THE AMENDMENT

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PART III: THE AMENDMENT

1. INTRODUCTION

1.1 All of this section of the document entitled "PART III; THE AMENDMENT", consisting of the following text and Schedules "AA", "BB", "CC" and "DD" attached hereto and forming part of this section, constitutes Amendment No. 34 to the Official Plan for the Town of Aurora and shall be known as the *Yonge Street South Secondary Plan*. It is noted that the lands subject to this Official Plan Amendment are also governed by Official Plan Amendment #48, regarding the Oak Ridges Moraine Conservation Plan in accordance with the provisions of Section 15 and 17 of the Oak ridges Moraine Conservation Act.

1.2 Land Use Plan and Text Changes

Schedule A of the Official Plan as amended by OPA # 17 identifies the lands subject to this Secondary Plan as being within and comprising the majority of Area 1, Yonge Street South. Two small portions of Area 1 of Schedule A, fronting onto Vandorf Road, have been omitted from this Secondary Plan.

Within the area of Schedule A corresponding to the boundaries delineated on Schedule AA identified as the "Limit of Secondary Plan", the land use designations of Schedule A, the Site Specific Policy Areas of Schedule H, and text of the Official Plan for the Town of Aurora, as amended, are hereby further amended as is necessary to give effect to this Amendment.

1.3 This Amendment will be implemented by appropriate amendments to the comprehensive Zoning By-law for the Town of Aurora, procedures provided by the Planning Act including plans of subdivision, plans of condominium and site plan approval, and by other measures including preparation of further studies and more detailed Block Plans as identified in Section 11 of this Amendment.

1.4 The provisions set forth in Section 12 shall apply regarding the interpretation of the Amendment.

2.0 GENERAL CONCEPT AND OBJECTIVES

2.1 GENERAL CONCEPT

- 2.1.1 The Yonge Street South area is contained within the Oak Ridges Moraine (ORM), a significant and sensitive landform of Provincial interest. Within the Secondary Plan area, the ORM includes the height of land and watershed divide of the moraine and contains significant landforms and natural features including significant wooded areas and other plantation areas, kettle features and fishery resources. Most of the area has been identified as an Environmentally Significant Area (ESA) by the Lake Simcoe Region Conservation Authority in recognition of its function as an aquifer recharge area. Control of existing development and permission for new development will be based on an Environment First approach to ensure that future development shall only be supported based on demonstration that the natural environmental features and functions are protected, enhanced, restored and sustained over the long term.
- 2.1.2 The majority of the 600 hectare (1500 acre) Yonge Street South Secondary Plan Area is already developed primarily with estate forms of housing on private services, cluster housing and open space uses including the Beacon Hall Golf Course and the Aurora Cemetery. Institutional uses have also been developed, most notably along Bloomington Road near Yonge Street. In accordance with the established Vision of the Town, it is intended that the area will continue to develop as a low density, primarily residential precinct designed to co-exist in a harmonious manner with the natural environment. New development will be characterized primarily by ground-oriented housing located in clusters of smaller lots within a setting of significant open space or on larger individual lots. The density, is in accordance with the Growth Management Strategy which culminated in O.P.A. 17, (as well as the site specific approvals contained in OPAs 38 and 39) and averages approximately 2 units per acre over the constrained and unconstrained portions of areas considered for new development. A limited number of small-scale institutional uses which are compatible with the residential fabric and environmental objectives of the area may also be developed in the area of Yonge Street near Bloomington Road.
- 2.1.3 Yonge Street, the historic north-south arterial road within the Region, will continue as the central transportation spine of this area linking it with the downtown core as well as with other municipalities to the north and south within the Region. Yonge Street is not identified as an Urban Corridor by the Region's Official Plan within this portion of the Region, and it is intended by the Town that development along Yonge Street will continue to serve as a low density gateway to Aurora through this area. Despite its function as a regional arterial road carrying traffic through the area, new development along the edges of Yonge Street and urban design within the corridor will be encouraged to reflect a distinctive landscape amenity by minimizing the impact of built

form, maintaining generous setbacks from the street, limiting building height or massing and requiring a high standard of new landscaping.

- 2.1.4 It is anticipated that development permitted by this Plan will accommodate a total of approximately 700 new residential units in addition to the 565 residential units currently built or approved within its boundaries, and the approximately 115 units approved south of Vandorf Road by other Secondary Plan amendments but included within the Master Servicing Analysis for this area.
- 2.1.5 Through the development of new areas permitted by the Plan, additional open space trail linkages will be provided to further pedestrian access through the area and connections to areas beyond, in order that the topography and environmental features of the moraine can be enjoyed by residents of the area, the Town and the wider region.
- 2.1.6 Implementation of anticipated development over the planning period will occur in a manner which matches growth with the capacity for full municipal servicing, new roads, and other identified infrastructure improvements, and may require phasing.
- 2.1.7 This Plan is intended to provide an approach to development which will require more focused study and refinement at subsequent stages of the development process. ‘Block Plans’ supported by identified studies are intended to provide a determination of local road pattern, internal servicing, and definition of environmental areas including Ecological Buffers, *Ecological Restoration Areas*, *Environmental Protection Areas* and *Environmental Function Areas*, as well as areas suitable for residential clusters on lands designated *Cluster Residential*. Further specific and detailed studies shall occur at the final development approval stage which may be a plan of subdivision, a plan of condominium, or a site plan.
- 2.1.8 This Plan is intended to guide development of the Yonge Street South Secondary Plan area until 2026 in accordance with the Growth Management Study and current Regional projections of population for the Town of Aurora. However, this Plan will be reviewed and updated if necessary based on s. 4.2.3 of the Aurora Official Plan.

2.2 GENERAL OBJECTIVES

- 2.2.1 To establish an ‘Environment First’ approach to future development, which means that development shall only be approved where it is demonstrated that significant natural areas, features and the ecological functions of the area are protected, enhanced, restored and sustained over the long term.
- 2.2.2 To provide a high quality of life for present and future residents with respect to health, amenity, and security; and to recognize that continued enjoyment and stewardship of the natural environment is a component of the special quality of life within this area.

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- 2.2.3 To establish a development pattern which continues to provide a high quality human environment while equally maintaining the visual and functional quality of the natural environment as characterized by the rolling topography, vistas, significant natural areas, features, and hydrogeological function provided by the Oak Ridges Moraine.
- 2.2.4 To implement the principles, criteria and study requirements of the Oak Ridges Moraine Conservation Plan and the environmental policies of the York Region Official Plan.
- 2.2.5 To continue the distinctive community identity and heritage character of the area through a low intensity development pattern which blends with, and reinforces, the natural landscape quality of this primarily residential precinct.
- 2.2.6 To identify, protect, enhance and restore the distinctive environmental attributes of natural areas, and wherever possible and environmentally feasible, to provide for public access, trail systems and natural, open space linkages between such identified natural areas.
- 2.2.7 To maintain the ground water recharge function provided by the Oak Ridges Moraine in this area and prevent any negative impacts on ground water quantity or quality.
- 2.2.8 To encourage a linked and integrated system of pedestrian trails including development of a pedestrian route along Yonge Street and to locate and, where necessary, construct such facilities in an environmentally sensitive manner.
- 2.2.9 To minimize the need for additional roads and paved surfaces while maintaining safe and convenient access to existing and new residents of the area.
- 2.2.10 To provide an opportunity for the development of a limited number of new, small scale institutional uses that are compatible with the residential character of the area; are able to develop in a manner which maintains the topography and landscape quality of the area; and do not result in pressure for increased levels of service to the area.
- 2.2.11 To provide for a variety of housing types and forms compatible with the desired low density, environmentally sensitive character of the area.
- 2.2.12 To match the approval of new development with the ability to provide full municipal services, roads and other necessary infrastructure.
- 2.2.13 To provide design criteria which maximize the aesthetic qualities of the Secondary Plan area; ensure that new development is compatible with the significant environmental qualities of the area; and with other established or planned uses; as well as to provide detailed direction for development of the Yonge Street corridor.
- 2.2.14 To implement the objectives and land use direction presented in this Secondary Plan through preparation of detailed Block Plans, additional studies, as well as procedures

provided by the Planning Act including re-zoning, plans of subdivision, plans of condominium and site plan approval.

- 2.2.15 To provide policy direction with respect to continued use and potential expansion of existing uses within the Secondary Plan Area in accordance with the General Concept and Objectives for the area.
- 2.2.16 To provide public works and public services under the jurisdiction of the Town and to co-ordinate public activities involving residents and/or other government agencies in a manner which is compatible with the objectives of this Plan.
- 2.2.17 To comply with legislation adopted by Regional and Provincial bodies, including further policy or regulation which may be formulated to protect the Oak Ridges Moraine, and to incorporate same into the Plan wherever necessary to establish such compliance.

3.0 RESIDENTIAL LAND USE POLICIES

The following policies apply to lands which are designated *Estate Residential*, *Transitional Residential*, *Suburban Residential*, *Low Density Suburban Residential* or *Cluster Residential* on Schedule AA to this Plan.

3.1 INTENT

The intent of these policies is to encourage the development of the residentially designated lands for the purposes set out herein. In addition, the policies are to be used as a guide for Council when considering the appropriateness of development proposals.

- 3.1.1 These policies are designed to create a development framework that will reinforce the distinctive identity and character within the Yonge Street South Secondary Plan Area. The policies are intended to provide a range of development patterns which are mutually compatible with the low density of existing development and the environmentally sensitive features and function of the area.
- 3.1.2 Within existing *Estate Residential* designations, additional development of a limited number of new lots created by infill shall be permitted to continue on private services. No new areas designated *Estate Residential* will be approved.
- 3.1.3 New development will generally occur at somewhat higher densities or intensity than that of the existing area and shall only be approved on the basis of full municipal services. Residential densities within Blocks identified on Schedule CC , will average no more than 5 units/ha. (2 units/ac) over the constrained and unconstrained lands which are subject to a development application.
- 3.1.4 Matters such as building size, lot coverage, height, setbacks, minimum areas of open space and parking for each designation are to be set out in one or more implementing zoning by-laws which may be further refined to reflect individual site characteristics and proposed development pattern for site specific locations.

3.2 DESIGNATIONS AND GENERAL POLICIES

The Residential land use designations are shown on Schedule AA and include the following:

- a) *Estate Residential*
- b) *Transitional Residential*
- c) *Suburban Residential*
- d) *Cluster Residential*
- e) *Low Density Suburban Residential*

3.2.1 Permitted Uses General to all Residential Designations

Notwithstanding the provisions of s.3.1.1 of the Aurora Official Plan, the following uses shall be permitted in all Residential designations, subject to all other relevant provisions of this Plan and the inclusion of appropriate provisions in the Zoning By-law:

- a) Residential uses, in accordance with the provisions for the specific designation;
- b) Home occupations which are clearly accessory and secondary to the use of a dwelling unit for residential purposes, provided any such home occupation creates no noise, odour, traffic or additional parking requirement incompatible with the residential purpose of the area. The implementing Zoning By-law shall further establish the specific provisions governing home occupations;
- c) Suitable forms of supportive housing subject to a re-zoning application which will consider the ability of the proposed supportive housing use to develop in accordance with the form and type of housing within the respective residential designation, the compatibility with the surrounding residential fabric, and whether the form of supportive housing is suitable to the limited range of services which exists or will be available in this Secondary Plan Area;
- d) Minor institutional facilities serving the immediate neighbourhood in accordance with the provisions of Section 4.2 and 4.3 herein, including an elementary school and a childcare centre. Such uses will only be permitted in areas provided with municipal water and sewer services;
- e) Neighbourhood Park facilities, including linear trails in accordance with the provisions of Section 5 herein;
- f) Private Open Space;
- g) Utilities, necessary to serve the community, including storm water management facilities; and
- h) Buildings and structures accessory to a permitted use.

3.2.3 Density Policies

- a) The following definitions shall be used in applying the density provisions for residential development within this Secondary Plan area:
 - i) "*Net residential density*" means the number of dwelling units divided by the net residential land area. Net residential land area means the residential land area which excludes all road allowances, schools, places of worship, parks and playgrounds, trails, private open space, environmental features and any use or area not directly related to dwelling units and related area of individual private use; or

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- ii) “*Gross residential density*” means the number of dwelling units divided by the gross residential land area. Gross residential land area includes local roads within the residential area, trails, shared private open space, Environmental Protection and Environmental Function Areas, an elementary school and a local or Neighbourhood Park. Excluded areas include institutional uses such as government offices, a healthcare facility, nursing home, open space associated with a cemetery, or major valley.
 - b) Density transfers for the purpose of clustering residential development in a manner which assists in the preservation or conservation of landscape features such as treed areas, slopes, or other desirable features, may be permitted within and between residential development sites without amendment to this Plan provided that:
 - i) land from which density is transferred is deeded to the municipality or subject to a conservation easement, restrictive covenant or other form of legal agreement which ensures that it will remain in an undeveloped and natural form, in perpetuity, continuing its environmental function within the community; and
 - ii) the resultant building form, location and density of clustered housing is in accordance with the policies, provisions and general intent of this Plan.
 - c) The *gross residential density* averaged over the constrained and unconstrained lands subject to a development application shall be no more than 5 units per hectare (2 units/acre).

3.2.4 Compatibility, Buffering and Transitional Density Policies

- a) In the design of residential developments, measures shall be taken to ensure the appropriate compatibility with nearby uses and environmental features in terms of setbacks or siting, massing, building height, orientation and required landscaping.
- b) Residential developments shall have regard for existing and potential sources of noise, odour, visual, traffic and pollution related nuisances arising from any nearby *Commercial, Institutional, Open Space, Rural* or agricultural land use, as well as existing and potential noise or hazards from transportation facilities including major roads and rail lines.
- c) New residential development proposed in areas where adjacent lands have or will have substantially different lot area or density characteristics, will be required to provide significant separation between existing and proposed new buildings. This may be achieved through setbacks, intervening areas of open space, graduated lot areas, landscaping and other means of providing a sensitive transition.
- d) Generally more dense development shall be directed towards Yonge Street and lower densities shall form a transition to Estate Residential interfaces.

- e) New units abutting properties on Ridge Road shall be in the form of detached dwelling units.

