

**THE CORPORATION OF THE TOWN OF AURORA**

By-law Number. XXXX-23

**BEING A BY-LAW to amend Zoning By-law Number 6000-17, as amended**

**WHEREAS** Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that the councils of local municipalities may pass zoning by-laws;

**AND WHEREAS** the Council of the Corporation of the Town of Aurora (the “Town”) enacted By-law Number 6000-17, including amendments thereto (the “Zoning By-law”);

**AND WHEREAS** the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:**

1. THAT the Zoning By-law be and is hereby amended to replace the “Oak Ridges Moraine - Rural (RU-ORM)”, “Institutional” (I) and “Rural” (RU) zoning categories applying to the lands shown on Schedule “A” attached hereto and forming part of this By-law with the following categories:
  - A) “Detached Third Density Residential Exception Zone” (R3-X);
  - B) “Detached Fourth Density Residential Exception Zone” (R4-X);
  - C) “Townhouse Dwelling Residential Exception Zone” (R8-X);
  - D) “Institutional Exception Zone” (I-X);
  - E) “Oak Ridges Moraine Environmental Protection Zone” (EP-ORM);
  - F) “Environmental Protection Zone” (EP);
  - G) “Public Open Space Zone” (O1) and,
  - H) “Private Open Space Zone” (O2).

2. THAT the Zoning By-law be and is hereby amended to add the following to Section 24 – List of Exceptions:

<b>Parent Zone:</b> R3 <b>Exception No. (X)</b>	<b>Map:</b> Schedule “A” Map No. 2	<b>Previous Zone:</b> RU- ORM / RU / I	
<b>Municipal Address:</b> 162, 306, 370, 434 & 488 St. Johns Sideroad			
<b>Legal Description:</b> Part of Lot 86, Concession 1			

<b>24.X.1 Permitted Uses</b>
• Dwelling, Detached

<ul style="list-style-type: none"> <li>• Dwelling, Second Suite <sup>(1)</sup></li> <li>• Home Occupation <sup>(2)</sup></li> </ul>
<b>24.X.1.1 Notes</b>
(1) A maximum of one (1) second suite dwelling unit shall be permitted per Lot and shall be in accordance with Section 7.5.4 of this By-law.
(2) Subject to Section 4.6 of this By-law

<b>24.X.2 Zone Requirements</b>	
Minimum Lot Area	430m <sup>2</sup>
Minimum Lot Frontage	15m
Minimum Front Yard <ul style="list-style-type: none"> <li>• To Main Building</li> <li>• To Garage Face</li> </ul>	4.5m 6.0m
Minimum Rear Yard	7.5m
Minimum Interior Side Yard	1.2m <sup>(3)</sup> 0.6m <sup>(4)</sup>
Minimum Exterior Side Yard	3.0m
Maximum Building Height	11.0m
Maximum Building Coverage	n/a
<b>24.X.2.1 Notes</b>	
(3) One side	
(4) Other side	

<b>24.X.3 Encroachments</b>	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)
Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

<b>24.X.4 Daylighting Triangle</b>
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions

above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

3. THAT the Zoning By-law be and is hereby amended to add the following to Section 24 – List of Exceptions:

<b>Parent Zone:</b> R4 <b>Exception No. (X)</b>	<b>Map:</b> Schedule “A” Map No. 2	<b>Previous Zone:</b> RU- ORM / RU / I	
<b>Municipal Address:</b> 162, 306, 370, 434 & 488 St. Johns Sideroad			
<b>Legal Description:</b> Part of Lot 86, Concession 1			

<b>24.X.1 Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Dwelling, Detached</li> <li>• Dwelling, Second Suite <sup>(1)</sup></li> <li>• Home Occupation <sup>(2)</sup></li> </ul>
<b>24.X.1.1 Notes</b>
(1) A maximum of one (1) second suite dwelling unit shall be permitted per Lot and shall be in accordance with Section 7.5.4 of this By-law.
(2) Subject to Section 4.6 of this By-law

<b>24.X.2 Zone Requirements</b>	
Minimum Lot Area	340m <sup>2</sup>
Minimum Lot Frontage	11m
Minimum Front Yard	
<ul style="list-style-type: none"> <li>• To Main Building</li> <li>• To Garage Face</li> </ul>	3.0m 6.0m
Minimum Rear Yard	7.5m
Minimum Interior Side Yard	1.2m <sup>(3)</sup> 0.6m <sup>(4)</sup>
Minimum Exterior Side Yard	3.0m
Maximum Building Height	11.0m
Maximum Building Coverage	n/a
<b>24.X.2.1 Notes</b>	
(3) One side	
(4) Other side	

