



Report of the Commissioner of Corporate Services and Chief Planner

Town of Aurora Official Plan 2024

1. Recommendations

1. Council approve the Town of Aurora Official Plan 2024, subject to modifications outlined in Appendix A.
2. Director of Development Services be authorized to issue Notice of Decision on the Town of Aurora Official Plan 2024.
3. Staff be authorized to appear before Ontario Land Tribunal in support of the Region's decision if requested by the Town of Aurora, and the Regional Solicitor, or designate, be authorized to execute Minutes of Settlement, if appropriate.

2. Purpose

This report seeks Regional Council approval of the Town of Aurora's Official Plan 2024 (Aurora OP 2024) in accordance with subsection 17(31) of the *Planning Act, 1990*. With Bill 23 *More Homes Built Faster Act, 2022* and Bill 185 *Cutting Red Tape to Build More Homes Act, 2024* not yet fully proclaimed, York Region Council is currently legislated approval authority for local municipal Official Plans.

Key Points:

- Aurora OP 2024 considers comments by key agency stakeholders and public input
- Key components of Aurora OP 2024 promote affordable housing, direct growth to strategic growth areas, focus on gentle intensification within existing residential neighbourhoods, promote climate change resilience, natural heritage protection, cultural heritage preservation, and prioritize active transportation
- Proposed modifications reflect ongoing changes to the *Planning Act, 1990* and Provincial Plans, ensure conformity with Provincial and Regional Plans, and address a boundary adjustment and specific landowner requests aligning with the intent of the

Aurora OP 2024. With these modifications, and concurrence by Town staff, the Aurora OP 2024 is recommended for Council approval

- Aurora OP 2024 conforms with Provincial policy and York Region Official Plan 2022 (York Region OP 2022)

3. Background

Development of Town of Aurora’s new Official Plan involved extensive public consultation, agency engagement, and completion of background studies

Development of Town of Aurora’s OP 2024 was comprehensive including extensive public consultation and prescribed agency feedback including York Region and Indigenous Nations communities. Extending across four engagement phases between 2020 and 2023, the engagement strategy culminated with a statutory public meeting on April 17, 2023. Prior to the statutory public meeting, the Town leveraged multiple channels of engagement including a vision survey (58 responses), stakeholder meetings (13 meetings and focus groups, with 51 participants), public open houses (8 meetings with 208 attendees), committee meetings, and several leadership team sessions. As of April 2023, 3,742 visitors were attracted to its project website, contributing over 700 OP downloads and 103 online submissions. “[Engage Aurora](#)” served as a central hub for updates and public feedback throughout the review process.

Aurora OP 2010 required policy updates, necessitated by revisions to Provincial Policy Statement, 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, Oak Ridges Moraine Conservation Plan, 2017, and York Region OP 2022. Further adjustments were required following adoption as a result of Bill 23 “*More Homes Built Faster Act, 2022*”, Bill 150 “*Planning Statute Law Amendment Act, 2023*”, and Bill 162 “*Get It Done Act, 2024*”. Aurora’s OP was supported by numerous background studies, discussion papers, and a policy directions report, all of which are accessible to the public through “[Engage Aurora](#)”.

Adopted Aurora OP was circulated to external review agencies and prescribed bodies, including the Province, conservation authorities, school boards, and neighbouring local municipalities for review and comment prior to reporting to Council for approval. Meetings were held with agencies, stakeholders, and landowners to address identified issues and work through required modifications. Modifications in Appendix A will be addressed through the Region’s approval. A summary of landowner and agency submissions is in Appendix B, and C respectively.

Regional Council approval of Aurora Official Plan is required by June 11, 2024

[Aurora OP](#) encompasses all lands within the Town and replaces the 2010 Town of Aurora Official Plan and its four secondary plans. Prepared in accordance with official plan review requirements of the *Planning Act, 1990*, its primary purpose is to guide growth, land use, and infrastructure decisions within the Town of Aurora to 2051 in conformity with relevant Provincial Plans and York Region OP 2022.

Aurora OP 2024, adopted by Town of Aurora Council on January 30, 2024, addresses long-term planning needs through 2051. York Region, as approval authority, is required under the *Planning Act, 1990* to review and make a decision on the Aurora OP 2024 by June 11, 2024 (within 120 days of submission).

4. Analysis

Policy direction in Aurora Official Plan 2024 addresses key planning issues with a sustainable approach to managing growth to 2051

Aurora OP 2024 provides a policy framework to guide land use planning and development to 2051. The Plan projects a total population of 85,800 and 41,600 jobs by 2051, in accordance with York Region OP 2022, an increase of 21,800 people and 12,000 jobs from 2021 to 2051.

Aurora OP 2024 aims to address key challenges providing a range of housing opportunities, strengthening the local economy, support for planned transit facilities, and preserving the Town's rich cultural heritage. Additional priorities include promoting affordable housing, directing growth to strategic growth areas, promoting climate change resilience, protecting natural heritage features, and prioritizing active transportation.

Aurora OP 2024, as modified by Appendix A, is consistent with the Provincial Policy Statement, 2020, conforms to Lake Simcoe Protection Plan, 2009, Oak Ridges Moraine Conservation Plan, 2017, A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2020, and York Region OP, 2022. It implements policies in response to major studies and initiatives by the Region and Town including the Region's forecast and land needs assessment, policy directions and the Town's growth management and policy directions report. Background studies supporting Aurora OP 2024 development are available on the Town's OP page, "[Engage Aurora](#)".

Town of Aurora's intensification hierarchy reinforces Regional Structure by aligning projected growth with Regional infrastructure

Aurora OP 2024 plans growth in a phased manner to achieve a contiguous, connected and compact urban form. Population and employment growth follows a logical and organized progression, supported by infrastructure aligned with land use, and financial sustainability. Prioritizing intensification in Strategic Growth Areas underscores commitment to aligning growth with Regional water, wastewater and rapid transit.

Town of Aurora's intensification target of 45% and 4,600 new residential units by 2051 encourages growth along Yonge Street and in existing built-up areas. This maximizes infrastructure delivery, location of human services, and transit ridership, reinforcing the urban structure in York Region OP 2022.

Modifications will strengthen consistency and conformity with Provincial and Regional Plans, address agency comments and public submissions

In exercising approval authority, Council's decision on the Aurora OP must align with the Provincial Policy Statement, 2020, and conform to relevant Provincial Plans, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, Oak Ridges Moraine Conservation Plan, 2017, Lake Simcoe Protection Plan, 2009, and York Region OP 2022 . Conformity with the Greenbelt Plan, 2017 was deemed through conformity to Oak Ridges Moraine Conservation Plan, 2017, which is more restrictive.