3.2.5 Typical Infrastructure and Amenities for New Development

All development in *Transitional, Suburban, Cluster or Low Density Residential* designations shall be designed so as to incorporate the following:

- a) municipal water supply service;
- b) municipal sanitary sewer service;
- c) Best Management Practices related to storm drainage requirements;
- d) paved streets, together with appropriate lighting, walkways and landscaping;
- e) any other services, works or considerations that are appropriate for the development or that are required elsewhere in this Plan.

3.2.6 Estate Residential Infrastructure

- a) Development in *Estate Residential* designations is expected to continue on the basis of private septic disposal systems and individual wells. It is not intended that such areas will be retrofitted with municipal water or sewer services.
- b) In the future, should municipal water and/or sewer service become desirable or necessary, the Town may consider installation of water and/or sewer services in existing *Estate Residential* areas to be paid for by local improvement levy after undertaking the following procedures:
 - i) consultation with affected property owners;
 - ii) completion of a study which provides full consideration of the impact on servicing allocation within the Town and fiscal impact of servicing in this area; and
 - iii) consideration of the planning implications that municipal servicing may have for redevelopment and intensification within the respective area under consideration as well as for any abutting areas which may remain on private services.

3.2.7 Block Plan Requirements

Prior to approval of an application to permit new development (including a rezoning, consent application, plan of subdivision, plan of condominium, or a site plan) within any *Transitional, Suburban, Cluster or Low Density Suburban Residential* designation, a Block Plan for the respective area as identified on Schedule CC must be approved by the Town in accordance with s. 11.1.

3.2.8 Supporting Studies

Prior to approval of a development application within any Residential designation, the proponent shall submit appropriate Supporting Studies in accordance with s. 11.2.

3.3 ESTATE RESIDENTIAL

The following policies shall apply to lands having an *Estate Residential* designation on Schedule AA.

- 3.3.1 Notwithstanding s.3.1.2.a of the Aurora Official Plan, the permitted uses in an *Estate Residential* designation shall be limited to only one detached dwelling per lot, accessory structures, and compatible home occupations.
- 3.3.2 Lots within the *Estate Residential* designation of this Plan area shall preserve a minimum of 75% of the lot area in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.
- 3.3.3 Notwithstanding subsections 3.1.2.b.ii and 3.1.2.n of the Aurora Official Plan, within the area fronting Ridge Road a very limited amount of additional development may be permitted through division of an existing oversized lot to create one or more new lot(s) subject to the following provisions:
- a) the minimum area of any new lot as well as the remaining lot shall not be less than 0.6 hectares (1.5 acres);
 - b) the minimum frontage of any new lot or any remaining lot shall not be less than 30 metres (100 feet) fronting onto a municipal road;
 - c) a high standard of urban design as outlined in s. 3.9 of the Aurora Official Plan is achieved;
 - d) a supporting hydrogeological study is submitted which demonstrates to the satisfaction of the Town and appropriate agencies that each lot meets the established requirements to support a subsurface sewage disposal system;
 - e) supporting documentation is submitted to the satisfaction of the Town and appropriate agency, as necessary, which demonstrates that each lot is able to be supplied with a potable source of water;
 - f) any other study described in this Plan which is deemed necessary by the Town or other authority having jurisdiction, in order to evaluate an environmental feature or function of significance on the site.
- 3.3.4 Any proposed development of the approximately 4.4 ha. (11 ac.) property at the end of Ridge Road shall also address, to the satisfaction of the Town, the following matters:

- a) the creation of a cul de sac built to municipal standards;
- b) relocation of the communication tower and related infrastructure from the site;
and
- c) resolution of the extent of the municipal right of way at the end of Ridge Road.

3.4 TRANSITIONAL RESIDENTIAL

The following policies shall apply to lands having a *Transitional Residential* designation on Schedule AA.

- 3.4.1 Permitted uses within a *Transitional Residential* designation shall be limited to detached dwellings, accessory structures and compatible home occupations.
- 3.4.2 To ensure a high standard of development for this low density use, the following standards shall be achieved:
 - a) a minimum lot area of 0.4 hectare (1 acre);
 - b) a minimum lot frontage of 30 metres (100 ft.);
 - c) a high standard of urban design as outlined in s. 3.9 of the Aurora Official Plan.
- 3.4.3 Development in a *Transitional Residential* designation shall ensure sensitivity to the natural environment through conservation of topography, Environmental Function Areas and meaningful areas of natural open space. Compatibility with the interface of an existing area of *Estate Residential* development shall be maintained through a minimum building setback of 35 metres from any lot line adjacent to such interface and such screening or landscaping as may be appropriate.
- 3.4.4 Lots within the *Transitional Residential* designation of this Plan area shall preserve a minimum of 70% of the lot area in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.

3.5 SUBURBAN RESIDENTIAL

The following policies shall apply to lands having a *Suburban Residential* designation on Schedule AA.

- 3.5.1 Notwithstanding s.3.1.2.a of the Aurora Official Plan, permitted residential uses within a *Suburban Residential* designation are limited to one detached dwelling per lot and compatible home occupations.

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- 3.5.2 To ensure a high standard of development, and in accordance with the provisions of subsection 3.1.2.b.i of the Aurora Official Plan, lots within a *Suburban Residential* designation shall achieve the following minimum standards:
- a) a minimum lot area of 0.2 hectare (0.5 acre);
 - b) a high standard of urban design as outlined in s. 3.9 of the Aurora Official Plan.
- 3.5.3 Lots within the *Suburban Residential* designation of this Plan shall preserve a minimum of 55% of the lot area in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.
- 3.5.4 There shall be no direct access from an arterial road to any *Suburban Residential* lot. Access shall be by means of a local road. Innovative lot patterns may be approved which would enable houses to face Bloomington Road while providing access from a local internal street.
- 3.5.5 Lots in a *Suburban Residential* designation abutting Bathurst Street shall provide a generous setback in order to provide a transition between urban development and rural or agricultural uses within the Township of King. Significant areas of native trees and vegetation shall be required to be provided on the portion of lots facing the inter-municipal boundary to further buffer the impact of urban development on the adjacent municipality.
- 3.5.6 Based on the provisions of an approved Block Plan, *Suburban Residential* areas may be placed in one or more separate zone categories in the Zoning By-Law, requiring differing frontage, building orientation or development standards. The Zoning By-law shall establish the standards and requirements which are appropriate for particular locations and for each zoning category.

3.6 CLUSTER RESIDENTIAL

The following policies shall apply to lands having a *Cluster Residential* designation on Schedule AA.

- 3.6.1 Permitted uses in a *Cluster Residential* designation are single detached dwellings, semi-detached dwellings, linked housing, townhouses and Private Open Space. Land may be conveyed to the municipality as Public Open Space without amendment to this Plan. The Block Plan process will encourage an appropriate mix of units related to consideration of landform conservation efforts and overall compatibility with existing development.
- 3.6.2 Buildings shall not cover more than twelve percent (12%) of all the lands with a Cluster Residential designation. To the greatest extent possible, land within a Cluster Residential

designation shall be retained in an open or natural condition, either as Private or dedicated Public Open Space and shall not form part of individual lots, or similar area devoted to exclusive use in a condominium. Areas of open space shall be significant and sufficient to visually and functionally distinguish development clusters from one another, in order to reduce the impact of massing and to enable the landforms and retained natural areas of the Oak Ridges Moraine to be visually and functionally linked to areas of low intensity development. Areas retained as open space are intended to preserve the natural landscape quality of the area and shall not contain buildings, swimming pools or other areas of paved or impervious surface covering more than 5% of such area. Any necessary setbacks, roads, parking areas or private driveways shall not be considered to form any portion of this open space area.

3.6.3 Within a *Cluster Residential* designation, residential units within individual clusters shall be sited in a manner that provides for:

- a) adequate set back and buffering from environmental features, including conformity with the requirements of any Environmental Impact Study as required in s.11.2.2 ;
- b) arrangement and design which conserves landform in accordance with Development Guidelines 7.1.8 and 7.1.9 of Background Study # 5 titled “Landform Conservation and the Oak Ridges Moraine”¹ and has minimal effect on the natural hydrogeological recharge function of the moraine as established by a Hydrogeological Study in accordance with the provisions of s. 11.2.5;
- c) screening by topography and/or vegetation, from existing areas of *Estate Residential* designation, institutional uses, arterial roads and rail corridors, and maintenance of a minimum separation of 35 metres between any *Estate Residential* designation and the lot line or limit of any area of private amenity space of any cluster residential unit;
- d) separation from other clusters of residential lots, and from other residential or institutional land use designations, by areas of zoned open space which will remain in common private use or may be dedicated to the municipality;
- e) minimum setback, and screening by topography or vegetation, from Yonge Street in accordance with the Urban Design Guidelines contained in Appendix A.

3.6.4 Lots within the *Cluster Residential* designation of this Plan shall preserve a minimum of 40% of the lot area, or similar area devoted to exclusive use within a condominium, in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.

¹ Background Study #5 to the Oak Ridges Moraine Area Planning Study by Johnson Sustronk Weinstein & Associates and HBT AGRA Limited, April 1993

- 3.6.5 In the preparation of Block Plans, areas suitable for residential clusters shall be identified. Such potential areas will be evaluated by the Town based on the above criteria, required studies, and the degree to which the proposed siting of clusters and open space areas conforms with the overall policies and intent of this Plan.
- 3.6.6 Permitted forms of housing and areas of common open space within a *Cluster Residential* designation shall be identified in a site specific Zoning By-law based upon the provisions of this Secondary Plan including an approved Block Plan.
- 3.6.7 A Block Plan shall be further refined during approval of a plan of subdivision or of condominium, to more specifically address the constraints and amenities of a given site in accordance with the provisions of s. 11.3. This more specific and detailed development scheme shall form the basis of a site specific Zoning By-law.
- 3.6.8 Development within a *Cluster Residential* designation which is proposed to proceed by means of a tenure arrangement which does not include a plan of subdivision or condominium shall be subject to the provisions of Site Plan Control and Supporting Studies required in accordance with the provisions of s. 11.5.5 of this Plan.

3.7 LOW DENSITY SUBURBAN RESIDENTIAL

The following policies shall apply to lands having a *Low Density Suburban Residential* designation on Schedule AA.

- 3.7.1 Permitted uses in a *Low Density Suburban Residential* designation are limited to single detached dwellings, semi-detached dwellings, duplex dwellings, linked housing and compatible home occupations as well as private or public open space.
- 3.7.2 The predominant form of housing shall be single detached dwellings. Semi-detached, link housing and duplex dwellings may be integrated in the design of *Low Density Suburban Residential* areas provided that the overall density does not exceed 15 units per hectare (6 units per acre) of *gross residential land* within an area designated *Low Density Suburban Residential* and, further that the overall density of the Block Plan area within which such designation is contained (as shown on Schedule CC) is no more than 5 units per hectare (2 units per acre) of *gross residential land*.
- 3.7.3 Maximum density within a *Low Density Suburban Residential* area may only be achieved if it can be demonstrated that roads, servicing and housing construction can occur with minimal disruption to the natural topography.
- 3.7.4 All lots within the *Low Density Suburban Residential* designation of this Plan shall preserve a minimum of 50% of the lot area in an open, landscaped condition and such required landscaped area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.
- 3.7.5 Standards and requirements for the development of *Low Density Suburban Residential* areas shall be established in the Zoning By-Law, in one or more zoning categories reflecting the range of densities and forms which are appropriate for a particular location. The Zoning By-Law shall establish appropriate provisions for each unit type related to such matters as dwelling unit size, lot coverage, minimum area of landscaped open space, height, parking and setbacks.

3.8 SITE SPECIFIC POLICIES

The following special provisions shall apply to specific sites within the Yonge Street South Secondary Plan.

- 3.8.1 The lands in Lots 73, 74 and 75, Concession 1 E.Y.S., which are designated *Cluster Residential* and *Private Open Space*, were developed as part of an overall concept for a golf course, tennis club and residential enclave. No additional dwellings shall be permitted without amendment to this Plan.

- 3.8.2 Notwithstanding the *Cluster Residential* designation, all, or a portion of lands abutting Yonge Street in part of Lot 71, 1 E.Y.S. as marked on Schedule AA may alternatively develop for *Minor Institution* use in accordance with s. 4.3.2. The potential residential density of 5 u/ha (2 u/ac.) applies only to land to be developed for residential use and shall not be transferred from any portion developed as a *Minor Institution* use to any remaining residential land.
- 3.8.3 The lands north of Ridge Road and west of Yonge Street (Block F) established Ecological Buffer Areas and *Ecological Restoration Areas* shown on Schedule AA resulting from further detailed planning which addressed many of the requirements of a Block Plan. Permitted residential uses in Block F on sites abutting Ridge Road properties shall be limited to detached dwellings. Access from Ridge Road shall be limited to pedestrian and emergency vehicle access only. Before any development may be approved, the Town and Region shall approve a Block Plan which has established the location of two access points to the lands and an internal road pattern. Until the access to Yonge Street has been constructed, development shall not occur within this area [OPA 38].
- 3.8.4 Permitted uses in the *Cluster Residential* designation located on the Elderberry Farm site north of Elderberry Trail, shall be limited to detached dwellings and public or private open space. A minimum separation distance of 44 metres shall be maintained between existing estate residential houses on Elderberry Trail and any new dwelling within this site specific area. [OPA 39].

4.0 INSTITUTIONAL LAND USE POLICIES

The following policies apply to *Institutional* land uses and areas containing municipal utilities as indicated on Schedule AA.

4.1 INTENT

It is the intent of this Plan to recognize existing institutional uses and provide for a limited number of new small scale *Minor Institution* uses that are designed to blend with the topography and landscaped context of the Oak Ridges Moraine and with the surrounding low density residential precinct. Institutions which provide a public service to the existing and future residents of the community (and potentially, to other areas of the Town) such as schools or a place of worship, are permitted. Such uses shall not create a demand for higher levels of service than are presently available, or intended to be provided, within the Plan area in the future.

4.1.1 Designations

The following *Institutional* uses are recognized and permitted by designations illustrated on Schedule AA:

- a) Elementary Schools (depicted by symbol);
- b) Minor Institution;
- c) Major Institution.