<b>24.X.3 Encroachments</b>	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)

Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

#### **24.X.4 Daylighting Triangle**

Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

4. THAT the Zoning By-law be and is hereby amended to add the following to Section 24 – List of Exceptions:

<b>Parent Zone:</b> R8	<b>Map:</b> Schedule “A” Map	<b>Previous Zone:</b> RU-	
<b>Exception No. (X)</b>	No. 2	ORM / RU / I	
<b>Municipal Address:</b> 162, 306, 370, 434 & 488 St. Johns Sideroad			
<b>Legal Description:</b> Part of Lot 86, Concession 1			

#### **24.X.1 Permitted Uses**

- Dwelling, Townhouse
- Dwelling, Second Suite <sup>(1)</sup>
- Home Occupation <sup>(2)</sup>
- Back-to-back, Townhouse
- Stacked, Townhouse
- Dwelling, Quadruplex <sup>(2)</sup>
- Dwelling, Link

##### **24.X.1.1 Notes**

A maximum of one (1) second suite dwelling unit shall be permitted per Lot and shall be in accordance with Section 7.5.4 of this By-law.

Subject to Section 4.6 of this By-law

#### **24.X.2 Zone Requirements**

Minimum Lot Area	160m <sup>2</sup>
Minimum Lot Frontage	6m
Minimum Front Yard	
• To Main Building	3.0m

• To Garage Face	6.0m
Minimum Rear Yard	7.0m
Minimum Interior Side Yard	0.0m <sup>(1)</sup> 1.5m (end unit)
Minimum Exterior Side Yard	2.4m
Maximum Building Coverage	n/a
Maximum Building Height	13.0m
Interior Garage Length/Width	n/a
<b>24.X.2.1 Notes</b>	
(1) For a common lot line	

**24.X.3 Parking Requirements**

Notwithstanding the parking standards in Section 5.4, the parking standards for townhouse dwellings is 1.5 spaces per dwelling unit.

**24.X.4 Encroachments**

Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)
Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

**24.X.5 Daylighting Triangle**

Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

5. THAT the Zoning By-law be and is hereby amended to add the following to Section 24 – List of Exceptions:

<b>Parent Zone:</b> I	<b>Map:</b> Schedule “A” Map	<b>Previous Zone:</b> RU-	
<b>Exception No. (X)</b>	No. 2	ORM / RU / I	

<b>Municipal Address:</b> 162 and 306 St. Johns Sideroad
<b>Legal Description:</b> Part of Lot 86, Concession 1

<b>24.X.1 Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Athletic Fields</li> <li>• Day Care Centres</li> <li>• Museum</li> <li>• Place of Worship <sup>(1)</sup></li> <li>• Recreation Centre</li> <li>• School, Private <sup>(1)(2)</sup></li> <li>• Place of Entertainment</li> </ul>
<b>24.X.1.1 Notes</b>
(1) A Dwelling unit may be permitted as an accessory use and shall be in accordance with Section 7.2 with respect to height and yard requirements for the R3 Zone.
(2) Dormitories may be permitted as an accessory use.

<b>24.X.2 Zone Requirements</b>	
Minimum Lot Area	460m <sup>2</sup>
Minimum Lot Frontage	15m
Minimum Front Yard (East)	10m
Minimum Rear Yard (West)	0m
Minimum Interior Side Yard (South)	2.0m
Minimum Exterior Side Yard (North)	10m
Maximum Building Height	15.0m
Maximum Building Coverage	35%
<b>24.X.2.1 Notes</b>	
(1) Notwithstanding the minimum setbacks, a minimum setback for an accessory structure shall be 1m.	

6. THAT the Zoning By-law be and is hereby amended to add the following to Section 20 – Holding Zone:

<b>Parent Zone:</b> (H)R3	<b>Map:</b> Schedule “A” Map No. 2	<b>Previous Zone:</b> RU-ORM / RU / I	
<b>Exception No.</b> (X)			
<b>Municipal Address:</b> 162, 306, 370, 434 & 488 St. Johns Sideroad			
<b>Legal Description:</b> Part of Lot 86, Concession 1			

**Removal of Holding Prefix/Symbol (H)**

Prior to the passing of a by-law to remove the "(H)" Holding symbol from the lands zoned (H)R3(X), or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with:

- i. The Town of Aurora approves a servicing allocation to the development proposed on the subject lands that is not dependent upon the completion of any new infrastructure; or,
- ii. York Region has advised in writing that the required infrastructure to support the capacity assignment associated with the development will be completed within a time period acceptable to the Region (usually 6 to 36 months depending on the complexity of the development) to permit the plan registration; or,
- iii. The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Town of Aurora allocates the capacity to the development

7. THAT the Zoning By-law be and is hereby amended to add the following to Section 20 – Holding Zone:

<b>Parent Zone:</b> (H)R4 <b>Exception No. (X)</b>	<b>Map:</b> Schedule “A” Map No. 2	<b>Previous Zone:</b> RU- ORM / RU / I	
<b>Municipal Address:</b> 162, 306, 370, 434 & 488 St. Johns Sideroad			
<b>Legal Description:</b> Part of Lot 86, Concession 1			

**Removal of Holding Prefix/Symbol (H)**

Prior to the passing of a by-law to remove the "(H)" Holding symbol from the lands zoned (H)R4(X), or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with:

- iv. The Town of Aurora approves a servicing allocation to the development proposed on the subject lands that is not dependent upon the completion of any new infrastructure; or,
- v. York Region has advised in writing that the required infrastructure to support the capacity assignment associated with the development will be completed within a time period acceptable to the Region (usually 6 to 36 months depending on the complexity of the development) to permit the plan registration; or,
- vi. The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Town of Aurora allocates the capacity to the development

8. THAT the Zoning By-law be and is hereby amended to add the following to Section 20 – Holding Zone:

<b>Parent Zone:</b> (H)R8 <b>Exception No. (X)</b>	<b>Map:</b> Schedule “A” Map No. 2	<b>Previous Zone:</b> RU- ORM / RU / I	
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<b>Municipal Address:</b> 162, 306, 370, 434 & 488 St. Johns Sideroad
<b>Legal Description:</b> Part of Lot 86, Concession 1

**Removal of Holding Prefix/Symbol (H)**

Prior to the passing of a by-law to remove the "(H)" Holding symbol from the lands zoned (H)R8(X), or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with:

- vii. The Town of Aurora approves a servicing allocation to the development proposed on the subject lands that is not dependent upon the completion of any new infrastructure; or,
- viii. York Region has advised in writing that the required infrastructure to support the capacity assignment associated with the development will be completed within a time period acceptable to the Region (usually 6 to 36 months depending on the complexity of the development) to permit the plan registration; or,
- ix. The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Town of Aurora allocates the capacity to the development

9. THAT this By-law shall come into full force subject to compliance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended, and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

READ A FIRST AND SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

READ A THIRD TIME AND FINALLY PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
Tom Mrakas, Mayor

\_\_\_\_\_  
Town Clerk



## **Explanatory Note**

RE: Zoning By-law Number XXXX-23

By-law Number XXXX-23 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, being the Zoning By-law in effect in the Town of Aurora, to rezone the subject site from “Oak Ridges Moraine - Rural (RU-ORM)”, “Rural (RU)” and “Institutional (I)” to “Detached Third Density Exception X” (R3-X), “Detached Fourth Density Exception X” (R4-X), “Townhouse Dwelling Residential Exception X” (R8-X), “Institutional Exception X” (I-X), “Oak Ridges Moraine Environmental Protection Zone” (EP-ORM) “Environmental Protection” (EP), “Public Open Space” (O1) and “Private Open Space” (O2) to permit the development of a 108 unit residential development, neighbourhood park, and private school.

**SCHEDULE "A" TO BY-LAW NUMBER XXXX-23**  
**THE TOWN OF AURORA**  
**THE REGIONAL MUNICIPALITY OF YORK**

LOCATION:  
 PART OF LOT 86, CONCESSION 1

LANDS TO BE REZONED FROM "OAK RIDGES MORaine - RURAL (RU-ORM)", "RURAL (RU)" AND "INSTITUTIONAL (I)" TO "DETACHED THIRD DENSITY EXCEPTION X" (R3-X), "DETACHED FOURTH DENSITY EXCEPTION X" (R4-X), "TOWNHOUSE DWELLING RESIDENTIAL EXCEPTION X" (R8-X), "INSTITUTIONAL EXCEPTION X" (I-X), "OAK RIDGES MORaine ENVIRONMENTAL PROTECTION ZONE" (EP-ORM) "ENVIRONMENTAL PROTECTION" (EP), "PUBLIC OPEN SPACE" (O1) AND "PRIVATE OPEN SPACE" (O2).