The following modifications are recommended with approval of the Aurora OP 2024. Town staff support proposed modifications and anticipate presenting them to Town Council prior to Council's consideration of this report.

- Revised policy language will reflect ongoing changes to the *Planning Act, 1990*, Provincial Plans and other Provincial initiatives and ensure consistency or conformity with Provincial and Regional Plans
- A boundary adjustment to the Aurora Promenade Secondary Plan
- Address site specific landowner requests that align with intent of the new OP

Since adoption by Town of Aurora Council, seven landowner requests for modification have been received, details and disposition of which are summarized in Appendix B.

Proposed modifications include a boundary adjustment to Aurora Promenade Secondary Plan

On February 23, 2021, Town of Aurora Council passed a motion authorizing town staff to review the Aurora Promenade Secondary Plan through the Official Plan update. Following Aurora OP adoption and review of the Secondary Plan area, a boundary adjustment was endorsed by Town of Aurora Council. The revised Aurora Promenade Boundary is shown in Appendix A.

New Town of Aurora Official Plan, with recommended modifications, is consistent with and conforms to applicable Provincial Plans and York Region Official Plan

Detailed conformity exercise confirms, subject to modifications in Appendix A, the Aurora OP 2024 is consistent with, and conforms to, applicable Provincial plans and the York Region OP 2022 as summarized in Table 1.

Table 1
Planning Policy Analysis for the Town of Aurora Official Plan 2024

Planning Policy Directions	Consistency & Conformity
Provincial Policy Statement, 2020	
• Building strong healthy communities	✓
• Wise use and management of resources	✓
• Protecting public health and safety	✓
A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020	
• Builds compact and complete communities	✓
• Provides convenient access to an appropriate mix of jobs, local services, public service facilities, a full range of housing to accommodate a range of incomes and household sizes	✓
• Prioritizes intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability	✓
• Conserves and promotes cultural heritage resources to support the social, economic and cultural well-being of all communities including First Nations and Metis	✓
• Improves integration of land use planning with planning and investment in infrastructure	✓
• Integrates climate change considerations into planning and managing growth	✓
Oak Ridges Moraine Conservation Plan, 2017	
• Protects the ecological and hydrological integrity of the Oak Ridges Moraine Area	✓
• Conserves cultural heritage resources	✓
• Minimizes disturbances to landform character through adequate planning, design and construction practices	✓
Lake Simcoe Protection Plan, 2009	
• Protects the natural environment	✓
• Protects and restores ecological health	✓
York Region Official Plan, 2022	
• Provides a sustainable approach to managing growth to 2051	✓
• Promotes the development of complete communities	✓
• Provides a full range of house types affordable to all income classes	✓
• Protects the Regional Greenlands System	✓
• Supports York Region’s transportation system planning and urban structure	✓

Council must consider written and oral submissions made to Region and explain effect of any submissions, in notice of decision

Town of Aurora Council considered comments from the public in response to the draft Official Plan prior to adoption. In addition, eleven oral submissions were made during the Town's public meetings.

Feedback was collected through online submissions provided through [Engage Aurora](#) and verbal comments made during the question-and-answer period at both public open houses. Written submissions were made to the Town through the project webpage. Key comments are generally summarized as follows:

Gentle Intensification – request to support gentle intensification while maintaining neighbourhood character

Community Improvement Plan – request to review suitability of implementing a Community Improvement Plan area for brownfield development within the Town

Major Transit Station Area - need to support MTSA's in industrial locations

Density - need to consider impact of additional density along Yonge Street on the inner neighbourhood, ensure appropriate transition and review permissions to accommodate higher height and densities

Neighbourhoods – need to protect neighbourhoods adjacent to regional corridors

In accordance with the *Planning Act, 1990*, Regional Council is required to have regard to both written and oral submissions made to the Region. Prior to finalizing this report, seven written submissions were received as described in Appendix B.

York Region supports ongoing, sustained and meaningful relationships with Indigenous communities throughout Local Official Plan Review process

Indigenous Nations and communities in York Region have a strong interest in how land is planned, used and protected. Through the Municipal Comprehensive Review and York Region OP update, York Region engaged 13 First Nations, Indigenous, and Métis Councils identified as having historical, aboriginal and/or treaty-rights based interests. York Region remains committed to ongoing dialogue and ensuring Indigenous Nations and communities that may have an interest in the local OP review process are engaged. Town of Aurora is continuing engagement with Haudenosaunee Development Institute through their OP approval.

5. Financial Considerations

Aurora OP 2024 provides policy direction for responsible growth aligned with necessary infrastructure and services. Regional infrastructure costs have been identified in York Region's

Transportation Master Plan and Water and Wastewater Master Plan. Directing growth to areas with existing infrastructure promotes fiscal responsibility and supports the Region's ability to balance available funds with needs of the community. There are no financial implications of Council's approval of Aurora OP 2024. If requested by Town of Aurora to appear before Ontario Land Tribunal in the event of an appeal, a potential hearing would involve staff participation.

6. Local Impact

Town of Aurora Official Plan 2024 implements the York Region OP 2022 policy framework to guide land use planning and development to 2051. The Aurora OP 2024 will promote responsible growth management and inform the Town's long-term capital planning and 2024 Development Charge study currently under development.

7. Conclusion

Aurora OP 2024 provides a renewed vision and enhanced policies for the Town of Aurora within the 2051 planning horizon. The OP provides a sustainable approach to managing growth, integrating land use planning policies with infrastructure and financial planning, and protection of natural systems.

Approval of Aurora OP 2024, with proposed modifications, is consistent with Provincial Policy Statement 2020, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, Oak Ridges Moraine Conservation Plan 2017, Lake Simcoe Protection Plan, 2009 and York Region OP 2022.

For more information on this report, please contact Teresa Cline at 1-877-464-9675 ext. 71591. Accessible formats or communication supports are available upon request.