4.1.2 Range of Uses and Future Provision

- a) *Institutional* uses are uses providing a public service including public administration, education, health care, cultural and religious facilities, government or agency offices, schools, day care centres, nursing homes, libraries, and community centres. Open space and recreation uses, fire halls, police and ambulance stations, utilities, storm water management ponds, and like facilities necessary to serve the community are also permitted within an *Institutional* designation.
- b) The difference between *Major* and *Minor Institution* uses is related to matters of scale, intensity of use and/or area to be served. *Major Institution* uses are large scaled buildings and sites, serving a large portion of the Town or broader region. They are utilized by significant numbers of people, may require a higher level of community services, and have a noticeable impact either visually or functionally on surrounding uses with respect to such matters as building size, noise, traffic, extent of parking and normal hours of operation. No new *Major Institution* uses are anticipated by this Plan.

- c) A limited number of new *Minor Institution* sites designed to be of modest scale, functionally compatible with the predominant low density residential fabric, and serving a local population may be created in accordance with s. 4.3.2 and will be placed in separate zoning categories in the Zoning By-Law to reflect specific use requirements for parking and buffering and any other applicable considerations.

4.1.3 Typical Infrastructure and Amenities

All development in *Institutional* designations shall be designed so as to incorporate the following:

- a) municipal water supply service;
- b) municipal sanitary sewage service;
- c) management of storm drainage as provided in s. 10.5;
- d) appropriately scaled and sited parking areas, lighting, walkways and landscaping; and
- e) any other services, works or considerations that are appropriate for the development or that are required elsewhere in this Plan.

4.1.4 Buffering and Compatibility

All *Institutional* uses shall be designed to minimize any noise, traffic, pollution, visual impact or other related nuisance and hazard arising therefrom. To ensure that new institutional facilities do not create a visual, environmental, or traffic nuisance for their surroundings, a development agreement may be required in accordance with the provisions of s. 3.4.1.g of the Aurora Official Plan, and the following provisions:

- a) The scale, bulk and design of all *Institution* uses shall be functionally compatible and able to blend visually with adjacent uses and with the natural environment.
- b) Vehicular access to all *Institution* uses shall be located and designed to discourage vehicular traffic or parking generated by such uses from intruding into local residential neighbourhoods.
- c) All *Institution* uses within the Secondary Plan area shall be required to maintain as much of the site area as possible, and a minimum of 40% of the site area as an open area, landscaped or in natural condition and such area shall not include any driveway, parking area or other area related to the use or storage of vehicles. No outdoor area covered by an impervious material shall be included as part of the required landscaped area.
- d) The Institutional user shall be required to use its best efforts to identify and use designs, materials and ground treatments that ensure maximum permeability and infiltration. Innovative alternatives which achieve a similar infiltration rate with further open space reductions, will be considered subject to satisfying the Town

and the Lake Simcoe Conservation Authority, without further amendment to this Plan.

4.1.5 Supporting Studies

Prior to approval of a development application within any *Institutional* designation, the proponent shall submit such Supporting Studies as required by the Town in accordance with the provisions of s. 11.2 of this Plan.

4.1.6 Site Plan Control

Applications for development of any *Institutional* use shall be subject to the provisions of Site Plan Control.

4.2 ELEMENTARY SCHOOL

The proposed location of a public *Elementary School* site of approximately 2 to 2.4 hectares (5 to 6 acres) is shown by symbol on Schedule AA and relates to a publicly funded institution.

4.2.1 The location of this school is approximate and may be relocated in consultation with the York Region District School Board without amendment to the Plan, subject to the following provisions:

- a) The specific size, configuration and location of a school site will be determined in consultation with the York Region District School Board during the preparation of a Block Plan, and shall be co-ordinated with the planning of municipal parkland. The co-ordinated use of recreational space and facilities to meet the needs of both the school and the local area will be encouraged;
- b) Adequate parking and other required facilities shall be provided on site;
- c) Safe and convenient pedestrian access routes shall be planned between the school and the surrounding residential areas;
- d) The selected site will generally be a maximum of 3 hectares in size, and shall have frontage on a local road;
- e) The selected site will be able to develop in accordance with the Oak Ridges Moraine Conservation Plan including preservation of environmental features and functions, and the necessity for minimal grading in order to preserve the landform;
- f) The public elementary school site is to be located within the first phase of development.

4.2.2 If the elementary school site is not required in future for school purposes, it may develop in accordance with the underlying *Cluster Residential* designation.

4.3 MINOR INSTITUTION

The existing locations of *Minor Institution* uses are shown on Schedule AA.

- 4.3.1 Permitted uses in a *Minor Institution* designation include small scale public service uses including places of worship, private schools, daycare and residential facilities for children, nursing homes, senior citizen homes, government operated clinics or counseling services, and similar uses which are deemed by the Town to be compatible with existing or proposed development, oriented to the local population, and requiring a limited number of support services.
- 4.3.2 On sites with Yonge Street exposure on the east side of Yonge Street as indicated on Schedule AA, new compatible *Minor Institution* uses may be permitted within the *Cluster Residential* designation subject to amendment of the Zoning By-law, and further provided that the following matters have been addressed to the satisfaction of the Town:
- a) the relationship of the use to surrounding development in an approved Block Plan;
 - b) safe and, where possible, co-ordinated access to Yonge Street to be shared with other compatible uses, in order to limit the number of access points;
 - c) the proposed grading preserves topographic features and functions in accordance with the Implementation Guidelines for the Oak Ridges Moraine;
 - d) building height, massing, location of parking, landscaping, pedestrian and vehicle circulation, have been addressed in a Site Plan and are in accordance with the Urban Design Guidelines contained in Appendix A;
 - e) availability of municipal servicing;
 - f) completion of required studies in accordance with s. 11.2; and
 - g) any other reasonable concern related to the specific nature of the proposed use has been addressed to the satisfaction of the Town or relevant authority.
- 4.3.3 Sites containing municipal utilities, including a water tower or storm water detention pond, have been designated as *Minor Institution* sites but such designation shall not imply that such sites are intended to be redeveloped for any use except a utility without amendment to this Plan.

4.4 MAJOR INSTITUTION

The Provincial government complex, York District Catholic School Board offices, and Cardinal Carter Secondary School are designated *Major Institution* uses on Schedule AA. The Provincial government complex contains the historic De La Salle College building which is currently used as offices, and portions of a wooded area known as Monk's Walk, a driver testing centre, and offices of the Ontario Provincial Police. A depression located on the site is designated as Open Space.

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- 4.4.1 The permitted uses for Cardinal Carter Secondary School on Bloomington Road include a secondary school, daycare centre, recreation uses, open space uses and related activities normally associated with these uses.
- 4.4.2 The permitted uses of the Provincial government site designated *Major Institution* at the north west corner of Yonge St. and Bloomington Road include administrative offices, a driver testing centre, Ontario Provincial Police headquarters and open space.
- a) The Town shall seek to obtain an open space trail linkage along the northern boundary of this site and a conservation easement over the landform depression identified as an Environmental Function Area on Schedule AA.
 - b) Any future development or redevelopment of this site shall preserve and respect the identified Heritage Resource in accordance with the provisions of s. 3.8 of the Aurora Official Plan.
- 4.4.3 The permitted use of the York District Catholic School Board site on Bloomington Road includes administrative offices, recreation, open space and activities normally related to such uses.
- 4.4.4 Any significant change of use on a permitted *Major Institution* site and any application for a new *Major Institution* use designation shall require an Official Plan Amendment. In considering an application for Official Plan Amendment, the Town shall be satisfied that:
- a) municipal services are available;
 - b) the use will not create a demand for higher levels of community services than are intended by this Plan;
 - c) the proposed *Major Institution* use is compatible with the Intent and policies of this Plan;
 - d) satisfactory Supporting Studies required in s. 11.2 have been submitted;
 - e) the proposed use can develop and function in a manner both sensitive to the environment and compatible with surrounding low density residential uses; and
 - f) any other reasonable concern related to the specific nature of the proposed use has been addressed to the satisfaction of the Town or relevant authority.
- 4.4.5 i) Site Specific Policies (Official Plan Amendment 59)**

Notwithstanding any policies to the contrary of Section 4.4 of the Yonge Street South Secondary Plan (Official Plan Amendment No. 34) the following special policies apply to the property designated “Major Institution” described as Part of Lot 71, Concession 1, and shown on Schedule "A" as OPA 59 attached hereto:

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- a) The lands shall only be used for a secondary school (grades 7 through 12) including, recreation uses, chapel and childcare centre having a maximum gross floor area of 9290 m².
 - b) The policies contained herein shall be implemented by way of a site specific zoning by-law.
 - c) The major institution use shall be subject to an individual site plan agreement(s), as may be required by Council.
 - d) Council shall require a high standard of urban and architectural design which will be incorporated on the subject lands. This site is an entrance to the Town and to the Secondary Plan Area and therefore it is important that its architecture and landscape combine to produce a suitable image for entering the community. This objective will be implemented through the site plan approval process, which will ensure that the design of the secondary school is compatible with the surrounding land uses and a high standard of landscaping which will include a strong built or landscaped edge at the corner of Bathurst Street and Bloomington Road. A controlling architect shall be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
 - e) Given the significance of this site, the location of the building should present a significant frontage to the street and be planned as an important civic element within the community. The architectural style of the building should show regard for the architectural style of the existing and proposed community through its sitting, massing, proportions, and specific consistence of style, colour and materials.
 - f) Screening and landscaping of parking areas, loading areas, service area, and rooftop mechanical equipment shall be required.
 - g) The design shall ensure that lighting for buildings and parking will be designed and sited to minimize adverse impacts onto adjacent properties.
 - h) All signage is to be grade related and integrated into the landscape, and /or architecture.
 - i) Prior to site plan approval, the applicant is required to prepare and implement a Stormwater Management Report to the satisfaction of the Town of Aurora and the Conservation Authority.
 - j) Prior to site plan approval, Council shall be satisfied with the design and location of access roads, water and sanitary sewer servicing. This shall include the

execution of any agreements necessary to provide water and sanitary sewer servicing to the site. Such agreements shall include but not be limited to matters of maintenance, operation and administration.

- k) In the event that it is determined to be in the best interests of the Town that servicing arrangements other than through the Town of Richmond Hill, are appropriate, the developer shall assist the Town in implementing such servicing arrangements as shall finally be determined for the area.
- l) Prior to construction, the applicant is required to establish an approved Groundwater Monitoring Program and Contingency Plan to the satisfaction of the Planning Department.
- m) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of Yonge Street South Secondary Plan (OPA 34) shall apply.

5.0 OPEN SPACE LAND USE POLICIES

In accordance with s. 3.5 of the Aurora Official Plan, the following policies recognize the significance of Open Space areas to the use and enjoyment of recreational activities as well as to the passive use and enjoyment of the natural environment, within the Yonge Street South Secondary Plan area of the Oak Ridges Moraine. The following policies shall apply to *Open Space* designations on Schedule AA, including a proposed Neighbourhood Park, linear park linkages, trails, areas of private open space and other areas which are intended to be preserved in a natural state.

5.1 INTENT

The *Open Space* resources within the Plan area, whether in public or private ownership, are intended to maintain the characteristic topography and open, landscaped quality of the Oak Ridges Moraine; preserve and protect natural features; and maintain the aquifer recharge function. Council recognizes that the general character of the Town's landscape (and in particular that of the Oak Ridges Moraine) is a natural resource which is essential to the well-being of the Town's residents and visitors, and will attempt to maintain and enhance such landscape characteristics. Designated *Environmental Protection Areas*, *Environmental Function Areas*, and *Ecological Restoration Areas* may be used for passive recreation use where environmentally feasible. The Plan area provides a unique opportunity to provide for passive recreational use in a natural setting with significant vistas and views. Public enjoyment of this environmental resource and connections to significant natural resources in the broader region will be obtained through provision of linear park and trail linkages between and through natural features as appropriate if it can be demonstrated that public access will not have negative impact on the natural features and their functions.

5.1.1 Permitted Uses

Uses permitted on lands having an *Open Space* designation shall be uses which are primarily accommodated in an open setting with minimal buildings or structures. Areas designated *Public Open Space* are primarily intended for active or passive recreation use, including trails. Areas of *Private Open Space* may accommodate a specific function such as a cemetery or a golf course and are not usually intended to be open or accessible to the public.

5.1.2 Zoning

Land designated for Open Space use will be placed in separate categories in the Zoning By-law to reflect the specific uses to be permitted. Amendments to the By-law may be site specific in nature.

5.1.3 Open Space Linkages

Lands designated *Open Space* and *Environmental Protection Areas* on Schedule AA, as well as *Environmental Function Areas*, *Ecological Buffers* and *Ecological Restoration Areas* which have been dedicated to the Town, will be linked wherever possible and environmentally feasible to form a system of connected natural features both within the Plan area and with other significant natural areas within the Region and beyond in order to form an interconnected recreational and environmental system.

5.2 PUBLIC OPEN SPACE

Lands designated *Public Open Space* on Schedule AA are owned or proposed for public acquisition or access by the Town or other public authority and intended for active or passive recreation.

5.2.1 Land designated *Public Open Space* shall be acquired and used in accordance with the policies of s. 3.5 of the Aurora Official Plan.

5.2.2 Permitted uses in areas designated *Public Open Space* shall be restricted to the following:

- a) Neighbourhood Parks including playing fields, a children's playground and structures associated with such uses; and
- b) Linear open space parks, and trail linkages for non-motorized use;
- c) Stormwater detention features.

5.2.3 Lands dedicated for parks shall be in a location and condition acceptable to the Town. All active parks should have frontage on a public road. Stormwater detention areas shall not be accepted as part of the required parkland dedication in accordance with the policies of the Aurora Official Plan and the provisions of the Planning Act.

5.2.4 A Neighbourhood Park of approximately 1.12 hectares (2.8 acres) shall be located in conjunction with any elementary school to be provided within the Secondary Plan area as shown by symbol on Schedule AA.

5.3 PRIVATE OPEN SPACE

Lands designated *Private Open Space* on Schedule AA are held in private ownership and shall not be construed as being open or available to the public. Lands with this designation include the Aurora Cemetery, the Beacon Hall Golf Course and the Timberlane Tennis Club.

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- 5.3.1 Permitted uses within an area of *Private Open Space* shall be limited to uses which retain the site in a primarily open condition.
- 5.3.2 In order to facilitate the completion of a network of trails through the area as shown on Schedule DD, Council will endeavour to achieve easements or rights of way indicated along the boundaries or through areas of *Private Open Space*.
- 5.3.3 Within *Private Open Space* designations, Council may promote measures which will maintain and enhance the aquifer recharge function of the Oak Ridges Moraine, protect the topography and landform character representative of the Oak Ridges Moraine, or protect natural features. Such measures may relate to the treatment of storm water quality or quantity, use of pesticides or herbicides, control of grading, landscape design, or protection of environmental features and shall be implemented through site plan and zoning controls or through such legal agreements as conservation easements or restrictive covenants, as well as through encouragement of stewardship initiatives.

