

Policy 1.1.3.9 of the Provincial Policy Statement 2005

PPS Policy	Addressed by:
<p>1.1.3.9 A planning authority may identify a <i>settlement area</i> or allow the expansion of a <i>settlement area</i> boundary only at the time of a <i>comprehensive review</i> and only where it has been demonstrated that:</p>	<p>In 2002 the Town engaged Hemson Consulting Limited to update its Growth Management Strategy which was initiated in 1996. Hemson Consulting Limited augmented the 2002 work by providing a further planning justification report dated June 2006. These reports, a Natural Features Evaluation, and a Servicing Study prepared by Cole Engineering form the basis for the comprehensive review.</p>
<p>a. sufficient opportunities for growth are not available through <i>intensification, redevelopment</i> and <i>designated growth areas</i> to accommodate the projected needs over the identified planning horizon;</p>	<p>There are limited opportunities for ground related intensification and redevelopment within the Aurora urban boundary. Designation and future development of the 2C lands is required so the Town can accommodate its 2026 population and employment projections set out in the Regional OP. The Town’s June 30, 2007 population is approximately 50,000 and approximately 20,000 jobs. Population intensification is estimated to range from 6,000 to 7,000 persons. Employment intensification is estimated to be 550 jobs. To meet its 2026 population target the Town needs to accommodate 18,000 to 19,000 persons and 12,450 jobs. These numbers are subject to change pending the conclusions of the Region’s ongoing Growth Management Strategy.</p>
<p>b. the <i>infrastructure</i> and <i>public service facilities</i> which are planned or available are suitable for the development over the long term and protect public health and safety;</p>	<p>The lands will be serviced by municipal water supply and sewage treatment facilities. Fire stations, schools, and other public service facilities will be determined at the secondary plan stage. A fiscal impact analysis prepared by Hemson Consulting has determined that the proposed development will generate a net fiscal surplus to the Town and Region at full build out. Regional staff will carry out a further fiscal impact analysis at the secondary plan stage. Further work is also</p>

	required at the secondary plan stage for the storm water management system and facilities.
<p>c. in <i>prime agricultural areas</i>:</p> <ol style="list-style-type: none"> 1. the lands do not comprise <i>specialty crop areas</i>; 2. there are no reasonable alternatives which avoid <i>prime agricultural areas</i>; and 3. there are no reasonable alternatives on lower priority agricultural lands in <i>prime agricultural areas</i>; and 	<p>The lands are designated “Rural Policy Area” by the Regional Official Plan. Aurora has no other alternative for an urban boundary expansion.</p>
<p>d. impacts from new or expanding <i>settlement areas</i> on agricultural operations which are adjacent or close to the <i>settlement area</i> are mitigated to the extent feasible.</p>	<p>Development of the 2C lands is likely to be phased. Adjacent or nearby farm operations will be mitigated as development occurs. Mitigations measures will be identified at the secondary plan stage and implemented at the subdivision approval stage.</p>