Recommended by:



Paul Freeman, MCIP, RPP
Chief Planner



Dino Basso
Commissioner of Corporate Services



Approved for Submission:

Erin Mahoney
Chief Administrative Officer

April 29, 2024
16036115

Appendix A – Modifications to the Town of Aurora Official Plan, 2024
Appendix B – Town of Aurora Official Plan - Public/Landowner Submissions Received by York
Region
Appendix C – Town of Aurora Official Plan - External Agency Comments

Modifications to the Town of Aurora Official Plan, 2024

Note: ~~Strikethrough~~ text denotes deleted text

Bold text denotes added text and/or format change

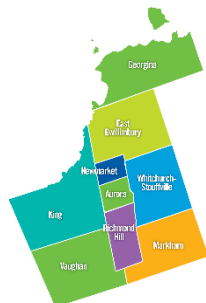
Section 1.1 Purpose of This Plan

1. A new “Section 1.1 - Context” is added and the following sections renumbered accordingly:

Section 1.1 - Context

The Town of Aurora is one of nine local municipalities in York Region. In 2021, the Region had 1.2 million residents and approximately 600,000 jobs and is anticipated to grow by 810,000 residents and 325,000 jobs by 2051 reaching a population of over 2.08 million and employment of 991,000.

Map of Municipalities within York Region



A Regional Structure sets out a planning framework to help manage this growth in an orderly sustainable way. This Regional structure outlined on Appendix C includes:

- **Areas that provide the focus for growth and development including the Urban Area, Towns and Villages, and urban growth centres, strategic growth areas, and Major transit station areas (MTSAs) within a system of Regional Centres and Corridors; and**
- **A Regional Greenlands System and Agricultural System that protect and enhance the natural environment and agricultural land base, where urbanization cannot occur.**

The policies of The Aurora OP reinforce the integrity, maintenance and enhancement of the regional structure ensuring infrastructure plans support growth, complete communities are realized, and agricultural and natural systems are maintained. The Aurora OP sets the direction for growth and development impacting how our communities grow and change now, and in years to come.

The Aurora OP provides for a comprehensive, strategic approach to growth management that aligns land use policy with regional and local infrastructure required to support growth while maintaining financial sustainability. This approach allows The Town of Aurora and York Region to leverage existing infrastructure investments, stage and phase new development and infrastructure, align investments with the ability to recover development charge collections and grow in a financially sustainable manner.

Section 3.1 Strategic Growth Areas

2. Section 3.1 is amended to include “are the preferred location for major office uses”, as follows:

“The Town’s Strategic Growth Areas are the **preferred location for major office uses and focus for accommodating intensification and higher-density mixed uses....**”

Section 3.6 Agricultural System

3. Section 3.6 is amended to add “5.1” as follows:

“... All planning and development decisions for lands within this boundary must conform to the Rural Area policies of Section **5.1** and 5.3 of the York Region Official Plan,”

Section 4.2 Accommodating Growth Projections

4. Section 4.2 is amended to include new sub-section i) and the following sub-sections renumbered accordingly:

i) Settlement area boundary expansions may only occur at the time of a Municipal Comprehensive Review in accordance with all applicable Provincial Plans. Settlement area boundaries are not permitted to expand into Natural Core Areas or Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan.

Section 7.4 General Built Form, Residential Use and Density Policies

5. Section 7.4.3 c) is deleted in its entirety and replaced with the following:
Additional dwelling units shall not be permitted in natural hazards or in areas rendered inaccessible to people and vehicles during times of flooding hazards or erosion hazards in accordance with the Provincial Policy Statement.

Section 9.2 The Aurora Promenade and Major Transit Station Area: General Policies

6. Section 9.2 is amended to add new policy section c) and renumber subsequent sections accordingly.

c) Within the Aurora GO Station Major Transit Station area new land uses and built form that would adversely affect the achievement of the minimum density targets in the Plan will be prohibited.

Section 9.7 Public and Private Realm Design

7. Section 9.7.2 d) is amended as follows:

“Development within and surrounding the MTSA” **shall be designed to:**

- a) “Prioritize multi-modal access and active transportation connections to the Aurora GO Station, as well as other transit routes”.
- b) **Provide infrastructure to support active transportation, including sidewalks, bicycle lanes, and secure bicycle parking; and**
- c) **Provide commuter pick-up/drop-off areas, where appropriate.**

Section 11.3 Employment Areas

8. Section 11.3.3 a) is amended to add a bullet point at the end of the section as follows:
- **Employment areas shall be flexible and adaptable and include street patterns and building design and siting that allow for redevelopment and intensification.**

Section 11.5 Business Park Designation

9. 11.5.2 a) xiv is amended as follows:

“Child care facilities, **as an ancillary use**; and,

Section 12.2 The Greenlands System

10. Section 12.2 g) is amended as follows:

“Appendix A identifies the Landform Conservation Areas of the Oak Ridges Moraine, consisting of Category 1 Complex Landform and Category 2 Moderately Complex Landform. Within the Oak Ridges Moraine, applications for development or site alteration in a landform conservation area **identified in Appendix A**, shall be accompanied by”

Section 12.3 Environmental Protection Designation

11. Section 12.3.3 e) is amended as follows:

“Development or site alteration is not permitted within the Environmental Protection designation, except in relation to the permitted uses and policies specified in this section **subject to meeting requirements of the applicable Provincial plans.** Notwithstanding the policies above, development or site alteration shall not be permitted within **significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest,** fish habitat and habitat of endangered species, threatened species, and species of special concern, except in accordance with provincial and federal requirements.

12. Section 12.3.3 is amended to add new sub-section w) as follows:

w) Significant woodlands be verified according to YROP policy 3.4.30 and 3.4.31.

Section 12.4 Other Environmental Features

13. Section 12.4.1 a) " is amended as follows:

“Development or site alteration on lands outside of the Environmental Protection, **Oak Ridges Moraine Natural Core or Oak Ridges Moraine Natural Linkage** designation containing key natural features or key hydrologic features identified through subsequent study, will be subject to the Environmental Protection designation permitted uses and policies.”

14. Section 12.4.1 c) is amended as follows:

"An application for development or site alteration within 120 metres of the Environmental Protection, **Oak Ridges Moraine Natural Core or Oak Ridges Moraine Natural Linkage**

designation, or a key natural heritage feature or key hydrologic feature identified on Schedule 'F' and 'F1', shall be accompanied by an Environmental Impact Study meeting the following requirements:..."