5.4 TRAILS

The location of existing and proposed trails is identified on Schedule DD. The exact location of proposed trails may be altered without amendment to this Plan.

- 5.4.1 Wherever possible, identified trails will be brought into public ownership and designated as *Public Open Space*. In some areas, trails may utilize public road allowances, utility rights of way or easements over private land, including areas designated as *Private Open Space*. Nothing in this Plan shall imply that any trail shown on private land is open to public use until it is acquired, or alternative legal arrangement is made for public access.
- 5.4.2 Wherever environmentally feasible, trails will be encouraged in locations which link and provide access within or adjacent to *Environmental Protection Areas* and *Ecological Buffers*, *Environmental Function Areas*, or *Ecological Restoration Areas*.
- 5.4.3 Trails shall be used for passive recreation, including walking and shall not be designed or intended for use by motorized vehicles. Cycling, cross country skiing and similar more intense recreational activities may be permitted and encouraged in certain trail locations but restricted from other more sensitive areas where there is concern for the impact on the environment due to vegetative damage, erosion or habitat disturbance.
- 5.4.4 Trails shall be located, designed and maintained in a manner which retains topographic features, minimizes risk of erosion or other ecological damage, and utilizes natural materials rather than impervious materials (except where road surface or sidewalks form trail components).
- 5.4.5 Wherever possible, public access to exceptional Vistas as identified on Schedule DD shall be provided by means of trails.

- 5.4.6 Where additional landscaping is desirable along trails, it shall consist only of native species.
- 5.4.7 It is the intent of this Plan to secure an alignment for the Oak Ridges Trail which provides an opportunity to enjoy the Oak Ridges Moraine in its natural setting and minimizes reliance on access provided along roads.

6.0 ENVIRONMENTAL LAND USE POLICIES

The Environmental designations on Schedule AA contain natural features and functions of significance which are intended to be protected and, where possible, enhanced whether in public or private ownership. Efforts will be made, where possible, to bring such areas into public ownership. Where lands are retained in private ownership, they shall not be construed as being open or available to the public unless specific easements or other legal arrangements have been granted to provide public access.

6.1 INTENT

The intent of the *Environmental Protection Area*, *Ecological Restoration Area* and *Environmental Function Area* designations on Schedule AA is to protect and enhance areas containing significant natural features and functions. The Environmental designations include significant natural features in the Secondary Plan area which provide a high or moderate environmental function. It should be noted that despite the identification of these specific areas and features, these are not the only lands which may provide an important environmental function. Most of the area within the Secondary Plan is identified as providing a high/moderate ground water recharge function as shown on Schedule BB. This function is to be maintained, as much as possible, through natural rather than engineered means in accordance with the provisions of Section 7.

Other less significant treed areas such as non-native plantations contribute to ground water recharge and are intended, as much as possible, to be retained and encompassed within development.

The *Environmental* designations include:

- a) *Environmental Protection Areas;*
- b) *Environmental Function Areas;*
- c) *Ecological Restoration Areas;*
- d) *Ecological Buffers.*

6.2 GENERAL POLICIES

6.2.1 The Town shall seek the dedication of environmental areas through transfer of density to other appropriate lands within the *Secondary Plan* area. Where the Town chooses not to accept the dedication of an environmental area, conservation easements will be required to protect the area in its natural state and provide for public access, if it can be demonstrated that public access will not impact on the natural features and functions.

6.2.2 It is not the policy of Council to purchase environmental areas or accept the dedication of environmental lands as part of the park land dedication requirements under the Planning Act.

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- 6.2.3 Prior to consideration of development within or adjacent to an *Environmental Protection Area*, its associated *Ecological Buffer* or an *Environmental Function Area* or *Ecological Restoration Area*, an Environmental Impact Study shall be undertaken in accordance with Terms of Reference approved by the Town in consultation with the appropriate agencies or jurisdictions, as warranted. The Environmental Impact Study shall define the exact size, significance and extent of the environmental feature. As a minimum, an Environmental Impact Study shall address the matters set out in Section 11.2.2 .
- 6.2.4 The removal, destruction, damage or alteration to the boundary of an *Environmental Protection Area* , its associated *Ecological Buffer*, *Environmental Function Area*, or *Ecological Restoration Area* (except such alteration as is supported by an Environmental Impact Study) shall not result in a change to the designation or policies for these areas, nor qualify such areas as suitable sites for development.
- 6.2.5 Where environmental features are intentionally removed, destroyed, damaged or altered, the Town shall use its available powers to require that such areas be restored to natural conditions.
- 6.2.6 Where *Environmental Protection Areas* and their associated *Ecological Buffers*, *Environmental Function Area* or *Ecological Restoration Areas*, are dedicated to the Town, these lands shall be subtracted from the gross development area for purposes of calculating park land dedication.
- 6.2.7 Ecological buffers shall be provided around each *Environmental Protection Area*. The intent of ecological buffers is to provide adequate separation between environmental areas and adjacent areas used or intended for development. The physical extent of an ecological buffer will be based on the environmental feature that is being protected and shall be determined during the preparation of an Environmental Impact Study in accordance with the provisions of s.11.2.2. Within Block F, as shown on Schedule CC Ecological Buffers shall be a minimum of 10.0 metres in width measured from the dripline of trees on the boundary of the *Environmental Protection Area* to the rear lot line or equivalent of the development. [OPA 38]

Two common impacts from development are the introduction of non-native horticultural plants to native woodlands and loss of small mammals and ground-nesting birds from predation by domestic animals. In such cases, buffers should be wide enough to provide edge habitat for the non-native plants and hunting territory for domestic animals. This will not eliminate the impacts to the environmental feature, but may mitigate them to acceptable levels.

- 6.2.8 *Ecological Buffers* will form part of the Environmental Area designation which they abut. Buffers will not form part of the development area. In accordance with s. 3.2.3.b) of this Plan, residential densities may be transferred from the buffer areas to other lands in the Secondary Plan area. *Ecological Buffer* ownership will not be fragmented, wherever possible.

- 6.2.9 *Ecological Buffers* shall be left in a natural state and, where possible and appropriate, augmented with native species. No development with the exception of defined and appropriate trails and stormwater management outlets is permitted within *Ecological Buffers*. Boundaries will be delineated by a structural boundary or “living fence” of natural plant materials, to the satisfaction of the Town.
- 6.2.10 In conformity with s. 3.11.1 of the Aurora Official Plan, all private and public development adjacent to or incorporating *Environmental Protection Areas* and their associated *Ecological Buffers*, *Environmental Function Areas* and *Ecological Restoration Areas* shall be based on Site Plan Agreements which reflect the recommendations of an Environmental Impact Study, including appropriate development agreements and conservation easements.

6.3 ENVIRONMENTAL PROTECTION AREAS

- 6.3.1 *Environmental Protection Areas* contain the most significant areas of ecological importance within the Secondary Plan area. It is Council’s intent to acquire such areas or ensure their preservation through conservation easements.
- 6.3.2 The intent in designating *Environmental Protection Areas* is to protect ecological structure and function, and significant landforms representative of the Oak Ridges Moraine. In these areas, the quality of the landform, vegetation and/or wildlife is high and should be protected on its own merits, in addition to the functional value it may have such as erosion control, wildlife habitat, enhancement of infiltration, nutrient cycling, etc.
- 6.3.3 *Environmental Protection Areas* include the following features:
- (i) Environmentally Significant Areas (ESAs) designated by the Lake Simcoe Region Conservation Authority (LSRCA) for flora, habitat or wildlife reasons, or Areas of Natural and Scientific Interest (ANSIs) (life science) designated by the Ontario Ministry of Natural Resources (OMNR);
 - (ii) all components of evaluated wetlands, plus any contiguous forest or wetland habitat;
 - (iii) areas supporting regionally, Provincially or nationally significant plant and animal species in York Region as designated by the OMNR;
 - (iv) woodlands greater than 4 hectares (10 acres) in size;
 - (v) significant vegetation communities including mature forests (greater than 100 years of age);
 - (vi) significant wildlife habitat including known deer wintering areas, fisheries habitat and waterfowl staging areas;
 - (vii) natural features that are part of the headwaters of the Holland River; and

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- (viii) landforms that are especially representative of the Oak Ridges Moraine or Schomberg Ponding in their form and/or composition (*e.g.*, kettle depressions).
- 6.3.4 No new development or land alterations shall be permitted in an *Environmental Protection Area* except for erosion and flood control works; fish, wildlife or conservation management measures, or ecologically based restoration or management.
- 6.3.5 Pedestrian paths and essential public works may be permitted, subject to an Environmental Impact Study or an Environmental Assessment prepared under the Environmental Assessment Act, provided that the ecological function for which the area was identified is maintained and environmental impacts are adequately mitigated.
- 6.3.6 Where possible, the boundaries of *Environmental Protection Areas* shall be staked in the field and surveyed to the satisfaction of the appropriate authorities during the preparation of a Block Plan.
- 6.3.7 Removal or significant alteration in the boundaries of an *Environmental Protection Area* will require an amendment to this Plan. Changes to the boundaries of an *Environmental Protection Area*, due to the conclusions of an approved Environmental Impact Study conducted in accordance with the provisions of s. 11.2.2, shall not require an amendment to this Plan.
- 6.3.8 Existing homes and new homes on lots of record are permitted subject to other policies of the Official Plan and the provisions of the Zoning By-law.
- 6.3.9 Where residential density is transferred from an *Environmental Protection Area* to other lands within the Secondary Plan area, the *Environmental Protection Area* shall be dedicated to the Town at no cost. Where it is not dedicated to the Town, conservation easements or other legal agreements shall be required to ensure that the environmental features and functions of the area are protected and maintained, and that wherever possible, public access is provided, if it can be demonstrated that public access will not have a negative impact on the *Environmental Protection Area*.
- 6.3.10 Land designated *Environmental Protection Area* will be placed in separate categories in the Zoning By-law to reflect the relative sensitivity of a given area and specific uses to be permitted. Amendments to the By-law may be site specific in nature.
- 6.3.11 The *Environmental Protection Area* which has been designated northeast of Old Bloomington Road and Yonge Street is believed to include a kettle feature. If further on-site investigation in accordance with an Environmental Impact Study reveals that such a feature is not present, the *Environmental Protection Area* may be reduced or removed subject to the recommendations of such Study without amendment to this Plan.

6.4 ENVIRONMENTAL FUNCTION AREAS

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- 6.4.1 The *Environmental Function Area* designation contains natural areas with a moderate level of environmental significance but which provide an important environmental function. The intent in designating *Environmental Function Areas* is to protect ecological function only. Many of these areas are located on soils with potentially high infiltration, with treed vegetation cover. In such instances, the vegetation itself does not have high enough quality to warrant protection. However, the presence of trees ensures that the soils will not be graded, compacted or otherwise disturbed, thus preserving their capability to infiltrate precipitation to the water table. Thus the vegetation plays a role in preserving function.
- 6.4.2 The *Environmental Function Area* designation includes:
- a) areas that have high/moderate potential for groundwater recharge and support native forest cover (including early successional areas) and coniferous plantations;
 - b) areas that provide potential significant linkage within and outside of the Plan area; and;
 - c) areas that exhibit significant Oak Ridges Moraine landform characteristics, i.e. kames, ridges, and slopes over 10%.
- 6.4.3 Development of residential lots or land alterations including pedestrian paths, storm water management facilities and public works may be permitted in an *Environmental Function Area* provided that it is demonstrated, through:
- a) an Environmental Impact Study, that the ecological function for which the area is identified and areas that exhibit significant Oak Ridges Moraine landform characteristics are, at a minimum, maintained;
 - b) a Vegetation Preservation Plan prepared by a qualified professional to include a tree inventory, an assessment of alternative development options, identification of means of protecting high quality vegetation during and after construction, and other matters as set out in Section 11.2.2, that vegetation is maintained to the greatest extent possible, and
 - c) a Landform Conservation Plan as described in Section 7 of this Amendment and Section 11.2.3 that illustrates how the landform is to be preserved.
- 6.4.4 Where an *Environmental Function Area* is adjacent to lands designated *Cluster Residential*, every effort shall be made to retain the area by transferring the residential density from the *Environmental Function Area* to the lands designated *Cluster Residential*. Development shall not be permitted within such *Environmental Function Areas* until it has been demonstrated that it would not adversely impact the function provided.
- 6.4.5 Deletion of an *Environmental Function Area* shall not require an amendment to this plan provided that all other relevant policies of this Plan have been addressed to the satisfaction of the Town.

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- 6.4.6 Existing homes and new homes on lots of record are permitted subject to other policies of the Official Plan and the provisions of the Zoning By-law.
- 6.4.7 Where possible, the boundaries of *Environmental Function Areas* shall be staked in the field and surveyed to the satisfaction of the appropriate authorities during the preparation of a Block Plan.
- 6.4.8 Where residential density is transferred from an *Environmental Function Area* to other lands within the Secondary Plan area, the Town may request that the *Environmental Function Area* be dedicated to the Town at no cost. Where it is not dedicated to the Town, Conservation Easements or other legal agreements shall be required to ensure that the environmental features and functions of the area are protected and maintained and that, wherever possible, public access is provided.
- 6.4.9 Notwithstanding any other provision of this Section, no stormwater management facility will be permitted on slopes greater than ten percent (10%), and grading of slopes over 10% shall be strongly discouraged.

