



AURORA EAST INDUSTRIAL ESTATES (OPA 52)

(As amended by OPA #6; refer to Section 3.3.2.a of the Official Plan re: OPA #4)

Further Amended By:

OPA 40

OPA 50

OPA 54

OPA 66

NOTE: The land use schedules for OPA 52 are kept up to date on Schedule “A” and “H” of the Consolidated Official Plan.

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ABBREVIATIONS

gpm	-	gallons per minute
l/s/ha	-	litres per second per hectare gad gallons per acre per day
KPa	-	one thousand Newtons per metre squared
psi	-	pounds per square inch

PART I: BACKGROUND AND CONTEXT

1.1 PURPOSE

The purpose of this Amendment is to establish guidelines for development of the Aurora East Industrial Estates area as a future extension of Aurora's industrial area, within the context of the Official Plan of the Aurora Planning Area. Provisions are made for a major industrial park and policies are established an associated tributary system to the Holland River. The proposed development pattern is based on, a comprehensive examination of planning, environmental and servicing factors and an Industrial Land Needs Study prepared in accordance with the Foodland Guidelines of the Ministry of Agriculture and Food.

Provisions in Amendment are made for the following specific land uses:

- a) Prestige Industrial,
- b) General Industrial,
- c) Service Commercial,
- d) Commercial,
- d) Major Open Space Specific
- e) Office Commercial

1.2 LOCATION

The Amendment area is bounded on the north by the St. John's Sideroad, on the east by Bayview Avenue, on the west for the main part by the, tributary stream of the Holland River and on the south by Wellington Street. The Amendment area is more specifically shown on Schedule "A," Land Use Plan.

1.3 BASIS

The Amendment area represents a prime location for the expansion of Aurora's industrial complex. A successful industrial park can attract a range of industrial and auxiliary uses ranging from open space uses to showcase prestige industrial use and should have the following attractions:

- a) Proximity to a major labour force. In this respect the Amendment area is within twenty (20) minutes of future urban populations amounting to over 200,000 persons.
- b) High degree of access to transportation facilities, raw goods and markets for finished products and services.
- c) An amount of land of sufficient size to accommodate the development of a distinctive industrial park including a range of industrial and auxiliary uses.

- d) The capability of being fully serviced and associated with a well organized external road system.

The Amendment area has all of these positive characteristics.

1.3.1 Planning Context

The Town of Aurora along with other urban centres in the Region of York has undergone rapid growth in both the residential and industrial sectors. In the past decade Aurora's population has increased from 14,250 in 1976 to approximately 21,200 in 1986 with a steady employment growth that has absorbed approximately 13 ha (32 acres) a year of industrial land.

The Official Plan for the Town of Aurora sets out development policies for Aurora which make provision for a population of 29,000 persons; recent amendments awaiting approval will provide for over 31,000 persons. In addition to the urban population, the existing Official Plan designates approximately 204 hectares (504 acres) for industrial use.

The physical urban structure map (Fig. 1) illustrates the location of major land uses in the urban area. Well defined urban boundaries are currently established by the major arterial road system; Bloomington Road to the south and Bathurst Street to the west, both of which form the municipal boundary; Bayview Avenue is the appropriate eastern boundary. Vacant lands within this urban boundary suitable for development are limited and include the study area which is the subject of this Amendment. Limited expansion can occur to the north of the St. John's Sideroad but is restricted by existing floodplains; no expansion can occur to the west or south. The logical area for the redesignation of lands for fully serviced urban use is to be found in the study area.

This Amendment applies to the study area outlined on Fig. 1 (The Physical Urban Structure). A number of development applications within the study area coupled with the continuing depletion of vacant industrial designated land led to the initiation of an industrial secondary plan study. This Amendment is the product of that study.

In developing the basis and policies of this Amendment, consideration was given to servicing and environmental factors, land ownership and physical urban structure.

Traffic generation and distribution were examined, the opinions of landowners within and adjacent to the Amendment area were solicited and an Industrial Land Needs Study (Appendix 1) was produced for the Ministry of Agriculture and Food as required by the Foodland Guidelines.

1.3.2 Industrial Needs Study -Summary

The Industrial Land Needs Study was carried out as a requirement of section 3.14 of the Foodland Preservation Policy Statement (Foodland Guidelines). The purpose of the study was to evaluate and confirm Aurora's need for lands for future industrial development both in terms of the amount of land required and the appropriate location. Following are the main findings of the needs study.

- a) Land that is currently designated for industrial development totals approximately 204 ha (504 acres). Less than 31 ha (77 acres) remain vacant consisting of 30 parcels. The majority of the vacant parcels are relatively small or of an awkward shape and are not considered adequate for the short term needs of the municipality (2 to 3 years).
- b) The total developable land within the Amendment area is estimated to be approximately 152 ha (376 acres).
- c) The projected industrial land needs to the year 2011 were determined using two methods: the historic yearly absorption rate of industrial land: and, future employment forecasts coupled with an estimate of the percentage of the labour force employed in the industrial area using a worker density that would yield a range of land area requirements. Included in the land requirements were certain commercial uses.

The land requirements ranged as follows:

Year 2001- low of 87.7 ha (217a) to a high of 179 ha (442a) Year 2011- low of 147.9 ha (365a) to a high of 309 ha (764a)

1.3.3 Contiguous Development

The Amendment area is the most appropriate area for industrial expansion as it is contiguous to the existing industrial area. New industrial development would be separated from the existing industrial uses by the floodplain of the Holland River tributary. Industrial expansion into the Amendment area ensures a location remote from most of the existing urban residential area; in addition the expansion is adjacent to the existing main sanitary sewer trunk as shown on Fig. 1.