15. Section 12.4.1 m) is amended as follows:

"An application to establish or expand a permitted recreational use shall **meet the criteria in Section 38 of the Oak Ridges Moraine Conservation Plan** and be accompanied by a Water Use Plan that demonstrates:

16. Section 12.4.1 k) is amended as follows:

"In the case of development applications that result in any loss of trees, the developer shall compensate this loss on the development site or in another suitable location as determined by Council. Appropriate compensation shall be in accordance with the Town's Tree Removal and Compensation Policy **and policy 3.4.32 of the York Region Official Plan, where applicable.**"

17. Section 12.4.2 preamble is amended as follows:

Natural Hazard areas (such as floodplains, areas subject to erosion, unstable soils and wetlands) that have been delineated **and are regulated** by the appropriate Conservation Authority **under Section 28.1 of the Conservation Authorities Act** ~~are included within the regulations limits identified under Ontario Regulation 179/06 and 166/06.~~ These areas are generally included in the Environmental Protection Designation on Schedule 'F', however in instances where natural hazards are not mapped, the regulation limits and text shall prevail.

18. Section 12.4.2.a) v. is amended by deleting bullet 1 and reordering the subsequent bullets as follows:

- ~~"That the building site be subject to less than one (1) metre of flooding and less than one metre per second of flow velocity in a regulatory storm event.~~
- That development obtain a permit from the appropriate Conservation Authority and occur in accordance with the Conservation Authority's Watershed Development Policies, as amended from time to time; and,
- That the building site have safe access to lands located above the regulatory flood elevation.

19. Section 12.4.2.a) viii. is amended to remove viii in its entirety

~~A topographic survey prepared by an Ontario Land Surveyor (OLS) and a floodplain impact analysis prepared by a Licensed Professional Engineer may be required for any development proposed within the floodplain.~~

20. Section 12.4.2.a) ix. is amended as follows:

"Within the Humber and Rouge Watersheds, development shall **be obtain all necessary permits** in accordance with the Toronto **and** Region Conservation Authority (TRCA) Regulation 166/06 and applicable TRCA **regulation, under the Conservation Authorities Act and applicable TRCA** policy and procedural requirements, to the satisfaction of the Town and the TRCA.

21. Section 12.4.2. is amended by relocating 12.4.2.b) iv. to new policy 12.4.2.a) xi.

Section 12.5 Oak Ridges Moraine Natural Core Area

22. Section 12.5.1 b) is amended to add "**agricultural uses**" as a permitted use in the Oak Ridges Moraine Natural Core Area.

Section 12.7 Oak Ridges Moraine Countryside Area

23. Section 12.7.1 b) xv is amended to delete (5), as follows:

xv. "small-scale commercial, industrial and institutional uses (in accordance with Section 40(5) of the Oak Ridges Moraine Conservation Plan); and,"

Section 12.8 Water Resource System and Aquifer Vulnerability

24. Section 12.8 h) is amended as follows:

..."shall be accompanied by a Contaminant Management Plan, ~~as deemed necessary by the Town~~ **as deemed necessary by the Region.**

Section 16.5 Wellhead Protection Areas

25. Policy 16.5.1 e) is amended as follows:

"...use of materials detailed in Section d) above, **a Risk Management Plan** or Source Water Impact and Assessment Mitigation Plan (SWIAMP) may be required."

Section 19.0 Glossary

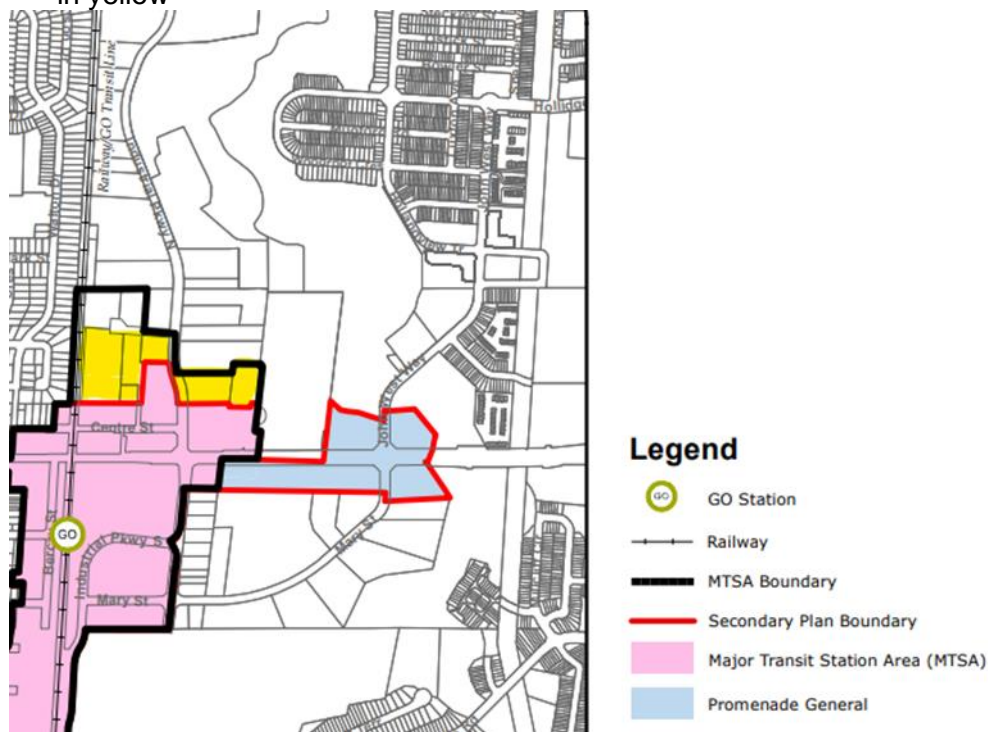
26. Glossary section be amended to add or modify definitions for the following terms/phrases using the definition from the 2022 YROP, and these terms/phrases be **bolded** throughout the Town of Aurora Official Plan accordingly:

- Ecologically Significant Groundwater Recharge Area
- Environmental Impact Study
- Habitat of Endangered Species and Threatened Species
- Highly Vulnerable Aquifer (HVA)
- Key Hydrologic Areas
- Major Transit Station Area
- Major Recreational Use
- Negative Impact(s)
- On-Farm Diversified Uses
- Rural Area
- Significant Archaeological Resources
- Significant Drinking Water Threat
- Significant Groundwater Recharge Area
- Significant Surface Water Contribution Areas
- Source Water Impact Assessment and Mitigation Plan
- Tallgrass Prairies
- Urban Agriculture
- Water Resource System

Schedules and Appendices

27. The Schedules and Appendices are amended generally to correct or update symbology, labelling, include missing information, and as a result of the modifications to the text of the Plan. Notable changes are described below.

