

**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number XXXX-22**

**BEING A BY-LAW to adopt Official  
Plan Amendment No. XXX**

**AND WHEREAS** authority is given to Council pursuant to the *Planning Act*, R.S.O. 1900, C. P.13, as amended, to pass a by-law amending the Official Plan;

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

1. THAT Official Plan Amendment No. XXX attached hereto is hereby adopted.
2. THAT all other terms, provisions, and existing amendments of the Official Plan remain the same.
3. THAT this By-law shall come into 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 \_\_\_\_\_, 2022.

READ A THIRD TIME AND FINALLY PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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

**AMENDMENT NO. XXX  
TO THE OFFICIAL PLAN OF  
THE TOWN OF AURORA  
PLANNING AREA**

\_\_\_\_\_ 2022

## **STATEMENT OF COMPONENTS**

**PART I – THE PREAMBLE** does not constitute part of this Amendment

**PART II – THE AMENDMENT**, consisting of the attached text and schedules constitutes Amendment No. XXX to the Official Plan for the Town of Aurora Planning Area.

**PART III – THE APPENDICES** do not constitute part of this Amendment. The appendices contain supporting information and background planning reports.

**AMENDMENT NO XXX**  
**TO THE OFFICIAL PLAN OF THE TOWN OF AURORA**  
**INDEX**

**STATEMENT OF COMPONENTS**

**PART I – THE PREAMBLE**

1. Purpose
2. Location
3. Basis

**PART II – THE AMENDMENT**

The Amendment

**PART III – THE APPENDICES**

## **PART I – THE PREAMBLE**

### **PURPOSE**

The purpose of Amendment No. XXX is to amend the “Suburban Residential” and “Existing Major Institutional” designations in the Town of Aurora Official Plan to permit the development of a residential subdivision consisting of 87 single detached dwellings, 21 street townhouse dwellings, a private school, a neighbourhood park and stormwater management pond. The development of the lands constitutes Phase 4 of the redevelopment of the Dunin Estate property.

### **LOCATION**

This Amendment applies only to the lands municipally known as 162 St. John’s Sideroad, 306 St. John’s Sideroad, 370 St. John’s Sideroad, 434 St. John’s Sideroad and 488 St. John’s Sideroad. Schedule 1 shows the location of the lands subject to this Amendment.

### **BASIS**

The Amendment is privately initiated by the Owner and is intended to facilitate the development of Draft Plan of Subdivision 19T-XXXXX together with a related amendment to the Zoning By-law. The Amendment is supported by technical studies submitted by the applicant as reviewed by the Town which establish that the lots can be developed for residential, institutional and park use.

## **PART II – THE AMENDMENT**

### **1. Introduction**

All of this part of the document entitled Part II – The Amendment, consisting of the following text, constitutes Amendment XXX to the Official Plan of the Town of Aurora Planning Area.

The effect of this Amendment is to amend the Town of Aurora Official Plan to permit the development of residential lots, private school and park within the proposed plan of subdivision 19T-XXXXX.

### **2. Details of the Amendment**

- a. Amendment to Schedules “A” and “H” of the Official Plan
  - i. Schedule “A” of the Official Plan is hereby amended by redesignating the subject lands from the “Suburban Residential (SR-1)”, “Existing Major Institutional”, “Supporting Area Open Space” and “Core Area Open Space” designations and replacing it with the “Suburban Residential (SR-1)”, “Stable Neighbourhoods”, “Environmental Protection”, “Public Parkland”, “Core Area Open Space” and “Supporting Area Open Space” designations, as shown in Schedule 1 of this Amendment.
  - ii. Schedule “H” of the Official Plan is hereby amended by including lands in Site Specific Policy X and removing Site Specific Policy 14, as shown in Schedule 2 of this Amendment.
- b. Section 16 Site Specific Policies is hereby amended by adding the following:

“Section 16.X

  - b) “Stable Neighbourhoods”

The following policies apply to the lands designated “Stable Neighbourhoods” on Blocks XX on Draft Plan 19T-XXXX, as shown on Schedule “H” attached to this plan.