1.3.4 Access -The External Road System

The major criterion for the location of industrial parks is access; access to an appropriate labour market, the reception of raw goods, delivery of finished products and services and access to support services. In this regard the Amendment area is ideally located within the Town of Aurora and the Region of York.

The Amendment area has the potential to be well serviced by an external road system. The lands are adjacent to Bayview Avenue, the John's Sideroad and Wellington Street. A review of the York Region Employment End Travel Survey of 1986 and discussions with Regional staff indicate that the majority of the labour force employed in the industrial area will enter the area from the east. The lands are thus ideally located 3 kms west of Highway 404; the location of the future industrial expansion will minimize the impact of industrial traffic on Aurora's urban residential areas.

A traffic generation and distribution study was carried out (Appendix II) .The results of this study, along with discussions with the Region of York Engineering Department, indicate the need for a number of improvements to the external road network, including:

- a) requirement for 3 access locations from Bayview into the Amendment area north of Wellington;
- b) improvement to highway standards of St. John's Sideroad;

1.3.5 Availability of Services

Development within the Amendment area is to occur on the basis of services. Sanitary sewage capacity is available the existing main sanitary trunk is located in the Holland River valley adjacent to the Amendment area.

The Amendment area is located within the lower pressure zone of the Aurora Community. Water supply will be implemented with the use of a looped watermain network along the external road system. Two options are proposed for the water supply network, these are outlined in Section 1.5.3.6. A new water supply source for the Amendment area is required; such a source was investigated by the Region of York and a well location has been identified within the northeast of the Amendment area.

Storm water management will involve the use of measures such as detention ponding to ensure that future site flows are reduced to existing levels to minimize impacts on the receiving watercourse.

1.4 ENVIRONMENTAL FACTORS

Figure 3 illustrates the environmental considerations; the main feature is the floodplain of the tributary of the Holland River which forms for the most part, the western boundary of the Amendment area. Fill regulation lines shown on Figure 3 are associated with the floodplain. These fill regulation lines are under the jurisdiction of the Lake Simcoe Region Conservation Authority and are used to control development in close proximity to the floodplain. Development within the area between the fill regulation lines and the floodplain will require a permit from the Conservation Authority. During the course of investigations, staff of the Conservation Authority walked the Amendment area and

indicated that, subject to review of detailed development plans, development could occur between the fill lines and the floodplain limits.

A major portion of the Amendment area contains natural slopes in excess of 7%. Development can occur in these areas as it has in the existing industrial area of Aurora. Care would be required in siting buildings, roadways and parking areas. The density of development or building coverage within areas of excessive slope is expected to be relatively low.

The total developable land which would be utilized by building lots and the street system cannot be accurately defined in quantitative terms because of the areas of excessive slope coupled with the need to finalize the limits of development adjacent to the floodplain with the Conservation Authority; in addition, it is expected that development within the hydro corridor will be limited. The total area within the Amendment area outside of the floodplain is approximately 161.5 ha. (399 acres). It is assumed that the net developable land (area of building lots, and the internal street system but excluding the hydro corridor) will be in the range of 138 ha to 152 ha (340 to 375 acres).

1.5 SERVICING

Development throughout the Amendment area is to proceed on the basis of full servicing.

1.5.1 Sewage Capacity

The existing Official Plan of the Aurora Planning Area contains policies that will accommodate a residential population of 29,000 persons by 2001 along with an industrial land base of 204 ha. (504 acres). Prior to February, 1986, the Town of Aurora had been assigned sewage capacity under the York/Durham Servicing Scheme for a population of 31,000 persons and an industrial area of 204 ha. (504 acres). This was equivalent to a total sewage flow of 5,015,200 gallons per day based on sewage generation rates of 100 gallons per person per day for residential development and 3,800 gallons per acre per day for industrial land use.

A recent review of actual sewage flows in Aurora revealed that existing development is generating flows that are less than the anticipated flow based on the above design criteria. As a result, the Region of York has modified the design flow criteria for industrial development from 3,800 gallons per acre per day to 2,000 gallons per acre per day. The revision of the design flow criteria has created an additional unallocated servicing capacity for Aurora of 1,458,000 gallons per day. This will service development above and beyond the requirements for a population of 31,000 persons and the 204 hectares of existing industrial designated lands.

The proposed 376 acres of industrial development would require a capacity of 752,000 gallons per day which may be assigned from the unallocated reserve.

1.5.2 Sanitary Sewers

1.5.2.1 Main Trunk Sewer

In the summer of 1987, the 750mm diameter Aurora Parkway Trunk Sanitary Sewer was constructed from St. John's Sideroad to Wellington Street along the Holland River Valley. This trunk sewer was designed to service approximately 838.5 +/- hectares of land. This included the study area with the exception of 33 +/- hectares of land located at the southwest corner of Bayview and St. John's Sideroad. Although not included in the original design tributary area, sufficient capacity exists within the trunk sewer to accommodate sewage flows from these lands.

1.5.2.2 Internal Sewers

Sanitary sewers will be located within the industrial road allowances with connections being provided at several locations to the trunk sewer in the valley. Sections of these sewers will be deep due to topography.

The 33 hectares of land at the southwest corner of Bayview Avenue and St. John's Sideroad will require the construction of an extra deep sanitary sewer along St. John's Sideroad. Conflicting inverts of this sewer and the Holland Rivevr may require that an inverted syphon be provided at the river crossing to allow a gravity connection to the trunk sewer in the valley. A servicing alternative would be the construction of a pumping station.