- i. Schedule A - Town Structure legend is amended to add /Rural after “Agriculture System”.
- ii. Schedule B - Land Use Plan Legend is amended to add /Rural after “Oak Ridges Moraine Natural Core Area” and “Oak Ridges Moraine Countryside Area”.
- iii. Schedule B - Land Use Plan Mapping is amended to modify “Environmental Protection” Designation to “Residential” Designation, as reflected in revised Schedule B, Attachment A-1.
- iv. Schedules that show The Aurora Promenade and Major Transit Station Area are amended to re-delineate Secondary Plan Boundary to add the parcels in yellow



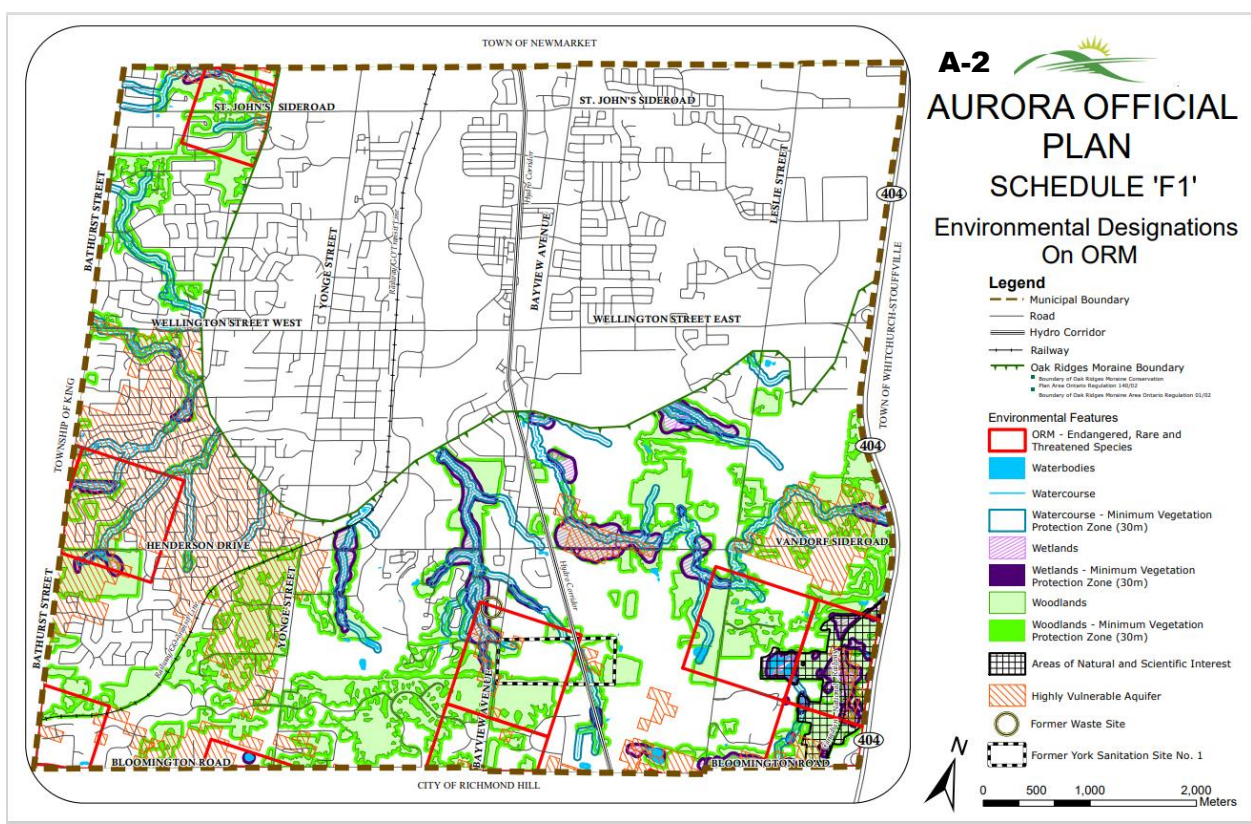
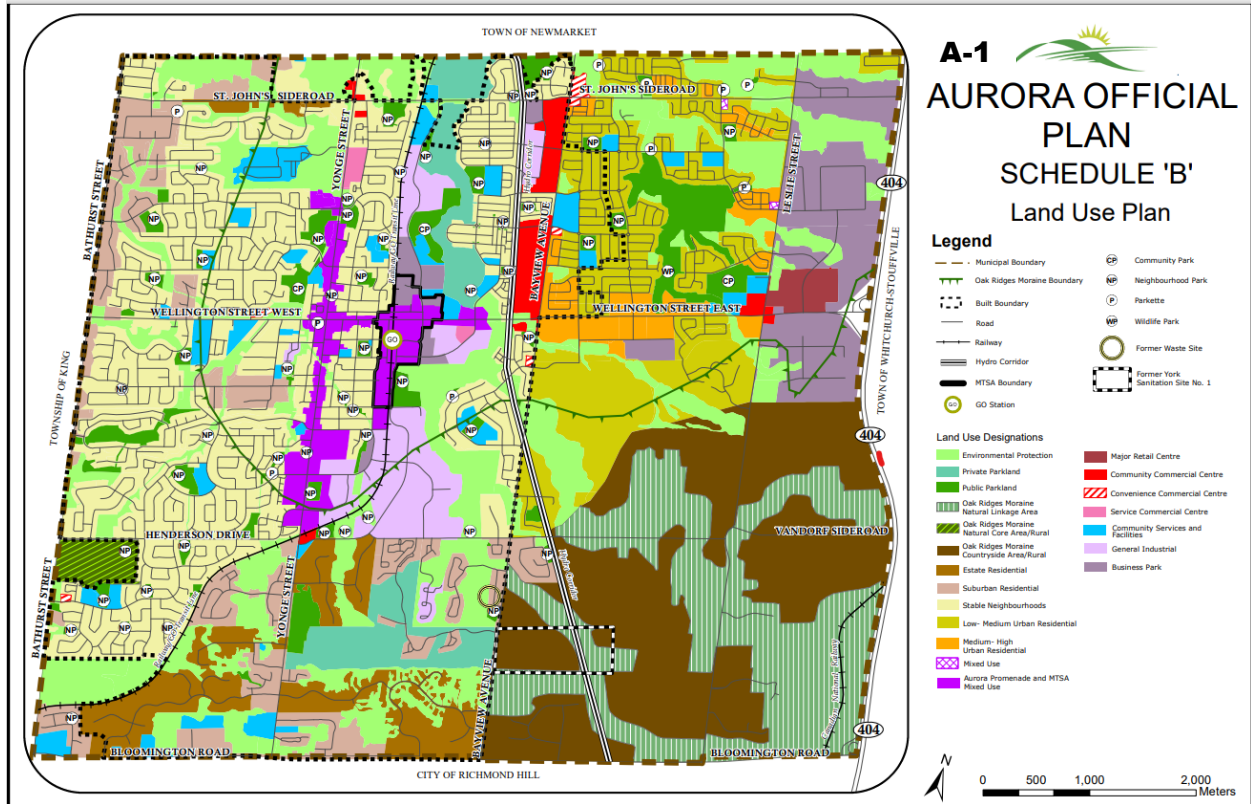
- v. Schedule F1 title is amended as follows: Environmental Designation and Features On ORM (~~See OPA 48~~).
- vi. Schedule "F1"- Environmental Designations on ORM is amended with best available information from the TRCA to show all Highly Vulnerable Aquifers, as reflected in revised Schedule F1, Attachment A-2.
- vii. Schedule G title is amended as follows: “Conservation Authority Regulated Area”
- viii. Appendix "A" Landform Conservation Areas is amended to add watercourse and waterbody mapping consistent with the York Region Official Plan (2022) Map 4 - Key Hydrological Features, as reflected in revised Appendix A, Attachment A-3.