6.5 ECOLOGICAL RESTORATION AREAS [OPA 38]

- 6.5.1 *Ecological Restoration Area's* have been identified through additional investigation within Block "F" as shown on Schedule "CC". An Ecological Restoration Area is intended to link and enhance *Environmental Protection Areas* and *Environmental Function Areas* to provide wildlife movement corridors and habitat. Such areas may or may not contain natural features in their current state, however, it is intended that they will eventually resemble those areas in terms of species diversification and ecological function.
- 6.5.2 The boundaries of an *Ecological Restoration Area* shall be determined at the Block Plan stage and where possible, shall be staked in the field and surveyed to the satisfaction of the appropriate authorities at the Block Plan stage.
- 6.5.3 *Ecological Restoration Areas* are generally not to be developed. Within such areas, appropriate trails, stormwater management facilities and public works are permitted provided that the ecological functions of these areas are not compromised. Development within an *Ecological Restoration Area* is restricted to pedestrian paths, stormwater management facilities, roads and public works provided it is demonstrated that ecological function is maintained and vegetation is preserved to the greatest extent possible through the following studies:
- a) an Environmental Impact Study to assess the ecological function for which the area has been identified; and

- b) a Vegetation Preservation Plan prepared by a qualified professional to include a tree inventory, an assessment of alternative development options, means of protecting high quality vegetation during and after construction and other matters set out in Section 11.2.4.
- 6.5.4 *Ecological Restoration Areas* will be the subject of further study to determine what interventions, if any, are required to encourage the process of increasing species diversity, wildlife habitat and ecological function. Interventions may range from “do nothing” (allow natural regeneration to occur), to removal of invasive plant species, to planting of native trees and shrubs.
- 6.5.5 Road crossing of *Ecological Restoration Areas* will be designed to provide wildlife crossing in an appropriate manner. Design considerations may include: narrow pavements widths with vegetated edges to minimize road width, culverts to provide amphibian crossings under the road, and warning signage to motorists of wildlife crossing areas and maintenance of adjacent vegetation in a natural state.

7. ENVIRONMENTAL MANAGEMENT

The following policies shall apply to development throughout the Secondary Plan area as well as to specific identified sites within the Secondary Plan Area which have inherent environmental constraints. These areas are designated *Environmental Protection* and *Environmental Feature Areas* on Schedule AA and include the Area of High/Moderate Infiltration Potential shown on Schedule BB.

7.1 GROUND WATER MANAGEMENT

The Oak Ridges Moraine (ORM) is amongst the most important aquifer systems in southern Ontario. From a hydrogeological perspective, the ORM is a regional recharge area characterized by a hummocky surface and permeable soils which collect and infiltrate precipitation through a network of channels, tunnels and subterranean lenses of sand and gravel into three aquifers at increasing depth beneath the surface. The Upper and Intermediate Aquifers appear to be connected and supply most domestic water requirements. The Deep Aquifer supplies municipal potable water to the Town of Aurora and other municipalities within the Region. A portion of infiltrating water is discharged as baseflow to the headwaters of streams originating in the ORM and is of a quality sufficient to support a cold water fishery south of Vandorf Road in the eastern portion of the area.

These factors highlight the exceptional significance of proper groundwater management within this area, underlie Provincial interest in the Oak Ridges Moraine, and explain the identification of most of the area by the Lake Simcoe Region Conservation Authority as being within an “Environmentally Significant Area” (ESA) identified because it is an “*infiltration area which contributes to a regionally significant groundwater system*” and “*contributes to high quality reaches of streams*”. A water budget analysis indicates that the Yonge Street South area as presently developed retains sufficient infiltration potential (*i.e.* 234 mm/yr.) to maintain a stable regime that will protect groundwater supply and streams.

- 7.1.1 It is Council’s intent that additional development within the Yonge Street South area will preserve or enhance the water budget in terms of both quantity and quality in order to maintain the significant groundwater recharge function of the area.
- 7.1.2 The area of permeable soils related to the identified aquifer recharge function of the Environmentally Significant Area has been further refined through studies leading to the preparation of this Secondary Plan as shown on the High/Moderate Infiltration description of Schedule BB. The limits of the High/Moderate Infiltration area shall be more precisely determined at the time of preparation of Block Plans or development applications in consultation with the Town and Lake Simcoe Region Conservation Authority through preparation of a Hydrogeological Study in accordance with the provisions of s. 11.2.5. Proposed new development shall demonstrate that the current

level and quality of infiltration will be maintained through natural rather than engineered means, to the greatest extent possible.

- 7.1.3 Stormwater runoff from paved surfaces may contain a wide range of contaminants including chloride, petroleum, hydrocarbons and metals (such as cadmium, zinc and lead) which may remain in solution and negatively impact groundwater quality. The Town shall require that stormwater Best Management Practices be implemented to prevent groundwater contamination.

7.2 FLOOD PRONE AREAS

- 7.2.1 *Flood Prone Areas* are identified in the Official Plan in accordance with the mapping and regulations of the Lake Simcoe Region Conservation Authority and include portions of the Holland River. Within the Secondary Plan area, such areas lie within an *Environmental Protection Area* or area of *Private Open Space* where no development is intended.
- 7.2.2 These areas shall be reflected in a category of the Zoning By-law which precludes development.

7.3 FISHERIES HABITAT

- 7.3.1 A *Fisheries Habitat* area is located in portions of the Holland River watercourse and identified in the Official Plan. Areas of fish habitat are designated as *Environmental Protection Areas* on Schedule AA and protected from development.
- 7.3.2 Any future development proposed adjacent to areas of *Fisheries Habitat* identified in the Official Plan shall demonstrate through an Environmental Impact Study that there will be no damage to the fish habitat. Development agreements may also restrict the timing of construction in the vicinity of fish habitat to reduce potential impacts.
- 7.3.3 Storm water management planning shall take account of the necessity for control of quality and quantity of run-off, so that damage to fish habitat is avoided.

7.4 LANDFORM CONSERVATION

- 7.4.1 In accordance with s. 3.11.4 of the Aurora Official Plan, Council recognizes that the Oak Ridges Moraine feature is considered to be a significant and sensitive landform. However, it is also recognized that at a local scale, it is feasible to undertake low intensity development that results in minimal impact to the topography and still preserves that essential topographic character of the Moraine which forms part of the distinctive character of this Secondary Plan area.

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- 7.4.2 Where development is proposed within or around landform features that are characteristic and representative of the moraine (including rolling or hummocky terrain, steep slopes, flat segments, seasonally wet areas, significant landscapes, views and vistas), a Landform Conservation Plan as described in s.11.2.3 shall be prepared during the preparation of a Block Plan. Where landform features are considered to be highly representative of the moraine and contribute to the distinctive character of this Secondary Plan area, they shall be preserved. Features of lesser significance also contribute to the distinct character of the precinct and shall be retained to the greatest degree possible.
- 7.4.3 The preservation of significant representative landform features shall be achieved, wherever possible, through incorporating them within *Environmental Function Area* or *Open Space* designations. Where development is proposed, grading may be controlled, and clustering of lots or other innovative development configurations shall be used to maximize the retention of landform features. Permitted development will generally be directed to less significant areas or shall be required to proceed in a manner which is compatible with the natural landform feature.
- 7.4.4 In order to preserve significant and representative landforms, the Town shall permit and may encourage the transfer of residential density to other development areas within the Secondary Plan area and shall secure the preservation of the landform through the establishment of a conservation easement or other legal agreement.
- 7.4.5 Proponents of a plan of subdivision or plan of condominium may also be required to demonstrate means of protecting the landform in accordance with the provisions of s. 11.3 .
- 7.4.6 In order to preserve landforms, some flexibility may be exercised in implementing the Town's and the Region's road grades and cross section standards, where practical.
- 7.4.7 Areas of significant Vistas are intended to be preserved and protected from development which would encroach on the area or impede the view. Wherever possible, such areas shall be secured in public ownership and made accessible through public trail linkages.
- 7.4.8 A number of prominent Vistas have been identified on Schedule DD. Additional Vistas may be identified during preparation of Block Plans.
- 7.4.9 Where areas which are seasonally wet have been identified during the preparation of Block Plans, to the greatest extent possible, development shall be directed away from these areas so that they may continue their natural drainage or recharge function. Seasonally wet areas may form a yard area which is well setback from buildings or other more intensive uses of the site, or may form part of a common open space area within areas of clustered development, or may be used as a stormwater management feature.

7.5 KETTLE FEATURES

Kettle features are deep depressions created during the glacial period and are significant features of the Oak Ridges Moraine.

- 7.5.1 Kettle features are to be designated as *Environmental Protection Areas*.
- 7.5.2 Groundwater systems which serve to maintain the hydrology of kettle features, are to be protected.
- 7.5.3 For purposes of these policies, groundwater systems are defined as any of the following:
 - a) local, shallow groundwater flow from the area immediately adjacent to the kettle feature;
 - b) shallow perched groundwater flow from within the watershed of the kettle feature; and/or
 - c) the regional groundwater table in instances where it intercepts the base of the kettle feature.
- 7.5.4 Proponents of development in or near the watershed of a kettle feature shall be required to undertake appropriate hydrology and hydrogeology studies to demonstrate that the development will not have a negative impact on any of the groundwater systems.
- 7.5.5 Kettle features and their immediate local watershed shall only be used for wildlife or conservation management, or scientific study.
- 7.5.6 Within the watershed of a kettle feature, no new development shall be permitted which alters the natural shoreline; results in a loss of natural vegetation along the shoreline or fish and wildlife habitat; adversely affects the natural hydrological characteristics of the lake including baseflow, water quality, temperature, storage levels or capacity or has any negative impact on the ecological functions of the feature.
- 7.5.7 Prior to approving new development that is demonstrated to contribute groundwater and/or surface water to kettle features within the amendment area, Council shall be satisfied that the development shall not have an adverse impact on the water quality or quantity of the kettle feature.

7.6 VEGETATION PRESERVATION

- 7.6.1 In addition to the *Environmental Protection Areas*, *Environmental Function Areas*, and *Ecological Restoration Areas*, other wooded areas are present within the Secondary Plan area including non-native plantations, hedgerows and early succession communities. These wooded areas, as well as individual trees, can be of environmental benefit, and require recognition and consideration in the detailed planning for the development of land uses designated by Schedule AA. Although such areas do not require development to be

- precluded, it is the intent of the Town to retain vegetated areas of good quality wherever feasible.
- 7.6.2 Woodlots are subject to the provisions of the Regional Tree By-law as amended from time to time.
- 7.6.3 Where development is proposed within an *Environmental Function Area*, *Ecological Restoration Area* or other wooded areas, it is intended that development be designed and carried out in a manner which maintains the wooded areas as a protected amenity within the development area, and that construction activities, lot patterns, road locations and building footprints will be controlled as necessary to maintain the ecological function of the feature and as much of the wooded area as possible.
- 7.6.4 When assessing a development application, the Town may request that other wooded areas be identified through a Vegetation Preservation Study described in s. 11.2.4 which shall assess the location and quality of trees and vegetation, and assist in organizing land uses and development patterns to retain good quality trees wherever possible.
- 7.6.5 The Town shall encourage, that wherever possible and environmentally feasible, other wooded areas are contained within open space linkages and are used to link *Environmental Protection Areas*, *Environmental Function Areas*, *Ecological Restoration Areas* and other areas of open space.
- 7.6.7 In considering applications for development, the Town may request an applicant to enter into an agreement providing that only such trees as directly impede the approved construction of buildings and services may be destroyed and the applicant may be required to replace them, in reasonable amount, by trees of sufficient maturity to enhance the appearance of the development at completion. Alternatively, such agreement may attach a specific Vegetation Preservation plan and require development in compliance with that plan.
- 7.6.8 Council shall strive to protect soil erosion. Such protective measures shall include the requirement of a permit under the Aurora Topsoil Preservation By-Law before any vegetation or soil may be removed, and co-operation with the Region in enforcement of the Tree By-law to prevent wooded areas from being removed.

7.7 STEWARDSHIP POLICIES

The successful protection, management and restoration of natural systems requires involvement of many different parties, including the co-operation and assistance of residents and developers. If left alone, most natural areas would maintain and restore themselves but can become severely degraded from excessive ad hoc usage. A collaborative effort is necessary to protect and maintain natural areas. Council views stewardship as an opportunity for individual landowners and groups of area residents to work together. In most cases, private landowners wish to be good

stewards of their land, maintaining it with pride, and cherishing the qualities of natural features. Involvement of the community can increase individual knowledge of healthy environmental practices, restore a connection between people and the landscape, add to community identity, and increase respect for the natural systems which ultimately sustain us.

- 7.7.1 The Town shall work with resident groups to develop a landowner contact program which would include distribution of information packages on the Oak Ridges Moraine as well as meetings to discuss possible means of co-operation on management of the natural areas.
- 7.7.2 The Town, in collaboration with land developers, shall develop and distribute to all home purchasers within the Secondary Plan area, a 'landowner information guide' which describes the value and importance of the Oak Ridges Moraine, the impact homeowner activities can have on natural areas, and steps which can be taken to minimize such impacts.
- 7.7.3 The Town shall encourage residents and golf course management to reduce the use of pesticides, herbicides and fertilizers.
- 7.7.4 The Town shall encourage the golf course and other land owners to maintain a naturalized vegetated or forested buffer along the shoreline of the tributaries of the Holland River.
- 7.7.5 The Town shall encourage a programme of tree planting and preservation on private lands so that all areas are provided with a sufficient number of trees to maintain a high standard of amenity, as well as to foster infiltration and soil conservation. In addition, the Town shall encourage private landowners to avoid planting invasive non-native plant species.
- 7.7.6 The Town shall explore opportunities for local stewardship of publicly owned natural features by neighbouring residents, resident associations, and environmental groups similar to an adopt-a-park program. Opportunities for local initiatives may include monitoring, trail maintenance, tree planing, field work, restoration, policing and education. Particular efforts shall be made to involve local schools in such stewardship efforts.
- 7.7.7 In carrying out private servicing or municipal works, the the owner or developer, and the Town shall avoid unnecessary destruction of vegetation and landform. Where trees must be destroyed to accommodate the works, they shall be replaced by native trees, where possible, sufficient in number and size to enhance the appearance of the works at the time they are completed.
- 7.7.8 When considering applications for development within established areas, the Town may request that the applicant enter into an agreement whereby only such trees as directly impede the construction may be destroyed and the applicant may be required to replace trees of sufficient maturity to retain or enhance the appearance of the property.

- 7.7.9 The Town may undertake a demonstration project in a local park to naturalize a portion of the park and provide education displays on the value and importance of naturalizing areas.

7.8 CONSTRUCTION PRACTICES

- 7.8.1 All development shall utilize best possible construction practices to protect natural features, conserve the landform and ensure a high level and quality of groundwater recharge in accordance with the policies of this Plan. The areas impacted by construction shall be constrained to minimize soil compaction, particularly in areas of silty soils that are subject to compaction. Wherever damage to natural features or landform or soil compaction is unavoidable, the restoration of the area shall be required to the greatest extent possible.