1.5.3. WATER SUPPLY

1.5.3.1 Pressure Zones

Aurora is presently divided into the upper and lower pressure zones, the boundary separating the two zones being roughly the 282 metre contour. The industrial lands to be serviced under this Amendment range in elevation from a high of 275m to a low of 250m. This places the entire study area within the lower pressure zone.

1.5.3.2 Water Supply

Water supply for the Aurora Community is dependent on groundwater availability in a local aquifer complex which also: meets the demands of the Newmarket and Holland Landing districts. Monitoring of the water demand trends had indicated that the Town of Aurora would require development of an additional well to be brought into service before the summer of 1988. Development of this new well, located at the St. John's Sideroad,

east of Old Yonge Street, is now underway and is expected to secure the water supply for the existing and committed development only. The provision of a water supply for the area subject of this Amendment, would require identification of additional local groundwater sources. To this end, an on-site groundwater exploration program was initiated in July, 1986 to locate and evaluate new municipal well sites. Gartner Lee Associates Ltd., Consulting Engineers, were retained by the Region of York to conduct this study.

Their report was completed in September, 1987. The Region of York Engineering Department has since released (October 1987) a technical report on water supply for the Town of Aurora, Newmarket and East Gwillimbury. This report identifies a long term strategy for water supply to each of the subject municipalities. Within the report, a new groundwater source for Aurora is identified. Located approximately 200m +/- south of St. John's Sideroad immediately adjacent to Bayview Avenue, the new well (well no.6) is expected to have a maximum day capacity of 6,240 cubic metres per day. Based on a land development acreage of 152 ha (376a), this would be more than sufficient to meet the maximum day water requirements for the study area of 4,080 cubic metres per day.

1.5.3.3 Design Criteria Pipe Size

- a) All watermains will be sized to carry the peak hourly flow with a head loss of five metres per thousand metres or less, (higher head losses will be accepted under fire flow conditions).
- b) Due to the industrial land use in the study area, a minimum watermain size of 300mm (12 in.) is recommended.

1.5.3.4 Consumption Rates

Water demand rates will be in conformity with Regional Guidelines:

- a) Average day consumption: 0.221 l/s/ha (1700 gad)
- b) Maximum day consumption: 0.312 l/s/ha (2400 gad)
- c) Peak hour consumption: 0.375 l/s/ha (2900 gad)
- d) Fire flow: 230 l/s (3000 gpm)

1.5.3.5 Pressure Requirements

The water distribution network will be designed to meet the following maximum and minimum pressure requirements:

- a) minimum of 275 KPA (40 psi) during peak hour consumption;

- b) maximum of 690 KPA (100 psi) during minimum hour demands;
- c) minimum of 135 KPA (20 psi) under a combined maximum day system demand plus fire flow rate at the point of fire.

1.5.3.6 Servicing Concepts

The identification of the future Well No.6 site in the northeast of the study area will provide a source of water supply sufficient to meet the maximum day demands of the study area. However, the condition of peak hour and fire flow requirements will require that balancing storage be provided to the system. Two options are proposed to meet this requirement.

Option One: The provision of an elevated storage facility on high ground close to the south end of the study area, or

Option Two: The construction and sizing of external watermains to produce a strong connection to the existing water distribution network serving Aurora to utilize available storage in existing reservoirs.

Schedule "B" shows a schematic of the watermain layout for each of the two servicing options.

Hydraulic analyses of these options should be conducted in conjunction with an examination of their impacts on the water distribution network serving the existing community.

1.5.4 STORM DRAINAGE

1.5.4.1 Existing Watershed

The study area lies entirely within the Holland River watershed. The main branch of the Holland River borders the westerly limit of the study area and is orientated in a general south to north direction as shown on Schedule "C". In general, a well defined river valley and floodplain area are associated with the Holland River. Several tributaries of the Holland River traverse the site flowing in an east to west direction accommodating drainage from external areas east of Bayview Avenue.

1.5.4.2 Floodplain Mapping

The Lake Simcoe Region Conservation Authority requires that Regional Storm floodplains be delineated in all areas where the upstream drainage area exceeds 125ha (.5 sq. miles) in size. The Regional Storm floodline for all the watercourses in the study

area meeting this criteria was calculated in the floodplain mapping study undertaken for the Lake Simcoe Region Conservation Authority. The Regional Storm floodline is shown on Schedule "C".

1.5.4.3 Drainage System Design Criteria

The Lake Simcoe Region Conservation Authority requires that post development peak flows to the Holland River be controlled to the pre-development runoff rate for the 2 year through to the 100 year return period storm events.

Peak flows from external areas will be accepted at existing rates for the 2 year through 100 year storms. This will require that future development of upstream areas also provide runoff control.

The design of the stormwater management facilities must be reviewed and approved by the Lake Simcoe Region Conservation Authority, the Town of Aurora, and any other appropriate agency.

All internal storm sewer systems will be designed to convey the 5 year return frequency storm flowing full. The minor system outlets will be directed to runoff control facilities or stabilized channels.

Overland flow routes (roads, walkways and swales) must have the capacity to pass the 100 year flow without entering on to private property that is not subject to an approved storm drainage easement.