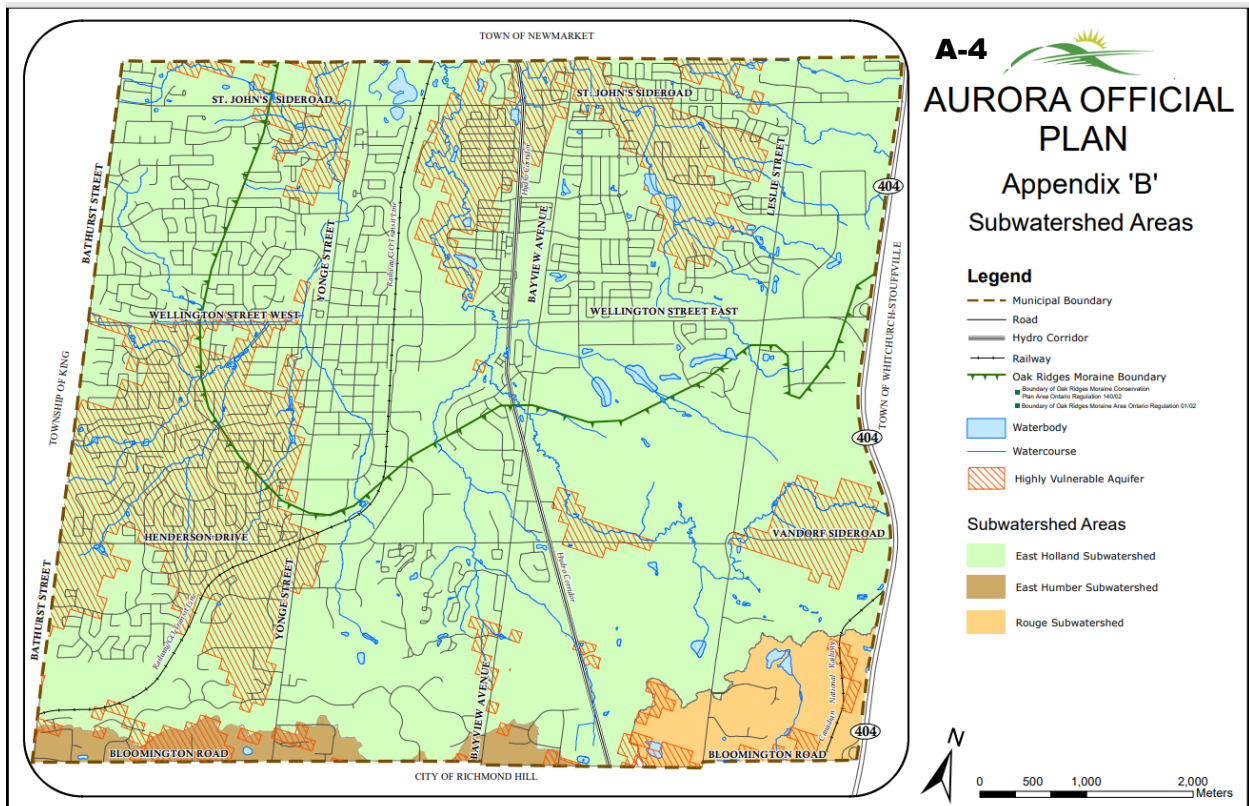
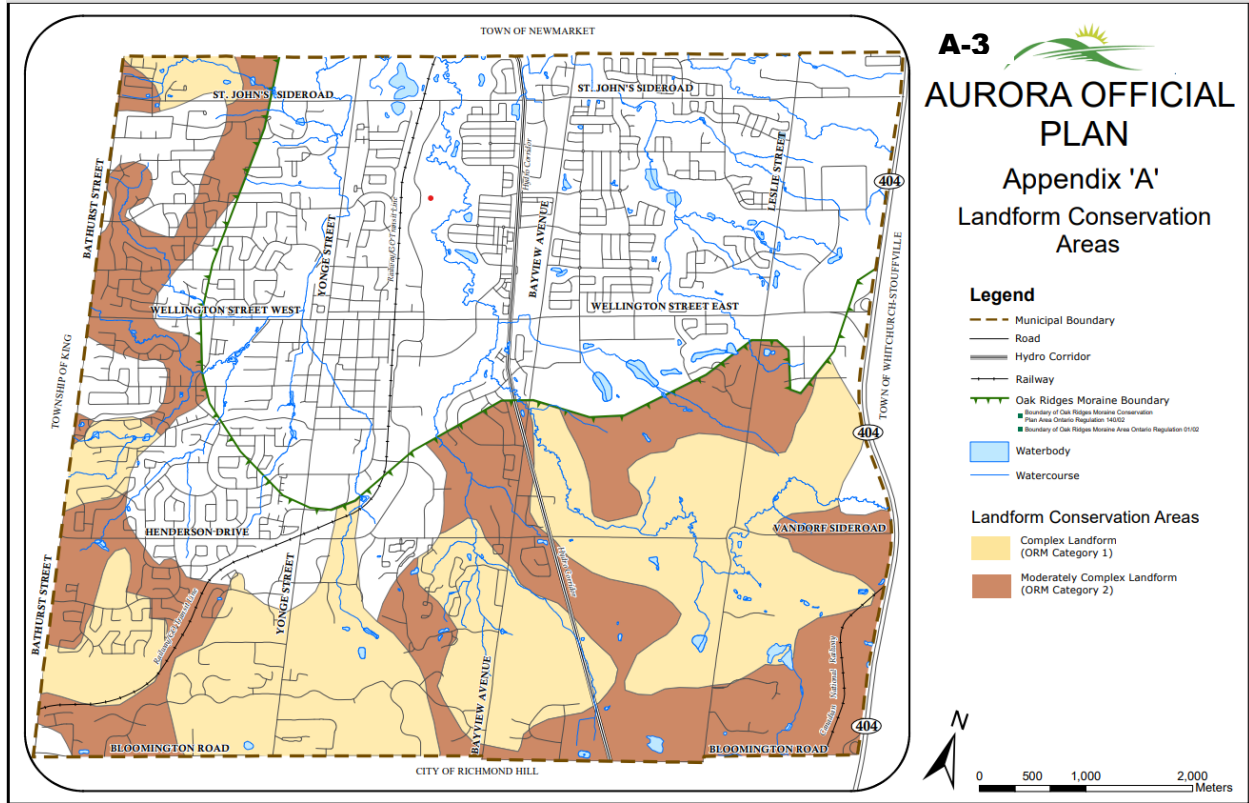
- ix. Appendix "B" Subwatershed Areas is amended to add watercourse and waterbody mapping consistent with the York Region Official Plan (2022) Map 4 - Key Hydrological Features, as reflected in revised Appendix B, Attachment A-4.
- x. A new Appendix "C" - Regional Structure is added that shows Map 1 – Regional Structure from YROP 2022, in its entirety.