8.0 COMMUNITY IDENTITY, HERITAGE AND URBAN DESIGN

The Yonge Street South Secondary Plan area provides a respite from more intense urban development, allowing the rolling topography and natural landscape quality of the Oak Ridges Moraine to prevail within a setting of low intensity human activity. The area has been largely developed with estate and clustered residential development which has retained topographical features, wooded areas, and large preserves of open space thus providing a distinctive identity within the Town.

Heritage resources consist of both built and natural resources which have played a part in the development of the Town and are a reminder of its history and evolution. In particular, the stream corridors, forested areas and hummocky terrain remain as significant remnants of the natural features within the Town, while the Aurora Cemetery, former De La Salle College and other historic buildings bear testimony to the human history within the area. Archaeological resources may also be found that will contribute to this record. The sensitive integration of limited additional development within the established character will be guided by urban design and policy provisions.

8.1 COMMUNITY IDENTITY

- 8.1.1 The Yonge Street South community is a distinctive preserve within the Town of Aurora and is intended to retain its low intensity, landscaped character in order to provide visual relief from more intense forms of urban development, and to preserve and enhance the environmental amenity that is provided to the Town and wider region.
- 8.1.2 The significant environmental features, natural areas and topography of the Oak Ridges Moraine shall be preserved and enhanced as a fundamental component of the identity of the Yonge Street South area.
- 8.1.3 Areas currently developed with large, estate residential lots on private services are intended to be retained and to continue to accommodate low intensity residential use in harmony with the natural environment. New development shall reflect the established heights, massing and landscape quality found in the area and shall be integrated in a sensitive manner within the natural environment and alongside the established residential fabric.
- 8.1.4 The area has developed with scattered clusters of development set within environmental and open space preserves. This pattern is intended to continue with local roads providing a linkage to the arterial road system but not intended to provide a continuous route through the community.
- 8.1.5 To preserve the quiet character of existing low intensity development, connections shall be discouraged between existing local roads providing direct access to estate lots and new

public or private roads or driveways providing access to development which involves a significant number of residential units, a more intense, or a different land use that will introduce increased levels of traffic. Where a connection cannot be avoided, it may be limited to a minor, secondary, or emergency access for new development rather than the principle means of access.

- 8.1.6 Connection within the area shall be provided through natural open space areas, linear parks, trails and pedestrian linkages.
- 8.1.7 The existing and planned low density and intensity of development is not expected or intended to generate a demand for such additional services within the area as commercial facilities, major institutions, social services, or local transit internal to the area.
- 8.1.8 Council does not consider industrial, commercial or intensive institutional facilities to be compatible with the low density, environmentally prominent identity of this portion of the Town due to the visual and functional impact which is characteristic of such land uses, including: required grading, extensive parking and building coverage and related traffic generation.
- 8.1.9 Yonge Street is a major gateway to the Town and a central focus for the Yonge Street South community. The height, massing and setback of buildings along Yonge Street, landscaping, streetscape treatment and entrance locations shall be in keeping with the intended character of the area and shall be further described in the Urban Design Guidelines contained in s. 8.3 and further elaborated in Appendix A.

8.2 HERITAGE

- 8.2.1 It is Council's intention that heritage features, sites or structures shall be preserved and enhanced within the Yonge Street South area and that development proposed on related sites shall be massed, situated, designed or landscaped to respect and enhance the visual and contextual relationships that are important to retention of the heritage amenity.
- 8.2.2 The Aurora Cemetery, including the House of the Dead and the Keepers House, are heritage resources of significance within the Town. All proposed development abutting the Aurora Cemetery site shall have regard for maintenance or enhancement of the visual character and quiet amenity related to this site, as well as the potential impacts of drainage of adjacent areas.
- 8.2.3 Council supports the preservation and enhancement of the former De La Salle College and the related tree-lined trail known as Monk's Walk as identified heritage resources of historic and social significance to the Town. Proposed development abutting these resources shall have regard for the visual relationship of the former De La Salle College to Yonge Street and to means of preserving the amenity of Monk's Walk as a tranquil, tree-lined pedestrian trail.

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- 8.2.4 In consultation with the Local Architectural Conservation Advisory Committee, any future development of the Yonge Street portion of Beacon Hall Golf Course shall consider means of preserving the historic Beverley farmhouse and sensitively integrating it within the Yonge Street context of the site.
- 8.2.5 A number of properties along Yonge Street have been identified for their architectural or historic significance. Future development of the Yonge Street corridor shall occur in consultation with the Local Architectural Conservation Advisory Committee and shall investigate means of maintaining as many of these structures as is considered advisable and feasible.
- 8.2.6 Where archaeological resources are identified, these shall be assessed, catalogued or preserved in accordance with the requirements of the Ministry of Citizenship, Culture and Recreation in accordance with licensing and resource conservation requirements.

8.3 URBAN DESIGN

- 8.3.1 Within the Yonge Street South area, urban design shall emphasize the sensitive visual and functional integration of buildings and structures into the natural setting of the Oak Ridges Moraine in a manner that blends with, protects, and enhances the important features and functions of this significant environment.
- 8.3.2 The location, height, size and massing of all proposed infrastructure and development will be designed to be visually unobtrusive and compatible with the landform and landscape character, and with the existing low intensity character of development within the area.
- 8.3.3 In order to protect the visual character, amenity and function of the natural environment, controls may be placed on grading; construction and design of driveways, roads, parking areas or pedestrian routes; design of stormwater facilities and related infrastructure, lighting or signage. All these facilities may be limited in location or extent.
- 8.3.4 Location of buildings, individual lots or clusters shall be encouraged to complement the natural landscape, vegetation, and adjacent heritage features in addition to respecting the spacing, landscaping and open space amenity of existing development.
- 8.3.5 Additional landscaping shall be required:
- a) in areas which are deficient in vegetation;
 - b) where buffering is required to screen facilities or more intense land uses;
 - c) to augment natural features or functions; or
 - d) as a means of providing a landscaped transition from existing areas of lower density.
- 8.3.6 To preserve and enhance the distinctive historic, low intensity, environmentally prominent identity of this portion of Yonge Street as the central corridor of the Yonge

Street South community and as a principal approach to the more urban core of the Town, buildings shall be set back a minimum of 60 metres from the centerline of the road and other elements of development related to the use and perception of lands within or abutting the roadway will be guided by the provisions of the Urban Design Guidelines contained in Appendix A, including:

- a) building height, massing;
- b) landscape treatment; and
- c) location of parking areas, driveways, and access roads.

8.3.7 In accordance with the Urban Design Guidelines contained in Appendix A, it is Council's intent to provide a distinctive gateway comprised of natural elements on both sides of the intersection of Yonge Street and Bloomington Road to mark this significant entrance into the Town and to the Yonge Street South community.

8.3.8 In order to facilitate the safe and convenient travel of pedestrians along both sides of Yonge Street, Council in co-operation with the Regional Municipality of York intends to develop a lighted path compatible with the character of the area and sensitive to the environment, in accordance with the more detailed provisions of the Urban Design Guidelines.

8.3.9 At the intersection of Elderberry Trail and Yonge Street, extensive treed areas shall be retained, and on the southern property, new bermed and landscaped areas created, to ensure that the natural environment continues to form the dominant character at this gateway to the existing estate community.

9.0 TRANSPORTATION POLICIES

The Yonge Street South Secondary Plan area is bounded by Bayview Avenue, Bloomington Road and Bathurst Street which are arterial roads under the jurisdiction of the Region. Yonge Street, the central transportation spine of the community is also an arterial road under the jurisdiction of the Region. Industrial Parkway and Vandorf Road are major collector roads under the jurisdiction of the Town. The remaining boundary is the CNR line on the west, which provides GO service between Newmarket and Toronto including a station in Aurora. Development within the area has been by means of local roads, which generally do not form an interconnected system through the precinct. There is no collector road system and such a system is felt to be unnecessary within this low density, environmentally sensitive precinct.

9.1.1 It is the intent of this Plan to provide a transportation network that offers ease of travel within and around the community in a manner that is compatible with the intended low density character of the area and with the environmental sensitivity of the Oak Ridges Moraine.

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- 9.1.2 New development will be served by local roads which will take access primarily from the arterial road system at locations satisfactory to the Regional Municipality of York. The location of required roads will be determined during the preparation of Block Plans as indicated on Schedule CC.
- 9.1.3 No new road connections to existing local roads shall be permitted which would significantly increase current levels of traffic. New road access points to existing local roads shall only be permitted where traffic studies indicate this is feasible and appropriate. The location of the new road access as identified with an * within Block “E” on Schedule “CC” shall be subject to addition traffic and design studies to ensure that the sight lines and grades are acceptable to the Town of Aurora.
- 9.1.4 The Town supports the installation of new traffic signals on Yonge Street within the Secondary Plan Area to create breaks in the traffic flow which will facilitate access onto Yonge Street and to provide controlled locations for pedestrians to cross the street.
- 9.1.5 The level of development intended for the Yonge Street South area will not support an internal transit system. In determining locations of housing clusters and pedestrian linkages, proximity and accessibility to the arterial road system will be considered in order that the majority of new residents will be within reasonable walking distance of an arterial road which has or may in future be provided with, local or inter-regional transit service.
- 9.1.6 Pedestrian linkages within and between development areas, community facilities, and the open space system will be encouraged. Provision for pedestrian movement along Yonge Street shall be provided in accordance with the provisions of s. 8.4.8.
- 9.1.7 Development within 300 metres of a railway line shall be required to meet noise, vibration and safety requirements of the CNR or its successor in title.
- 9.1.8 The location of future points of access from development blocks to the arterial road grid is shown on Schedule CC. Such locations may be refined or altered during the preparation of a Block Plan, subject to approval of the Region or other authority having jurisdiction over the arterial road.

10.0 DEVELOPMENT POLICIES & GENERAL MUNICIPAL POLICIES

10.1 MASTER SERVICING STUDY

10.1.1 As a component part of this Secondary Plan, a Master Servicing Study has been prepared to assess the detailed design requirements, phasing and costs for the following matters to the satisfaction of the Town of Aurora and the Regional Municipality of York:

- a) Water supply and distribution; and
- b) Sanitary sewage.

10.1.2 This Master Servicing Plan has been prepared in consultation with the Region prior to approval by the Town. The methodology for assessing the appropriate financial contribution for particular development areas as defined in the Master Servicing Plan shall be incorporated into a Regional and Town Development Charge Study related to the Yonge Street South area.

10.2 DEVELOPMENT CHARGES AND FINANCIAL AGREEMENTS

10.2.1 It is a requirement of this Plan that the costs of all services, roads, and other facilities within a proposed development necessary to serve that development shall be borne by the proponent. As a condition to the draft approval of a plan of subdivision, plan of condominium or a consent application, the proponent developer shall enter into an agreement with the Town and, if required, the Regional Municipality of York, to provide for the construction of such works within the development.

10.2.2 The costs for services, road improvements and other facilities external to the development shall be provided for in accordance with the Development Charges Act and applicable sections of the Planning Act. The Development Charges By-Law of the Regional Municipality of York provides for the external services, roads and other facilities under Regional jurisdiction which are required to serve the development contemplated by this Plan, and may be reviewed and updated as required from time to time.

10.2.3 The Development Charges By-Law of the Town of Aurora shall be amended in order to provide for the external services, roads and other facilities under Town jurisdiction which are required to serve the development contemplated by this Plan.

10.2.4 Where development of a site occurs by means of plan of subdivision or plan of condominium, the draft approval conditions shall specify that financial or development agreements are to be executed prior to final approval of any plan of subdivision or condominium.

- 10.2.5 These agreements may incorporate front-end financing, accelerated development charge payments and/or services-in-lieu provisions under the authority of the Development Charges Act or other applicable legislation and may also contain provisions relating to the conveyance of land for park purposes to the Town or cash-in-lieu payment, in accordance with The Planning Act and conservation easements, restrictive covenants or other legal mechanisms to ensure that land from which density has been transferred remains undeveloped and environmental features or functions are preserved.
- 10.2.6 Where development is proceeding by means other than a plan of subdivision or plan of condominium, applicable agreements shall be required to be executed as a condition to the equivalent approval, as the case may be, of a:
- a) zoning by-law amendment;
 - b) removal of a holding provision from the by-law;
 - c) site plan approval;
 - d) consent.
- 10.2.7 Agreements shall be registered against the land to which it applies, and the Town or Region shall enforce the provisions thereof against current and subsequent owners of the land.

10.3 FUNCTIONAL SERVICING PLAN

- 10.3.1 In accordance with the requirement of section 11.1.2, a Functional Servicing Plan shall be prepared as a component of the approval of a Block Plan. No development shall occur within the Yonge Street South Area, without the preparation of a Functional Servicing Plan to the satisfaction of the Town. The only exception to this provision will be limited infill approved by consent within an *Estate Residential* designation.
- 10.3.3 A Functional Servicing Plan must conform to the Master Servicing Plan and shall demonstrate the feasibility of providing the following facilities and works to appropriately serve the Block Plan area. It may be necessary to investigate lands beyond the boundaries, as is appropriate, to properly plan the following servicing facilities and works forming components of the Functional Servicing Plan:
- a) Water supply and distribution;
 - b) Sanitary sewage system;
 - c) Storm water management provisions, in accordance with an approved Storm Water Management Report as outlined in s. 10.5 and s. 11.2.6;
 - d) Location of local roads and access to the arterial road system;
 - e) All other utilities, which shall be located underground wherever possible;

- f) Locations for Canada Post centralized mail delivery systems; and
- g) Other necessary works as required by the Municipality.

10.3.4 The Functional Servicing Plan shall be reviewed by the appropriate governing authorities prior to approval by the Town.

10.3.5 A development application for draft plan of subdivision or other development approval shall be accompanied by a report demonstrating conformity with the Functional Servicing Plan for the respective Block.

10.4 PRIVATE SEWAGE SYSTEMS

10.4.1 The existing development in the *Estate Residential* designation is serviced by private sanitary sewage disposal systems. Such private systems shall conform with the standards and requirements of the Ministry of the Environment and its agent, the Regional Municipality of York.

10.4.2 Future development on private services within the community is generally not permitted by this Plan. The policies applicable to the *Estate Residential* designation allow new development on private sanitary sewage disposal systems to be considered only on the basis of infilling or completing established development, primarily on Ridge Road. Any such development proposal shall be required to undertake hydrogeological and other technical studies relating to soil condition, groundwater, and the suitability of the area for septic tank systems and tile beds. Such detailed studies are to determine, among other matters, whether the lot is of a size which would be acceptable for the accommodation of a private disposal system. Any such proposal shall be subject to the approval of the appropriate authority.