1.5.4.4 Storm Drainage Works

Preliminary major and minor system drainage patterns and outlets have been established based on existing topography, preliminary grading concepts and proposed road patterns. On-site detention storage and several runoff control ponds are necessary to reduce site flows to existing levels. Preliminary major and minor systems layout and the proposed locations of the runoff control facilities are shown on Schedule "C". Detention ponds may be located between the 100 year and Regional Storm floodlines subject to the satisfaction of the Conservation Authority. Due to the natural topography in the study area, it is not feasible to grade all lands to achieve a continuous flow path for the major system drainage to the runoff control facilities. Implementation of on-site detention with sufficient storage to control runoff for the 100 year storm event to the minor system capacity will therefore be provided. This will permit conveyance of the 100 year post development flows to the runoff control facilities via the minor system. In order to utilize the full capacity of the storm sewers the site discharge rate will be set as the 5 year post development discharge rate. On site detention storage could be provided on building rooftops, in parking lots and/or landscaped areas.

This criteria would be applicable to all developing lands tributary to the minor system draining to the runoff control facilities as shown on Schedule "C". Any development of lands where servicing constraints prohibit connection to the storm system outletting to the runoff control facilities will require application of on-site detention to a level to be determined at the detail design stage to meet the target flows at the downstream study limit.

Submission of a stormwater management report for each site plan application detailing the orifice sizing, site grading and necessary storage to meet the allowable discharge rate, would be required for site plan approval by the Town of Aurora.

1.5.4.5 Erosion and Sediment: Control Plans

Sediment control techniques acceptable to the Lake Simcoe Region Conservation Authority, the Ministry of Natural Resources and the Town of Aurora will be implemented prior to the initiation of any construction and maintained during the construction period. Complete sediment control plans should be prepared as part of detailed design of the storm drainage systems, and should consider the use of vegetative buffer strips, gravel access pads with wheel washing, snow fence/straw bale fencing, runoff diversion, sealing of catchbasins during construction, and temporary and permanent sediment basins.

1.6 LAND OWNERSHIP

Refer to attached map; Land Ownership - Figure 4

<u>Parcel</u>	<u>Owner</u>
1	Beavertop Investments Limited
2	Bayview Business Park Inc.
3	Donald Victor Schmidt
4	Gordon William Schmidt Elizabeth Jean Schmidt
5	Helen Kovacs
6	Pak Quan Lee
7 to 16 incl.	Various owners, 10 individual lots, each approximately 18.3 m x 50 m

PART II: THE SECONDARY PLAN FOR THE AURORA EAST INDUSTRIAL ESTATES

2.1 DEVELOPMENT OBJECTIVES

This Official Plan Amendment is intended to promote the following objectives for the Aurora East Industrial Estates.

- a) To create a functioning industrial area with provisions for a high standard of site planning and design that will be integrated with the existing industrial area to the west and with the overall physical structure of the Town of Aurora.
- b) To encourage the redevelopment of existing obsolescent land uses within the Amendment area with appropriate uses incorporating comprehensive design guidelines.
- c) To make provisions for a wide range of industrial and industrially related uses with provisions for high performance standards along the St. John's Sideroad, Wellington Street and Bayview Avenue frontages.
- d) To make provisions for appropriate Service Commercial uses to serve the needs of the industrial area and its employees and to concentrate these Service Commercial uses at key intersections of the internal road network and the external arterial roads in order to create easy access.
- e) To arrange the land uses throughout the industrial area in such a manner so as to efficiently utilize the existing road network.
- f) To make provisions for a suitable road network and improvements to the existing system that will meet the future traffic demands of the industrial area.
- g) To make provisions for development to occur on full servicing and to ensure that adequate water supply, sewer and storm water management facilities are supplied,
- h) To manage and conserve the existing major water courses and their related flood plains and to ensure that the development is undertaken in such a manner so as to have minimum impact on the natural environment.
- i) To provide for the preservation of protective vegetative strips alongside certain watercourses that are potential fish habitats.

- j) To provide for the development of an integrated open space system linking public recreational facilities with the use of pedestrian and bicycle path systems located within the floodplains in the Amendment area.

2.2 LAND USE POLICIES

The Official Plan of the Aurora Planning Area is hereby amended by changing the land use designation of the areas indicated on Schedule “A” attached hereto and forming part of this Amendment from “Rural” and “Environmental Protection Area” to “Prestige Industrial”, “General Industrial”, “Service Commercial”, “Commercial”, and “Major Open Space Specific”.

2.2.1 Prestige Industrial

The Prestige Industrial classification of land means that the predominant use of land in the designated areas shall be manufacturing, assembling, fabrication, processing, warehousing, trade schools, day care centres, wholesaling and the internal storage of goods. Office use associated with an industrial area shall be permitted, provided that the floor area and building size of development does not detract from the character of the industrial area. Living accommodations may be permitted for caretakers.

A municipal government office complex may be permitted within the lands designated as Prestige Industrial in the Amendment Area in the vicinity of the intersection of Wellington Street and Bayview Avenue.

A limited amount of free standing office buildings is permitted on the lands designated Prestige Industrial north of Wellington Street on Lot 81 adjacent to the proposed municipal office complex. The total area for such offices shall not exceed a total of 2 hectares (5 acres) of land for building but excluding public streets. The office use shall be related primarily to the industrial area; office uses which are more appropriate for the Central Business District shall not be permitted.

Retail uses are not permitted in the Prestige Industrial area.

Lands within this designation shall be used for industrial uses on lots with a park like setting with a high degree of landscape design.

The minimum lot sizes in the lands designated as Prestige Industrial shall be .8 hectares (2 acres).