Minor Modifications

28. The following modifications are minor in nature, including editorial changes, minor wording additions or changes, updated policy numbering and policy references.

- i. Section 2.1 is amended to remove “2” at the end of paragraph 2 as follows:
“A sustainable approach to managing growth to 2051 that integrates land use planning with infrastructure and financial planning while protecting the Natural and Agricultural system. 2.”
- ii. Section Title of 3.1.1 is amended to add the following text as follows:
“Aurora Promenade and **Aurora GO Station** Major Transit Station Area”
- iii. Section 11.3.2 b) is amended to re-letter the sub-policy as follows:
c) “The conversion of lands within Regionally identified employment lands...”
- iv. Sections 11.4 to 11.10 (pages 110-112) is amended to correct section policy numbering and to eliminate multiple sections labelled 11.8
- v. Policy 15.6.3 d) is amended as follows:
“The Town shall explore and implement a Smart Commute program, High Occupancy Vehicle Lanes, Transit Priority Lanes, a Commuter Parking Management Strategy, and other strategies set out in the Region’s Transportation ~~Master~~ **Master Plan.**”
- vi. Section 6.7 a) ii is amended as follows:
“High quality public and private sanitary sewer systems and their maintenance in accordance with requirements of the Ministry of the Environment, Conservation and Parks, Ministry of Natural Resources **and Forestry, Conservation Authorities, where applicable,** and York Region;”
- vii. Section 12.3.3 f) is amended as follows:
“...and fish habitat as ~~and areas~~ identified in policies ...”
- viii. Section 17.2 c) last sentence is amended as follows:
“Environmental Impact Studies shall be approved by Council, in consultation with the Conservation Authority, **where applicable** and any other agency having jurisdiction.”
- ix. Section 21.5.1 b) Sentence 4 is amended as follows:
“...the approval of the Town of Aurora in consultation with the Ministry of Natural Resources **and Forestry** and the Lake Simcoe Region Conservation Authority, **where applicable.**”
- x. Glossary section be amended to modify the definition of ‘Significant Woodlands’ as follows:
“Woodlands which meet any one of the criteria in policy ~~3.4.2.6~~ **3.4.30** of the York Region Official Plan, except those excluded by policy ~~3.4.2.7~~ **3.4.31 of the York Region Official Plan** ~~of this Plan.~~”





**Public/ Landowner Submissions Received by York Region for
Town of Aurora Adopted Official Plan**

Subject Lands/ Section in Draft OP	Comments	Regional Response
<p>MHBC Planning on behalf of the Landowner January 22, 2024</p>		
<p>219 Old Yonge Street, 16003 Yonge Street and 255 Old Yonge Street in Town of Aurora.</p>	<p>The subject lands are situated within the Built Boundary of the Town of Aurora, adjacent to York Region’s Rapid Transit Line along Yonge Street.</p> <p>Requests for modifications:</p> <p>1. Land Use Designation</p> <p>a) it is recommended that the Regional Corridor Overlay shown on Schedule A: Town Structure be applicable to the full extent and depth of each lot that comprise the subject lands.</p> <p>b) it is recommended that the three properties that make up the subject lands be designated as Regional Corridor, with a maximum building height of 5 storeys, in recognition of its locational context of having double frontages along both arterial and collector Roads</p> <p>c) delete policy 7.4.a that states that: “The policies within this section of the Plan are intended to apply to all land use designations in the Town where each of the referenced forms of housing and uses are permitted,” as this means that the general policies are not general but specific to various land use designations.</p> <p>d) request that policy 7.4.2.b be added to section 7.5.1.2, Permitted Uses, of Stable Neighbourhoods, as it states that apartments may be considered on a collector or arterial Road provided that the road is capable of handling it. 2. Built Form: recommend that the introductory paragraph of Section 7: Modify the section by</p>	<p>No modification required. Heights and densities are determined by local municipalities.</p>

Subject Lands/ Section in Draft OP	Comments	Regional Response
	<p>introducing the term ‘gentle intensification’ which is considered increasing densities within low-density built form.</p> <p>3. Noise Attenuation Studies: recommend that noise attenuation studies not be required for complete applications where lands are adjacent to arterial or collector roads.</p> <p>4. Site-Specific Zoning Time Limit: in regards to section 18.8 Site-Specific Zoning Time Limit, and given that 16003 Yonge Street and 255 Old Yonge Street both have site-specific zones, clarification is required as to whether a 3-year time limit will apply to grandfathered site-specific zones or only to new zoning by-law amendments post 2023.</p> <p>4. Edge Management Strategy: section 12.4.1.d mentions that an Edge Management Strategy must be submitted for development within 120 metres of an environmental protection designation, but under policies for complete applications, section 18.1.c identifies a Forest Edge Management Plan, but not an Edge Management Strategy. Clarity as to whether the document is a plan or a strategy and whether it is only applicable to ‘forests’ would be useful.</p>	
<p>Alive Developments on behalf of the Landowners January 24, 2020</p>		
<p>181 Centre Cres. Boundary Adjustment to Aurora Promenade Secondary Plan Area Schedules A, B, C, D1, D2, D3</p>	<p>Request to modify the Aurora Promenade Secondary Boundary to include the subject lands.</p>	<p>Modification Recommended. Consistent with Town of Aurora Council direction to review the Secondary Plan and in consultation with Town staff, a boundary adjustment to include subject lands and neighbouring properties within the Aurora Promenade Secondary Plan are proposed.</p>

