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Planning & Development
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2013 Comprehensive Zoning Review

Technical Paper #2: Definitions

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 to land use zoning.

Existing Issues with Definitions

The following definition issues are under consideration:

- Outdated definitions
- Multiple definitions
 - Site Specific, Area specific and Zone Specific definitions
 - Uses defined but under another (similar) definition
- Permitted uses and technical terms found in the existing Zoning By-law but are not defined
- Uses which are defined but are not permitted in any zone

Outdated Definitions

Most definitions in the by-law were incorporated at the time of the by-law's creation and are still in force (1978). Aurora in 1978-79 was a relatively small town with an agricultural and rural base, many definitions in the zoning by-law reflect this period. The definitions of the by-law will be updated to define Aurora in terms of the new Official Plan, a more urban and diverse community.

Multiple Definitions

At the time of passing of Zoning By-law 2213-78, definitions of uses, structures or terms referred to a single definition. Over the years, definitions have been added to the By-law to apply for specific zones in the Town, including:

- Industrial Lands
- Site Specific
- Oak Ridges Moraine
- Defined Areas (Subdivisions & Business Parks)

As a result there are several definitions for common uses in Aurora (ie. Restaurants).

The goal of the Comprehensive Zoning Review is to consolidate the definitions where appropriate into a single clearly worded definition for permitted uses and other terms. The review will determine whether new definitions are warranted for specific uses and terms. Some site specific definitions may still be necessary in the new By-law.

Permitted Uses and Technical Terms Not Defined

There are over 100 permitted uses or technical terms which are found the zoning by-law but are not defined. New definitions will be incorporated for these uses and terms where appropriate.

Uses Which Are Defined but are not permitted in Any Zone

Some permitted uses are no longer exist in the Town of Aurora. Most uses and terms will remain in the zoning by-law, but some uses such as Farm Implement Dealership will be deleted.

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.