2.2.2 General Industrial

The General Industrial classification of land means that the predominant use of land in the designated areas shall include all uses permitted in the Prestige Industrial category and will also include automobile repair shops, public and institutional uses such as service clubs, religious institutions, curling clubs and arenas. Limited retail sale of products made or assembled in the industrial premises shall be permitted.

Limited outdoor storage may be permitted subject to appropriate screening being provided such that the storage does not detract from the quality of the industrial area. Secondary uses such as limited outdoor storage of goods and parking are permitted within the Ontario Hydro corridor, subject both to the approval of Ontario Hydro and compatibility with surrounding uses.

The existing farm dwelling on Lot 84 adjacent to the floodplain may be retained and used as a restaurant after appropriate restoration.

(See also Section 3.3.2 a of the Official Plan pertaining to Adult Entertainment Uses)

2.2.3 Service Commercial

The Service Commercial classification of land means that the predominant use of land in the designated areas shall include office use related primarily to the industrial area, hotels and motels, restaurants, banks, specialty trades related to services to business such as printing, advertising and art layout studios. Uses which are more appropriate for the Central Business District shall not be permitted.

Convenience type commercial uses shall not be permitted.

Outdoor storage shall not be permitted in the Service Commercial designation.

In the event that those lands at the north west corner of the intersection of Bayview Avenue and Wellington Street are removed from the Major Open Space Specific designation to the satisfaction of the Lake Simcoe Region Conservation Authority, they may be used for Service Commercial uses or as a municipal government office complex without amendment to this plan.

Service Commercial blocks of approximately 2 ha in size have been designated at key intersections on Bayview Avenue. The extent of the areas may be slightly altered, provided that the character of the industrial area is not adversely affected.

A municipal government office complex may be permitted within the lands

designated as Service Commercial in the Amendment area at the north west corner of the intersection of Bayview Avenue and Wellington Street.

Development within the lands designated as Service Commercial shall incorporate a high standard of urban design in keeping with the adjoining Prestige Industrial uses. A comprehensive block development design shall be established prior to development on each block designated Service Commercial with particular attention to proper access, internal traffic circulation, adequate parking, and a high standard of design incorporating compatible landscaping, building form and materials of construction.

2.2.3.1 Site Specific Policies

i) Official Plan Amendment 40

Notwithstanding any policies to the contrary of Section 2.2.3 of the Aurora East Industrial Estates Secondary Plan – Official Plan Amendment No. 52, the following special policies apply to the property designated Service Commercial Special, described as Part of Lots 83 and 84, in Concession 1, E.Y.S., and shown on Schedule "A2" attached hereto:

- a) The use of the lands shall generally be developed for a variety of retail uses, but excluding a supermarket, department store, junior department store, convenience retail, and automotive uses. Business and professional offices including medical and dental offices, post offices and government administrative offices, restaurants including drive thru and take-out, banks and financial institutions including drive-thru, automated teller machines, personal and light service shops, photo studio, drug stores and pharmacies, clinics, optical supply, video rental stores, bake shops, and other complimentary commercial uses shall also be permitted.
- b) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- c) The commercial uses shall be subject to an individual site plan agreement(s), as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.
- d) Implementation and construction of the development contemplated may occur in phases provided that a specific site

plan agreement has been executed for the phase contemplated.

- e) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the commercial building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect is to be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
- f) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- g) Screening of certain elements on the development site such as loading areas, refuse storage, and rooftop mechanical equipment shall be addressed in the site plan agreement.
- h) The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians.
- i) The development of the subject lands shall be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
- j) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- k) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as appropriate screening, buffering, tree planting and other landscape elements for the development.
- l) The policies contained in Section 3.2.5.c.ii shall not apply to the subject lands.
- m) Notwithstanding the policies of Section 4.3.2 of the Official Plan,

Council may place any of the lands subject to this amendment in a holding category, pursuant to Section 36, R.S.O. 1990, of the Planning Act. The "(H)" Holding prefix may be lifted upon application by the proponent, if Council is satisfied that appropriate arrangements are set out in a site plan agreement.

- n) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule "A2" attached hereto.

2.2.3.2 Site Specific Policies

- i) Official Plan Amendment 50

Notwithstanding any policies to the contrary of Section 2.2.3 of the Aurora East Industrial Estates Secondary Plan – Official Plan Amendment No. 52, the following special policies apply to the property designated Service Commercial Special, described as Lot 1 and Block 7, Plan 65M-2874, and shown on Schedule "A" attached hereto:

- a) The use of the lands shall generally be developed for a variety of retail uses including a LCBO warehouse/retail store and/or Brewer's Retail Outlet (Beer Store), but excluding a supermarket, department store, junior department store, convenience retail, and drug store/pharmacy. Business and professional offices including medical and dental offices, post offices and government administrative offices, restaurants including drive thru and take-out, banks and financial institutions including drive-thru, automated teller machines, personal and light services shops, photo studio, clinics, optical supply, video rental stores, bake shops not exceeding 464 square metres of gross leasable floor area, and other complimentary commercial uses shall also be permitted.
- b) There shall be no direct vehicular access to Bayview Avenue.
- c) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- d) The commercial uses shall be subject to an individual site plan agreement(s), as may be required by Council.

Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.

- e) Implementation and construction of the development contemplated may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- f) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the commercial building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect is to be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
- g) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- h) Screening of certain elements on the development site such as loading areas, refuse storage, and rooftop mechanical equipment shall be addressed in the site plan agreement.
- i) The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians. Surplus parking on site may be utilized by the Loblaw lands located to the north.
- j) The development of the subject lands shall be accomplished in a manner that minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
- k) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- l) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and

submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as appropriate screening, buffering, tree planting and other landscape elements for the development.