Subject Lands/ Section in Draft OP	Comments	Regional Response
Arcadis Consulting on behalf of York Region as a Landowner January 24, 2024		
14452 Yonge Street, Town of Aurora Schedule B	Between the June 2022 and November 2023 Official Plan drafts, Schedule B was revised to show 14452 Yonge Street as 'Environmental Protection' rather than 'Residential'. Request that mapping error be corrected.	Modification Recommended. In consultation with Town staff, a boundary adjustment to correct environmental protection boundaries on subject lands and neighbouring properties.
KLM Planning on behalf of Aurora-Leslie Developments Limited – Addison Hall Business Park January 25, 2024		
Addison-Hall Business Park 65M-4650	Request to revise section 11.5.2 a) of the Proposed OP to re-instate Accessory uses as a permitted use within the Business Park designation.	No modification required. The local municipality determines appropriate uses within their core and supporting employment areas in accordance with York Region OP 2022 policy.
Ballymore Homes January 31, 2024		
Aurora GO MTSA	Request for greater heights be permitted within the MTSA designation with a maximum height of up to 20-storeys, (currently 5-7 storeys).	No modification required. The local municipality determines appropriate heights within MTSA's.
MSH Plan on behalf of the Landowner February 28, 2014		
14264 Yonge Street Site Redesignation	Request to redesignate the subject site to an appropriate land use designation that will allow for higher densities and built form, more in keeping with Regional and Provincial Policies and direction	No modification required. The local municipality determines appropriate heights within their land use designations
Miller Thomson Lawyers on behalf of Unimotion-Gear, a division of Magna Powertrain Inc. February 29, 2024		
245 Edward Street	Concerns with the Official Plan, particularly with respect to the Town of Aurora Promenade and land use compatibility issues related to	No modification required. The Aurora OP 2024 contains the

Subject Lands/ Section in Draft OP	Comments	Regional Response
	the introduction of sensitive land uses in close proximity to Unimotion-Gear's existing industrial facility	following policy to address compatibility issues: 11.3.1 d) Minimize and mitigate conflicts with adjacent or nearby sensitive land uses.

**External Agency Comments for
Town of Aurora Adopted Official Plan**

Section in Draft OP	Agency Review Comments	Proposed Action/ Response
Tom Cowie on behalf of Hiawatha First Nation February 25, 2024		
Entire AOP	Chi miigwech for the updates on the official Plan. At this moment we have no questions or concerns if any should arise we will contact your office.	No modification required. Letter reviewed and acknowledged.
Detlor Law on behalf of Haudenosaunee Development Institute (HDI) February 26, 2024		
Entire AOP	Objects to Town of Aurora OP approval identifying issues related to treaty rights, consultation and conformity with Provincial Plans.	The approval of the adopted Aurora OP 2024 includes circulation by the approval authority (the Region) to stakeholders and Indigenous communities. The letter from HDI was reviewed and acknowledged. Town of Aurora staff currently engaging HDI to address concerns raised, leveraging demonstrated Provincial plan conformity and Indigenous engagement efforts through the York Region OP 2022.

Section in Draft OP	Agency Review Comments	Proposed Action/ Response
Enbridge Gas February 29, 2024		
Entire AOP	Enbridge Gas does not object to the proposed application(s) however, they reserve the right to amend or remove development conditions.	No action required.
Lake Simcoe Region Conservation Authority April 3, 2024		
7.4.3 Additional Dwelling Units	Section be further revised to provide stronger wording regarding the location of additional residential units being directed away from natural hazards, or in areas rendered inaccessible to people and vehicles during times of flooding hazards or erosion hazards. This is regarding both creation of a new residential dwelling unit within an existing dwelling or within an accessory structure on the property.	Modification Recommended. Section 7.4.3 updated for consistency with the Provincial Policy Statement 2020.
12.4.2 Hazard Lands	Section be revised to remove 12.4.2 v. bullet point 1 “That the building site be subject to less than one (1) metre of flooding and less than one metre per second of flow velocity in a regulatory storm event”. While our development guidelines would potentially allow for development on an existing lot of record, the standards detailed are not consistent with our watershed development guidelines. The remaining two bullet point should stay but reordered.	Modification recommended to align with LSRCA requirements related to hazard lands.

Section in Draft OP	Agency Review Comments	Proposed Action/ Response
Toronto Region Conservation Authority April 3, 2024		
12.4.2 Hazard Lands	<ol style="list-style-type: none"> 1. Policy 12.4.2 a) v. Strongly recommend removing the entire first bullet referring to a building site being subject to one (1) metre or less of flooding. 2. Policy 12.4.2 a) viii. We question the need for a flood plain impact analysis when development should be directed outside of the flood plain. 3. Policy 12.4.2 a) ix. This policy should be updated to reflect recent regulation changes and recommend removing the reference to “Regulation 166/06”. 4. Policy 12.4.2 b) iv. This policy should fall under the general hazardous lands policies as it is not specific to hazardous sites 	Modification recommended to align with TRCA requirements related to hazard lands.
Schedules	<p>Schedule G’s legend contains the sub-heading, “Regulation Limits” but what is shown instead, for TRCA, is the area of our jurisdiction. Nonetheless, we suggest that the title of the Schedule (Conservation Authority Regulated Area) is sufficient and therefore the term, “Regulation Limits” could be removed.</p> <p>Schedule F1 includes a wetland feature mapped as a woodland feature at Yonge Street and Bloomington Road. This should be updated and labeled as a Locally Significant Wetland</p>	Modification recommended to ensure mapping reflects best available information.
The following agencies were circulated but had no comments:		
Alectra Utilities Corp CP Rail		

Section in Draft OP	Agency Review Comments	Proposed Action/ Response
CN Rail Metrolinx Ministry of Municipal Affairs and Housing Ontario Power Generation Township of King Town of Newmarket Town of Richmond Hill Town of Whitchurch-Stouffville York Catholic District School Board York Region District School Board Conseil Scolaire Mon Avenir Conseil Scolaire Viamonde		