10.4.3 It is not intended that areas currently designated Estate Residential will be retrofitted with municipal water or sewer. If such retrofitting becomes desirable or necessary, it shall be considered in the context of the policy provision contained in s. 3.2.6 of this Plan.

10.5 STORM WATER DRAINAGE

10.5.1 All new development shall be provided with storm water management practices and facilities sufficient to control storm water run-off in an efficient, economic and environmentally sound manner designed to preserve the hydrogeological function of this portion of the Oak Ridges Moraine.

10.5.2 The preparation of a Functional Servicing Plan, as required by subsection 10.3, shall include a Storm Water Management Report, prepared by a professional engineer on a sub-watershed basis in order to take account of all drainage areas affected by the proposed development. Among other requirements, the following shall apply:

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- a) Studies shall address methods of draining individual lots in a manner that provides maximum groundwater recharge in accordance with the established water budget and may include a variety of Best Management Practices. Studies shall also address methods of controlling erosion and sediment during and after construction, and the location and registration of any easements required for storm drainage purposes;
 - b) Studies shall be prepared in consultation with the Town, and in accordance with the requirements of the appropriate authorities having jurisdiction;
 - c) Due to the environmental sensitivity of the area, methods of storm water disposal are to be designed to minimize any negative impact on the aquifer recharge function of the Oak Ridges Moraine and the health of natural areas including areas of fish habitat and may require non-traditional methods of disposal; and
 - d) Stormwater retention areas should be located adjacent to areas of open space or parkland and designed in a manner which is sensitive to the environment and is cognizant of the safety of children and other members of the public who may be utilizing adjacent areas.

10.6 PHASING

- 10.6.1 Development permitted by this Plan shall proceed in an orderly and logical sequence, so that extensions or improvements of roads and services are made available in a timely and efficient manner. By co-ordinating the provision of needed infrastructure with the development approval process, those facilities required to satisfy the needs of the new development for servicing capacity, road access and transportation capacity shall be concurrently provided.
- 10.6.2 Development permitted by this Plan shall proceed by plan of subdivision, plan of condominium, rezoning approval or other development application only when the municipal water supply and distribution facilities, municipal sanitary sewer services and storm drainage facilities, required by this Plan are available or will be made available in sufficient capacity to serve the subdivision or development application under consideration.
- 10.6.3 The new facilities, extensions or improvements which would rectify the deficiencies shall be identified together with relevant information as to their anticipated availability and timing.
- 10.6.4 As appropriate, approval of such subdivision or development application shall be considered premature pending the completion of actions which would rectify the deficiency, or alternatively, may be subjected to conditions of approval. Such conditions include holding provision by-laws or other measures which would ensure that the development, or portion thereof, for which a deficiency has been identified would not be

permitted to proceed prior to the completion of the works necessary to rectify the deficiency.

10.7 BUFFERING AND COMPATIBILITY POLICIES

10.7.1 Buffering requirements shall apply to the development of differing adjacent land uses, or the impacts of transportation facilities where there is the potential for environmental hazard, nuisance, or other forms of incompatibility, and shall include the following measures:

- a) Control on the location, orientation and design of buildings, vehicular and pedestrian circulation routes, outside storage, lighting, parking, loading, structures, signs, works and other service areas so as to minimize detrimental effects;
- b) Maintenance of sufficient acoustic, vibration, visual and other buffering through the establishment and maintenance of adequate separation distances, vegetation barriers, and works such as walls, fences, screens and landscaped berms;
- c) Consideration of visual conditions, where proposed development may adversely affect the aesthetic quality of adjacent areas, in order to identify how the aesthetic quality of the area will be affected and the methods which would be employed to minimize adverse impacts;
- d) Conformity with the regulations of any Federal or Provincial ministry or agency having jurisdiction; and
- e) Conformity with required buffers pursuant to an Environmental Impact Study.

11.0 IMPLEMENTATION

It is intended that this Secondary Plan will be implemented through successively more detailed studies and plans related to specific areas of development. The location of local roads, boundaries of significant landform features and environmental areas, hydrogeological analysis and methods of servicing will be determined during the preparation of Block Plans for individual development areas defined on Schedule CC. Such analysis will be to a level sufficient to determine a specific pattern of development, natural areas to be preserved, location of trails and community infrastructure, and means of servicing in an environmentally sound manner. Depending upon the constraints of a specific area, the number of landowners and the level of detail for each property which is provided in the Block Plan, more detailed studies and analyses will be required to accompany development applications such as plans of subdivision or condominium. The approach is intended to permit development within a Block Plan area composed of multiple ownerships where development may occur at different times or in a somewhat different format. By requiring that fundamental matters of common interest are addressed at the Block Plan stage, other more detailed site issues may be addressed at the time of development of a specific site.

The following section provides detailed policy provisions with respect to additional studies and plans which will be required in order to refine locations and types of new development so that a compatible integration of new uses within both the natural environment and established development patterns in the Yonge Street South Planing Area can be achieved.

11.1 BLOCK PLAN REQUIREMENTS

11.1.1 Prior to approval of any development application within an area identified as being within a Block Plan on Schedule CC, a Block Plan at a minimum scale of 1:2000 must be prepared by development proponents in consultation with the Town and appropriate agencies, and approved by the Town indicating:

- a) existing topography at 1 metre contour intervals;
- b) location of new public or private local roads;
- c) location of intersections with existing arterial roads to the satisfaction of the appropriate Region or Town jurisdiction;
- d) boundaries of landform features, *Environmental Protection Areas* and related *Ecological Buffers*, *Environmental Function Areas* and *Ecological Restoration Areas* ;
- e) boundaries of significant vistas;
- f) locations of proposed parks and trails;
- g) location and size of any potential residential clusters and areas of common open space;
- h) identification of any existing or proposed non-residential uses;

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- i) areas of archaeological potential as identified by a qualified archaeological consultant;
 - j) means of servicing as supported by a Functional Servicing Plan;
 - k) identification of a water budget, through a supporting Hydrogeological Study; and
 - l) consideration of the interface with adjacent areas which contain an *Environmental Protection Area*, an *Environmental Function Area* or an *Ecological Restoration Area*, or have developed for a less intense use; and means of screening or buffering such environmental feature or less intense land use.
- 11.1.2 As part of the supporting documentation, prior to the approval of a Block Plan for areas indicated on Schedule CC, the following studies shall be required:
- a) a Functional Servicing Plan in accordance with s. 10.3;
 - b) a Landform Conservation Study in accordance with s. 11.2.3; and
 - c) a Hydrogeological Study in accordance with s. 11.2.5.
- 11.1.3 Development of a Block Plan shall involve consultation with affected property owners within the respective Block. Wherever possible, a co-operative approach which includes a sharing of responsibilities and costs of supporting studies amongst those landowners having development potential shall be encouraged by the Town.
- 11.1.4 Block C contains a number of small property ownerships and is oriented to two different roads, Yonge Street and Old Bloomington Road. The Town may consider the preparation of more than one Block Plan for this area provided that it is satisfied that:
- a) road entrances and provision for road and trail linkages within the entire Block C area have been adequately addressed;
 - b) the ultimate extension of municipal water and sewer services to the entire Block C area has been adequately considered and will not be impaired;
 - c) stormwater drainage and continued hydrogeological function of the entire Block C area has been considered and can be adequately addressed;
 - d) there will be no adverse impact on landform features and vistas in the remaining portions of Block C;
 - e) there will be no adverse impact on Environmental Protection Areas or Environmental Function Areas within the reduced Block Plan area or adjacent to it; and;
 - f) the policy provisions of s. 11.1.1 and 11.1.2. will be satisfied.
- 11.1.5 Within Block F, as shown on Schedule CC further detailed technical studies have been completed to determine the limits of environmental features and significant landforms. These studies include environmental impact review, landform conservation review, hydrogeological review, traffic analysis and Functional servicing study. Such studies and

provisions for additional hydrogeological analysis shall be used, as appropriate, as a basis for completion of the Block Plan requirements for Block F. The Block Plan will determine appropriate road access from Yonge Street to serve Block F and demonstrate that any proposed access from Ridge Road will only be for emergency purposes. [OPA 38]

- 11.1.6 Additional studies have been undertaken related to the Elderberry Farm property (part of Block E) and have determined the limits of environmental features and significant landforms. These studies and the terms of reference for a Hydrogeological Study will be used in the preparation of a Block Plan. [OPA 39]

11.2 SUPPORTING STUDIES

The following section describes Studies which are required in the preparation of a Block Plan, or prior to approval of a more specific development application or rezoning.

- 11.2.1 The Town may request a peer review of any supporting study and the reasonable cost of such peer review shall be borne by the proponent.

11.2.2 Environmental Impact Study

Where required, an Environmental Impact Study (EIS), shall be prepared to the satisfaction of the Town, the Region and the appropriate Conservation Authority or other authority having jurisdiction, and shall at a minimum:

- a) identify the limits of *Environmental Protection Areas (EPAs)*; *Environmental Function Areas (EFAs)* and *Ecological Restoration Areas (ERAs)*;
- b) provide a comprehensive description of EPAs, EFAs and ERAs including inventory of all flora, vegetation and wildlife,
- c) evaluate the quality and significance of the environmental feature with respect to disturbance, biological diversity, etc., in a local and regional context;
- d) identify any local, provincial or nationally significant components that occur in the feature;
- e) describe the ecological functions (e.g., linkage, erosion control, wildlife habitat, headwater protection, etc.) that the environmental feature provides;
- f) describe the proposed development including conceptual servicing and stormwater management;
- g) describe the relationship of EPAs, EFAs and ERAs to proposed development with respect to potential impacts to vegetation, wildlife, in terms of impacts to both structure and ecological function;
- h) demonstrate if, how and where development can proceed without negative impact to EPAs, EFAs and ERAs;

- i) describe negative impacts and any proposed mitigation of impacts, including buffers;
- j) identify net environmental impacts; and
- k) have regard for Provincial Policy Statements, and the Oak Ridges Moraine Conservation Plan.

11.2.3 Landform Conservation Study

A Landform Conservation Study shall be prepared to the satisfaction of the Town including the following information:

- a) identification of topographic contours;
- b) the opportunities and limitations posed by the area with respect to landform conservation having particular regard to Development Guidelines 7.1.8 and 7.1.9 of Background Study 5 to the ORM Planning Study;
- c) slope and soil analysis including erosion potential;
- d) identification of the toe and crest of each significant slope;
- e) inclusion of all landscape units and visual character elements;
- f) identification of natural edges of vistas;
- g) lotting or design alternatives to ensure the protection and enhancement of the landform and natural topography; and
- h) a description of recommended construction practices and how such practices comply with Provincial requirements on sedimentation and erosion control.

11.2.4 Vegetation Preservation Study

A Vegetation Conservation Study, carried out by a professional arborist, shall include an inventory of trees and shall:

- a) identify individual trees or wooded areas which because of their location, age or species are worthy of protection;
- b) describe methods to protect identified trees or wooded areas during construction;
- c) recommend appropriate lotting and development patterns, including building envelopes, in order to encourage substantial tree retention in yard and setback areas; and
- d) include a plan for restoration and enhancement of any significant identified trees and wooded areas which are destroyed or removed.

11.2.5 Hydrogeological Study

A Hydrogeological Study is intended to determine infiltration/runoff targets and to maintain a water budget; to preserve and enhance water budgets in order to maintain groundwater recharge; and to prevent groundwater contamination by implementing stormwater Best Management Practices. A Hydrogeological Study shall:

- a) demonstrate to the satisfaction of the appropriate authorities having jurisdiction that the proposed development preserves the hydrogeological recharge function of the area. Submitted hydrogeological studies shall be publicly available to proponents, reviewers and consultants.
- b) extend at least 500 metres beyond the study area boundary and include the following matters:
 - (i) assessment of soil types;
 - (ii) assessment of off site impacts;
 - (iii) potential well interference; and
 - (iv) reasonable use policies, where applicable, in accordance with Federal, Provincial, Regional and Town procedures.

11.2.6 Stormwater Management Report

Prior to initiation, Terms of Reference for Storm Water Management Reports shall be prepared to the satisfaction of the Town of Aurora. At a minimum such reports shall:

- a) review the local topography, soils and geology of the subject area;
- b) identify existing drainage patterns and delineate drainage areas;
- c) identify external drainage sources and other off-site drainage constraints;
- d) identify the proposed drainage patterns of the subject area including proposed major and minor drainage systems;
- e) conduct hydrologic analyses to determine pre-development and post-development runoff rates;
- f) define stormwater management requirements necessary to meet water quality, erosion and flood control standards;
- g) assess the existing water budget and determine the groundwater recharge function provided by the site;
- h) define infiltration requirements with respect to groundwater quality and quantity, necessary to maintain the existing groundwater recharge functions;
- i) identify, screen and evaluate alternative management practices based on guidelines provided in the MOE Stormwater Practices Planning and Design Manual;
- j) recommend the preferred stormwater management actions necessary to meet any infiltration requirements;

- k) recommend the preferred form of any stormwater management facilities necessary to meet water quality, erosion and flood control targets; and
- l) provide preliminary design of the stormwater management facilities including size, location and operational characteristics.

11.3 SUBDIVISION CONTROL

The following information and Studies will be required to be submitted in support of any proposed Plan of Subdivision or Plan of Condominium.

11.3.1 In addition to the requirements of the Planning Act, plans of subdivision or plans of condominium within the Plan area must include:

- a) mapping at a minimum scale of 1:1000 showing existing grades at minimum 1.0 metre intervals, vegetation cover, landform features, water courses and seasonally wet areas;
- b) soil characteristics and ground water levels;
- c) location of any sewage disposal, septic tank, tile fields, wells, storm drainage or stormwater facilities on the site or adjacent to the site;
- d) location of any existing and all proposed buildings, parking areas and driveways; and
- e) any proposed alteration to grades or vegetation.