- m) The policies contained in Section 3.2.5.c.ii shall not apply to the subject lands.
- n) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule "A" attached hereto".

2.2.3.3 i) Site Specific Policies Official Plan Amendment 54

Notwithstanding any policies to the contrary of Section 2.2.3 of the Aurora East Industrial Estates Secondary Plan (Official Plan Amendment No. 52) the following special policies apply to the property designated "Service Commercial Special," described as Lot 10, Registered Plan 65M-2873, and shown on Schedule "A" attached hereto:

- a) The use of the lands shall generally be developed for business and professional offices including medical and dental offices, clinics, medical and dental laboratories and other related accessory uses.
- b) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- c) The commercial uses shall be subject to an individual site plan agreement(s), as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.
- d) Implementation and construction of the development contemplated may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- e) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the commercial building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect may be retained by the Town to review the site plan

application and the cost of such shall be borne by the applicant.

- f) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- g) Screening of certain elements on the development site such as loading areas, refuse storage, and rooftop mechanical equipment shall be addressed in the site plan agreement.
- h) Outside Storage shall not be permitted on the site.
- i) The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians.
- j) The development of the subject lands shall be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
- k) To ensure the implementation of the above urban design measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.
- l) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as appropriate screening, buffering, tree planting and other landscape elements for the development.
- m) The amount of parking spaces required shall be in accordance with the appropriate Town standards for medical and dental uses.
- n) The policies contained in Section 3.2.5.c.ii shall not apply to the subject lands.
- o) Unless precluded, altered, or exempted by any policies contained

herein, all of the relevant policies of the Official Plan shall apply.

2.2.4 Commercial

The lands designated as Commercial on Schedule 'A' are intended to function as Shopping Centre Commercial Use as outlined in Section 4 (5) (d) of the Official Plan of the Town of Aurora. Specifically the lands are to be used as a community shopping centre. The policies of Section 4 (5) (d) of the Official Plan of the Town of Aurora shall apply, except that the Community Shopping Centre will range in size from 2 to 5 hectares.

The lands designated as Commercial within the Amendment area include an area of fragmented land ownership currently in residential use with individual accesses to Wellington Street. It shall be the policy of the Town to encourage assembly of these individual parcels in order that a comprehensive design concept for a future Community Shopping Centre development can be applied. To this end, development shall incorporate a high standard of urban design and shall be carried out in a comprehensive block concept. Particular attention shall be paid to appropriate landscaping adjacent to lands designated as Major Open Space Specific.

The location and number of vehicular access points to the lands designated as Commercial and the adjoining General Industrial designated lands from Wellington Street shall be strictly controlled by the Town of Aurora and the Region of York. Access to the Commercial area will be by way of an internal road system connecting to Wellington Street. The alignment of such an internal road system shall be determined at the time of detailed development applications.

2.2.4.1 Site Specific Policies

i) Official Plan Amendment 40

Notwithstanding any policies to the contrary of Section 2.2.4 of the Aurora East Industrial Estates Secondary Plan – Official Plan Amendment No. 52, the following special policies apply to the property designated Office Commercial Special, described as Part of Lots 83 and 84, in Concession 1, E.Y.S., and shown on Schedule "A2" attached hereto:

- a) The use of the lands shall generally be developed for business and professional offices including medical and dental offices, clinics, medical and dental laboratories, animal hospitals, post office and government administrative offices. Other complimentary ancillary commercial uses such as a drug store,

optical supply, copy centre and automated teller machines shall also be permitted.

- b) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- c) The development of the lands shall be subject to an individual site plan agreement(s), as may be required by Council. Individual applications for site plan approval and building permits shall be required to conform to the general intent of the site plan agreement.
- d) Implementation and construction of the development contemplated may occur in phases provided that a specific site plan agreement has been executed for the phase contemplated.
- e) Council shall require high standards in design, implemented through the site plan approval process, which ensure that the design of the commercial building(s) encourages both safe vehicular and pedestrian access to the site, and that the design of the building(s) and roof treatment are compatible with the surrounding land uses. A controlling architect is to be retained by the Town to review the site plan application and the cost of such shall be borne by the applicant.
- f) A high standard of signage, lighting, street furniture and other appurtenances shall be required.
- g) Screening of certain elements on the development site such as loading areas, refuse storage, and roof top mechanical equipment shall be addressed in the site plan agreement.
- h) The design shall ensure that parking areas are landscaped, lighted and screened around the edges to be visually attractive, safe and supportive for pedestrians and where appropriate buffer surrounding land uses.
- i) The development of the subject lands shall be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping, shall emphasize aesthetics and safety in their design to the satisfaction of the Town.
- j) To ensure the implementation of the above urban design

measures, Council may enact site specific zoning standards which establish appropriate setbacks to ensure building envelopes are well defined and developed as intended.

- k) Prior to the Town providing site plan approval for the subject lands, a landscaped design plan shall be prepared and submitted for approval to the Town of Aurora. The landscaped design plan shall address such items as appropriate screening, buffering, tree planting and other landscape elements for the development.
- l) Notwithstanding the policies of Section 4.3.2 of the Official Plan, Council may place any of the lands subject to this amendment in a holding category, pursuant to Section 36, R.S.O. 1990, of the Planning Act. The "(H)" Holding prefix may be lifted upon application by the proponent, if Council is satisfied that appropriate arrangements are set out in a site plan agreement.
- m) Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule "A2" attached hereto.

