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Planning & Development  
Services

## 2013 Comprehensive Zoning Review

### Technical Paper #1: Town of Aurora Official Plan

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The Official Plan is the guiding document for any Zoning By-law. Policies in the Official Plan outline the vision of a community and determines where and how future development will occur. The Zoning By-law is an implementation tool for the Official Plan, creating specific standards and provisions to guide future development in Aurora.

The 'Vision' of Aurora is identified in Section 2.0 of the Official Plan. The vision outlines Aurora's growth and development until 2031. Fundamental Principles of Aurora's vision are as follows:

- Promoting Responsible Growth Management
- Ensuring Design Excellence
- Building a Greener Community
- Providing a Range and Mix of Housing
- Providing Appropriate Community Facilities
- Protecting stable Neighbourhoods
- Developing Vibrant New Neighbourhoods
- Advancing the Economy
- Building a Successful Downtown
- Establishing a Linked Greenlands System
- Conserving Cultural Heritage Resources
- Providing Sustainable Infrastructure

In accordance with the *Growth Plan for the Greater Toronto and Hamilton Area*, Section 3.0 of the Official Plan identifies the objectives for growth in the Town of Aurora to 2031:

- a) *Direct the Town's projected population and employment growth to appropriate locations to support the efficient use of land, resources and infrastructure;*
- b) *Promote higher density forms of development and intensification in appropriate areas;*  
*and,*
- c) *Ensure that development results in vibrant and complete communities*

The Town of Aurora Official Plan includes many policies that can be converted into the new Zoning By-law. Land use designations outline lists of permitted uses, size restrictions of buildings and the type of housing units permitted. The Aurora Official Plan has also identified the Promenade as a new land use designation that requires a complementary zoning category in the Zoning By-law. The Comprehensive Zoning By-law Review will incorporate these standards for review and approval by Council.

#### Contact Us:

For more information about the 2013 Comprehensive Zoning Review, contact Town of Aurora Planning & Development Services at [planning@aurora.ca](mailto:planning@aurora.ca) or by phone: Glen Letman at 905-727-3123, ext. 4346 or Jeff Healey at 905-727-3123, ext. 4349.