11.3.2 In considering plans of subdivision the Town shall require, as appropriate, the following studies or reports prepared by experts qualified in the field and approved by the Town, Region or authority having jurisdiction:

- a) an Environmental Impact Study of all *Environmental Protection Areas*, *Environmental Function Areas* and *Ecological Restoration Areas* within the subject plan area;
- b) a Vegetation Preservation Plan;
- c) a Landform Conservation Plan (or demonstrated conformity with the Land Conservation Plan prepared during the approval of the Block Plan) which demonstrates preservation of landform features;
- d) a Functional Servicing Plan¹ (or demonstrated conformity with the Functional Servicing Plan approved in support of the respective Block Plan) including stormwater management practices;

¹ Special provisions apply to Block F through OPA 38 and to the Elderberry Farm property through OPA 39

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- e) a Hydrogeological Study (or demonstrated conformity with the Hydrogeological Study approved during the approval of the Block Plan) including maintenance of the water budget to preserve hydrogeological function and groundwater infiltration;
 - f) in an area where archaeological potential has been identified during the preparation of a Block Plan, a proponent shall carry out an archaeological resource assessment of the subject property prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the approval authority indicating that all archaeological resource concerns have met licensing and resource conservation requirements;
 - g) a proposed grading plan which illustrates proposed topographic change as a result of grading; and
 - h) any other study reasonably deemed necessary by the Town or other public agency to address a specific concern with respect to the site
- 11.3.3 Except as provided in the existing *Estate Residential* designation, all lots must be provided with municipal services.
- 11.3.4 All lots shall be well proportioned and be of an appropriate size and shape relative to the proposed land use, topography, environmentally significant features, and the characteristics of related areas.
- 11.3.5 No part of any lot subject to the danger of flooding, subsidence or erosion, or having topographic or other significant environmental constraints shall be used in calculating the minimum net lot area.
- 11.3.6 All lots shall have appropriate frontage upon and access to a public road of a standard of design, construction and maintenance that is appropriate for the volume of traffic it must carry and the accesses to it.
- 11.3.7 Where areas which are seasonally wet have been identified, to the greatest extent possible, development shall be directed away from such areas so that they may continue their natural drainage or recharge function. Such areas may form a yard area which is well setback from buildings or other more intensive uses of the site, or may form part of a common open space area within areas of clustered development, or may be used as a stormwater management feature.

11.4 ZONING BY-LAWS

11.4.1 Implementing By-laws

This Plan shall be implemented by the passage of Zoning By-laws pursuant to The Planning Act and in compliance with the provisions of this Plan, including the following:

- a) No Zoning By-law or Zoning By-law amendment, except a Holding Provision By-law related to s. 10.6.4 or a by-law pursuant to Section 34(5) of *The Planning Act* shall be enacted until adequate services to meet the needs of the development proposed by the By-law or By-law amendment are available.
- b) No provision of this Plan shall be deemed to require the Council to implement forthwith the designated uses and development contemplated by this Plan for any or all of the lands affected.

11.4.2 Holding Provision By-law

The Town may zone lands in a manner which includes a holding symbol "(H)" in conjunction with a specific zoning category. This approach would enable the Town to specify the details of future permitted use of lands, and at the same time, by use of the holding symbol, to require certain pre-requisites to be met before release. The interim uses of the lands permitted may include existing uses and a limited range of uses compatible with the intended future use of the lands. The use of the holding symbol shall be restricted to the following situations:

- a) where adequate services to meet the needs of the proposed development are not available, and will not be available until service expansions or improvements are approved and implemented. At such time as adequate services are available, the Town shall amend the Zoning By-law to remove the holding symbol;
- b) where such lands are affected by adverse impacts on the environmental, or have been subject to environmental degradation, or possess other constraints to development which can be resolved to the Town's satisfaction. Upon resolution of the adverse environmental impacts or other constraints on development, or upon restoration of the environment to the Town's satisfaction, the Town shall amend the Zoning By-law to remove the holding symbol;
- c) where the phasing of development or redevelopment is deemed necessary by the Town and/or the Region, including phasing provisions of this Plan related to availability of sanitary sewage treatment capacity; and,
- d) where the development of the land requires a development agreement, including a conservation easement, until such time as the development agreement has been completed and registered on title.

11.4.3 Interim Control By-laws

The Town may pass interim control by-laws pursuant to *The Planning Act* where the Town has directed that a study be undertaken of land use planning policies in the Plan area or in any defined area(s) within it.

11.5 SITE PLAN CONTROL

11.5.1 Pursuant to The Planning Act, the Town designates all of the land within the “Limit of Secondary Plan” as identified on Schedule AA as a site plan control area. Council may pass a by-law designating any portion of this area as a site plan control area.

11.5.2 Due to the expressed Provincial interest in the Oak Ridges Moraine and the designation of most of the Plan area as an Environmentally Significant Area, Council may require submission of plans and studies and site plan agreements for all development or redevelopment within the Plan Area including development of detached or semi-detached houses.

11.5.3 For the purpose of this Plan "development" and "redevelopment" shall be the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot.

11.5.4 No development or redevelopment shall be undertaken within the designated area unless Council has approved one or more of the following as required by the location and nature of the proposed development:

- a) a site plans showing the location of all buildings and structures existing or to be erected and all facilities such as parking areas, landscape areas, walkways, etc.;
- b) for proposals involving an institutional use or more than three residential units: drawings showing plans, elevations and cross-section views for each building to be erected including the massing and conceptual design, the relationship of the buildings to adjacent buildings, streets and exterior public area, and the provision of interior walkways, stairs, elevators, escalators to which the public has access from streets, open spaces and interior walkways in adjacent buildings;
- c) grading plans which show the existing contours at 1 metre intervals and any proposed changes to the existing topography;
- d) landscape plans showing the location of natural features, treed areas and other vegetation and any proposed alteration to the natural vegetation; and
- e) the location and extent of proposed landscaping.

11.5.5 In considering a proposed site plan for a site which has not been created by a plan of subdivision or condominium and therefore has not been subject to studies required for

sites created by plan of subdivision or condominium, the Town shall require, as appropriate, the following supporting studies or reports prepared by experts qualified in the field and approved by the Town, Region or authority having jurisdiction:

- a) an Environmental Impact Study of all *Environmental Protection Areas*, *Environmental Function Areas* and *Ecological Restoration Areas* within the subject area;
- b) a Vegetation Preservation Plan;
- c) a Landform Conservation Plan (or demonstrated conformity with the Landform Conservation Plan prepared during the approval of the Block Plan) which demonstrates means of conserving topography and significant landform features;
- d) a Functional Servicing Plan or demonstrated conformity with the Functional Servicing Plan approved in support of the respective Block Plan including stormwater management practices;
- e) a Hydrogeological Study or demonstrated conformity with the Hydrogeological Study approved during the approval of the Block Plan including maintenance of the water budget to preserve hydrogeological function and groundwater infiltration;
- f) in an area where archaeological potential has been identified during the preparation of a Block Plan, a proponent shall carry out an archaeological resource assessment of the subject property prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the approval authority indicating that all archaeological resource concerns have met licensing and resource conservation requirements;
- g) a proposed grading plan which illustrates proposed topographic change as a result of grading; and
- h) any other study reasonably deemed necessary by the Town or other public agency to address a specific concern with respect to the site.

11.5.6 Site Plan Agreement

In accordance with Section 40 of The Planning Act, an owner of land may be required to enter into a site plan agreement and provide to the satisfaction of, and at no expense to, the Town any or all of the following:

- a) required widenings of highways and roads that abut on the land as established in an Official Plan;
- b) subject to the Public Transportation and Highway Improvement Act, facilities to provide access to and from the land such as access ramps and curbs and traffic direction signs;
- c) off-street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways;

- d) walkways and walkway ramps, including the surfacing thereof, and all other means of pedestrian access;
- e) facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon;
- f) walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands, or the protection of adjoining lands;
- g) vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
- h) easements conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the municipality or local board thereof on the land;
- i) maintenance of significant features, vegetation or landform; and, where appropriate, provision of new landscaping, pedestrian access or protection or enhancement of these features; and
- j) restrictions to areas which may be impacted by construction activities to minimize soil compaction, particularly in areas of silty soil where groundwater infiltration may be impaired.

11.6 PUBLIC and PRIVATE WORKS

11.6.1 It is intended that the construction of public and private services or works such as roads, sewers, sanitary and stormwater facilities, or utilities within the Yonge Street South Secondary Plan area will be carried out in an environmentally sensitive manner using best possible construction practices to protect significant features, conserve the landform, and ensure a high level and quality of groundwater recharge in accordance with the policies of this Plan. Wherever damage to natural features or landform or where soil compaction is unavoidable, the restoration of the area shall be required to the greatest extent possible.

11.7 LAND AND RIGHT OF WAY ACQUISITIONS

11.7.2 The Council of the Town may acquire land for open space, trails or to implement any feature of this Plan in accordance with the provisions of The Municipal Act, The Planning Act or The Regional Municipality of York Act or any other legislation through, but not limited to, the following measures:

- a) the land dedication and cash-in-lieu provisions of The Planning Act;
- b) subsidies for open space or right of way acquisition from other levels of government or agencies;
- c) funds allocated in the capital budget;
- d) donations, gifts, contributions or bequests of individuals or corporations;

- e) easements,, restrictive covenants or other legal agreements; and
- f) expropriations.

11.8 OFFICIAL PLAN AMENDMENTS

- 11.8.1 Prior to approving an amendment to this Plan to permit a type or level of development not otherwise anticipated which could have potential negative economic or fiscal effects both within the Plan area or in terms of impact on alternative development planned by the Town in other locations, the Town may require, the submission of an Economic and Fiscal Impact analysis. Such analysis shall provide information on the economic and fiscal effects of the proposal upon affected jurisdictions and boards, with respect to anticipated costs and benefits, development charges, capital costs including front-end financing requirements, tax revenues and operating costs, and implications for phasing. Where such a proposal would impact the Town's servicing allocation or planned development in alternative areas, Council may request the analysis to also include the impacts on such alternative area.
- 11.8.2 Such amendment to this Plan, if approved, shall require that before such development proceeds, all agreements required by this Plan shall be in place, including front-end agreements, financial agreements and development agreements to provide for the servicing and transportation infrastructure to accommodate the resulting growth.

12.0 INTERPRETATION

12.1 The Yonge Street South Secondary Plan is intended to be read in the context of the overall policy provisions of the Aurora Official Plan and to provide further elaboration to those policies. Where there appears to be conflict between the two, the Secondary Plan provisions shall prevail.

13.0 SCHEDULES

This Plan shall be read in conjunction with the following schedules:

- AA LAND USE PLAN**
- BB ENVIRONMENTAL CONSTRAINTS**
- CC BLOCK PLAN and ENTRANCES**
- DD TRAILS & VISTAS**

PART IV: APPENDIX A

Appendix A: URBAN DESIGN GUIDELINES

The Yonge Street corridor, as it traverses the Secondary Plan Area, has been designated as a Heritage Resource in the Aurora Official Plan in recognition of its significance to the Town. The low intensity, environmentally prominent visual impression creates a distinctive entrance to the Town of Aurora. Its pastoral character provides both a visual and functional break and noted contrast to the more urban streetscape that has developed along this corridor to the south in Richmond Hill and to the north of the CNR where the urban core of the Town of Aurora is located. The rolling topography, wooded preserves and low intensity of development are fundamental components of this image.

This portion of the corridor is significant along Yonge Street with respect to its unusual and distinctive topography, landscape quality and unobtrusive level of human construction. Means of preserving or strengthening these elements, while continuing to incorporate historic buildings and providing for compatible new development are enunciated through the Urban Design Guidelines.

INTENT

1. It is intended that the incorporation of new development along the Yonge Street corridor within the Secondary Plan area shall occur in a sensitive and unobtrusive manner which preserves and enhances the distinctive topography and landscaped quality. This character will be further re-inforced through the encouragement of private actions and the implementation of public actions and works.

Landscaped Gateway at Yonge Street and Bloomington Road

2. A 'Gateway' to Aurora and to the Secondary Plan area shall be provided in a natural, landscaped format utilising property on the north-east and north-west corners of the intersection of Yonge Street and Bloomington Road.
 - a) The easterly component of such Gateway consists of a wooded area owned by the Aurora Hydro Electric Company. The Gateway feature to be provided on the approximately 40 metre by 40 metre parcel of land may consist of landform elements such as berms and shall include native coniferous and deciduous trees and shrubs to be planted or maintained in sufficient quantity to create a natural wooded feature adjacent to the roadways. Consultation with an arborist and with other environmental consultants as necessary, shall ensure

that such feature is designed in a manner which will be self sustaining and sensitive to the environmental function of the area.

- b) The westerly component of the Gateway shall be implemented through negotiations between the Town and the Province, on a similarly sized area of property to that on the east side of Yonge Street which will be designed to mirror the gateway component to the east, thus providing strong vertical landscaped elements to frame this entrance to the Town.

Yonge Street Frontage

3. In order to preserve and enhance the existing rural character of the Yonge Street corridor as it passes through the Plan Area, a natural border to Yonge Street shall be preserved and new development shall:
 - a) be setback a minimum of 60 metres from the centre line of Yonge Street;
 - b) avoid all accessory buildings, facilities and structures, including parking areas, driveways and parallel service roads within the 60 metre setback;
 - c) include extensively landscaped areas which preserve existing landscape components and where necessary include additional areas planted with native species trees and shrubs on both municipal and private property; and
 - d) respect the existing topography of the sites, to the maximum extent possible.
4. It is Council's intent that Yonge Street through the Secondary Plan Area should continue to maintain a rural profile, with ditches on both sides of the street.
5. It is Council's intent to work with the Region in order to provide a lighted, hard-surfaced pedestrian path and bicycle route within the boulevard of the street right of way, with the pedestrian path being located on the opposite side of the ditches to the road pavement. The path should be created in such a manner as to have low shrubbery on its street side, and the full scale landscaped setback described in 3 above, on the side bounded by private development. Subject to concerns for safety, convenience, construction and maintenance, the bicycle route may share this location or may be located in a separate location on the road shoulder more closely related to the lanes of automotive traffic.
6. Buildings which are to be constructed in proximity to Yonge Street should be designed with limited height and massing so that they may be sensitively integrated into the natural landscape setting in a manner which preserves the low intensity character of the area and maximizes its landscape components.
7. Parking areas should be located in areas which are removed or screened from Yonge Street.

8. Buildings should be sited and designed to function within the existing topography by avoiding grading, and being of a height, scale, and materials to blend within the natural elements of the site.

NOTE: The land use schedules for OPA 34 are kept up to date on Schedule “A” and “H” of the Consolidated Official Plan.