2.2.5 Major Open Space Specific

- a) The lands designated as Major Open Space Specific on Schedule "A" possess physical characteristics such as flood susceptibility, erosion susceptibility, soil instability or any other physical condition which is severe enough to cause property damage and/or potential loss of life if the lands are developed. Specifically, the boundaries of the land designated as Major Open Space Specific are the Regional floodplain as defined by the Lake Simcoe Region Conservation Authority.
- b) Permitted uses within the lands designated as Major Open Space Specific shall be limited to agriculture, conservation, horticultural nurseries, forestry, wild life area, active and passive public or private parks, including golf courses as well as the eventual open space use mentioned in paragraph 2.2.5 (e) below.
- c) The intended use of lands within the area designated Major Open Space Specific is public recreation. The Town shall make efforts to acquire and develop the lands as an open space system with passive areas and active playing fields linked by pedestrian and bicycle paths. The open space system shall be linked by the pedestrian and bicycle paths to the Family

Leisure complex on the north side of Wellington Street and the site of the proposed municipal complex at the north west corner of the intersection of Bayview Avenue and Wellington Street.

- d) No structures of any kind except those having to do with flood or erosion control measures are permitted within the area designated as Major Open Space Specific.
- e) The placing or dumping of fill of any kind, or the alteration of any water course within the lands designated as Major Open Space Specific shall not be permitted without the expressed consent of the Lake Simcoe Region Conservation Authority, and other relevant authorities including the Town of Aurora.
- f) Notwithstanding the long range intent of the Town of Aurora in developing a comprehensive open space system, where lands shown as being within the area designated as Major Open Space Specific are under private ownership, this Amendment does not indicate that these lands shall remain so indefinitely nor shall it be construed as implying that such areas are free and open to the public or will be purchased by the Town of Aurora or any other public agency.
- g) An Amendment to this plan would not be required in the event of boundary changes to the lands designated as Major Open Space Specific. Where such changes occur, the appropriate abutting land use designation shall apply without amendment and subject to the concurrence of the Town of Aurora after consultation with the Lake Simcoe Region Conservation Authority and any other relevant public agency.
- h) Requests for changes to the boundaries of the lands designated as Major Open Space Specific may be considered on the basis of the following:
 - i) The nature of any existing environmental and/or physical hazard;
 - ii) The potential impact of these hazards on any proposed development within the changed area;
 - iii) The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and water resource management practices.
- i) The Ministry of Natural Resources has identified a warm water stream with water quality suitable as a potential fish habitat. This stream is located within the boundaries of the Major Open Space Specific designation. The

maintenance of the water quality is identified as a consideration of any development proposal. To this end a vegetative strip shall be maintained on either side of the warm water stream and such strips are to be retained as closely as possible in their natural state.

- j) Such vegetative strips shall be 15 metres on either side of the warm water stream.
- k) The Ministry of Natural Resources may require in certain cases of well defined top of bank, that the vegetative strip be extended to an area 9 metres beyond the top of bank. In any case, development proposals in the vicinity of the warm water stream will require consultation with the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority,

2.2.6 Design Standards

The lands designated as Prestige Industrial, Service Commercial and Commercial within the Amendment area shall be developed with high standards of architectural and landscape design so as to present the area as the Town's primary industrial sector.

It is the policy of Council that the Town of Aurora shall initiate architectural and landscape design control guidelines for the lands designated as Prestige Industrial, Service Commercial and Commercial uses within the Amendment area.

Prior to detailed development plans being Prepared a landscape design plan shall be Prepared for the lands Within the Amendment area abutting Wellington Street, St. John's Sideroad and Bayview Avenue. The landscape design plan is intended to produce landscaping design standards and will address such items as:

- a) appropriate screening, tree Planting, and other landscape elements for new development.
- b) appropriate building setbacks from the arterial System along with Plantings for new development which are through lots fronting on the internal road system along Bayview Avenue and St. John's Sideroad.
- c) Preservation and conservation of existing significant trees, woodlots and other vegetation

Particular emphasis will be placed on appropriate landscaping along Wellington Street East within the Amendment area reflecting the importance of this arterial as the eastern entrance to the urban sector of the Town of Aurora.

The landscape study will also address appropriate tree Planting along all new streets within the lands designated as General Industrial and the landscape treatment for those lands within the Amendment area adjacent to the lands designated as Major Open Space Specific.

Development within the lands designated as Prestige Industrial, Service Commercial and Commercial within the Amendment area is to be designed in a “campus” fashion in order that comprehensive design concepts can be applied over individual blocks. Design guidelines will include such matters as:

- a) co-ordination and compatibility of design, exterior materials and massing of individual buildings within a block.
- b) Uniformity of, lighting and signage shall be compatible with building design.
- c) Strip or linear development along the major collector and arterial roads shall not be permitted.
- d) Provision of common entrances shall be provided for the Commercial and Service Commercial use fronting on Wellington Street East.

A high standard of urban design shall be applied to development adjacent to the proposed municipal government complex. Particular attention shall be paid to appropriate landscaping, building design, building materials and appropriate setbacks from the municipal complex. Loading bays, refuse collection areas and extensive parking areas shall not be located adjacent to the proposed municipal government complex.

2.3 ACCESS

Access to all lands shall be encouraged to be by way of the internal road system, with the exception of those lands fronting Wellington Street in the vicinity of its intersection with Bayview Avenue and subject to the approval of the Region of York, A separate entrance to the proposed municipal complex shall be permitted from Bayview Avenue subject to approval from the Region of York, Direct private access for other uses from Bayview Avenue and St. John’s Sideroad shall be permitted only with the approval of the Region of York and/or the Town of Aurora.

