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Planning & Development
Services

2013 Comprehensive Zoning Review

Technical Paper #12: Special Provisions and Exceptions

Introduction

New legislation in the *Planning Act* requires municipalities to update its Zoning By-law within three years of a new Official Plan coming into effect. The Town's Official Plan came into effect on August 14, 2012. The goal of the Comprehensive Zoning Review is to revise and update our current zoning standards primarily to implement the policies of the Town's Official Plan, incorporate new standards for the Aurora Promenade and also update standards related to the general provisions to apply current progressive planning practice and regulations. The following addresses Special Provisions/ Exceptions.

The main purpose of the Comprehensive Zoning Review is to implement Official Plan Policies such as the Aurora Promenade, consolidate existing zoning exceptions and to update any outdated provisions and definitions.

Site Specific Provisions:

There are certain site specific provisions from Zoning By-law 2213-78 that are unnecessary and will not be converted into the Zoning By-law. Exceptions may include, lot size, setbacks, permitted uses, site specific parking and siting provisions. Planning and Development Services Staff are currently reviewing the existing provisions in By-law 2213-78 and all of the previously approved By-law exceptions. Upon determination that an exception zone or zoning provision cannot be converted, the provision will be carried forward to apply for the specific lands in the new Zoning By-law.

Minor Variances:

Minor Variances are Planning Applications, which permit minor amendments to specific sections of the Zoning By-law. As part of the Comprehensive Zoning Review, minor variances will be reviewed for appropriate integration into the Zoning By-law.

Contact Us:

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