2.4 ROAD NETWORK

A minimum of three intersections of the industrial collector system with Bayview Avenue north of Wellington Street is required as shown on Schedule "A".

Intersections on Bayview shall generally be spaced at approximately 366 meters.

2.5 EXTERNAL ROAD IMPROVEMENTS

Improvements to the external road system shall keep pace as development occurs and will include the following:

- a) full intersection improvements where the industrial collector system meets Bayview Avenue;
- b) improvement of St. John's Sideroad to the satisfaction of the Town of Aurora.

2.6 SERVICING POLICIES

All development in the Amendment area will be supplied with full municipal services.

2.6.1 Water Supply

The Amendment area falls within the lower pressure zone of the Aurora water supply system.

Prior to commencement of construction, the development of a newly identified well site (200m ± south of St. Johns Sideroad immediately west of Bayview Avenue) in a manner satisfactory to the Region of York Engineering Department will be required to assure an adequate water supply for the Amendment area.

The design of the water network to serve the Amendment area will be subject to the appropriate design criteria to the satisfaction of the Town of Aurora and where applicable to the Region of York.

The main components of the water supply system are indicated on Schedule "B", Sanitary and Water Servicing. The components and locations are diagrammatic only and changes including options other than shown on Schedule "B", to the system can be made without amendment to this Plan.

2.6.2 Sanitary Sewers

A sewage capacity has been assigned to the Municipality by the Region of York in sufficient quantity to meet the needs of the land uses within the Amendment area. Prior to detailed development plans being approved the Municipality shall assign a specific capacity to the Amendment area.

Sanitary sewers for the Amendment area will connect to the existing trunk as shown on Schedule "B", Sanitary and Water Servicing. The connections to the existing trunk sewer as shown are diagrammatic only and may be altered without amendment to this Plan.

2.6.3 Stormwater Management

Prior to commencing development, the Town of Aurora and the Lake Simcoe Region Conservation Authority shall have approved a stormwater management study which would be included in the master servicing plan outlined in 2.6.4 below, describing the method and facilities for stormwater management for the Amendment area. Stormwater and floodplain management shall be implemented such that downstream flows do not exceed existing predevelopment flows, for the 2 year to 100 year return storm events.

Preliminary detention pond locations are shown on Schedule "C", Storm Drainage. The number, size and location of components are diagrammatic only and may be changed without amendment to this Plan.

2.6.4 General

Prior to the commencement of detailed development plans, a master servicing plan shall be prepared for the study area to the satisfaction of the Town of Aurora, the Regional Municipality of York, the Lake Simcoe Region Conservation Authority and any other relevant agency.

The master servicing plan shall contain detailed designs for the provision of the water supply and distribution system, the sanitary sewer system, and the stormwater management system as required in 2.6.3 above, all in sufficient detail to allow individual developments within the study area to proceed with site plans and plans of subdivision.

2.7 Implementation

Implementation of this Amendment will involve the following.

- a) Approval of this Plan by the Minister of Municipal Affairs as an Amendment to the Town of Aurora Official Plan.
- b) Approval by the Town of Aurora of a landscape study outlined in Section 2.2.5.
- c) Approval by the appropriate authorities of the master Servicing Plan including stormwater management as outlined in Section 2.6.4.
- d) The processing of individual plans of subdivision with blocks of land being regulated primarily under exemptions to Part Lot control provisions of the Planning Act in order to provide for flexibility in establishing future lot sizes for individual users.
- e) The establishment by the Town of Aurora of a development charge policy, supported by the majority of the landowners, whereby those portions of the costs of major external road improvements and the provision of common servicing facilities, such as a water storage tank, portions of the main sanitary trunk or any other component that would service the entire development area would be attributable to the private development sector within the Amendment area. The development charges for the external services listed above do not include the municipality's normal levy charged to industrial development. Development costs will not be borne by the municipality nor will the municipality assume "front end" costs as development proceeds. These development costs will be shared by all development, appropriately pro-rated among the land owners affected.
- f) The execution of necessary subdivision and development agreements as provided for in The Planning Act.
- g) The enactment of zoning bylaws under the provisions of Section 34 of The Planning Act.
- h) The requirement that, as a condition of subdivision plan approval, 2% of the land included in the subdivision plan, or where deemed appropriate, 2% of the value of the lands, be conveyed to the Town; lands designated Major Open 'Space Specific will not count as part of the 2% contribution.

2.8 Interpretation

The boundaries of the land use designations as shown on Schedule "A", the Land Use Plan, are approximate except where they abut the external road system. The

Major Open Space Specific designation boundary is based on the Regional flood plain mapping established by the Lake Simcoe Region Conservation Authority. Minor adjustments to the land use boundaries will not require an amendment to this plan. Adjustment of the floodplain boundary will require consultation with the Conservation Authority.

The location and configuration of the internal road system are approximate only and adjustments will not require an amendment to this plan. The location and number of intersections of the internal road system with St. John's Sideroad, Bayview Avenue and Wellington Street have been established in consultation with the Region of York; any changes to these intersections will not require an amendment to this plan but will require approval of the Region and the Town of Aurora.

The variations mentioned above in Section 2.8 may be permitted as long as the intent of the policies of this plan is maintained.

NOTE: The land use schedules for OPA 52 are kept up to date on Schedule "A" and "H" of the Consolidated Official Plan.