    - i. Single detached dwellings and street townhouse dwellings are permitted to a maximum height of three (3) storeys or eleven (11) metres.”
- c. Section 16 Site Specific Policies is hereby amended by deleting subsection 14.

### **3. Interpretation**

The provisions set forth in the Town of Aurora Official Plan as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Town of Aurora Official Plan shall apply to this Amendment.

### **4. Implementation**

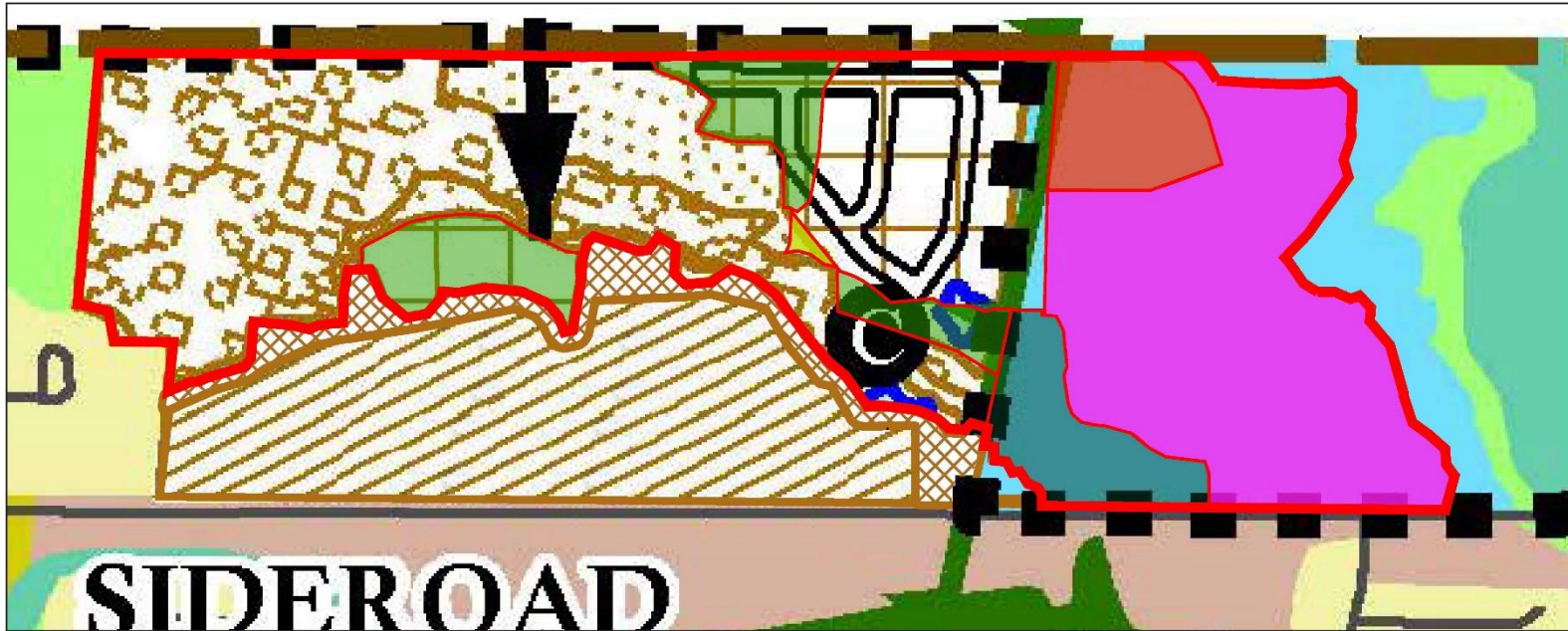
This Official Plan Amendment shall be interpreted in accordance with the relevant sections of the Official Plan.

### **PART III – THE APPENDICES**

Other supporting documentation to be included as appropriate following the approval of the Amendment by the Town of Aurora Council.

**AURORA OFFICIAL PLAN  
SCHEDULE "A"  
STRUCTURE PLAN**

Schedule "I"  
to Amendment  
XXX



**Land Use Designations**

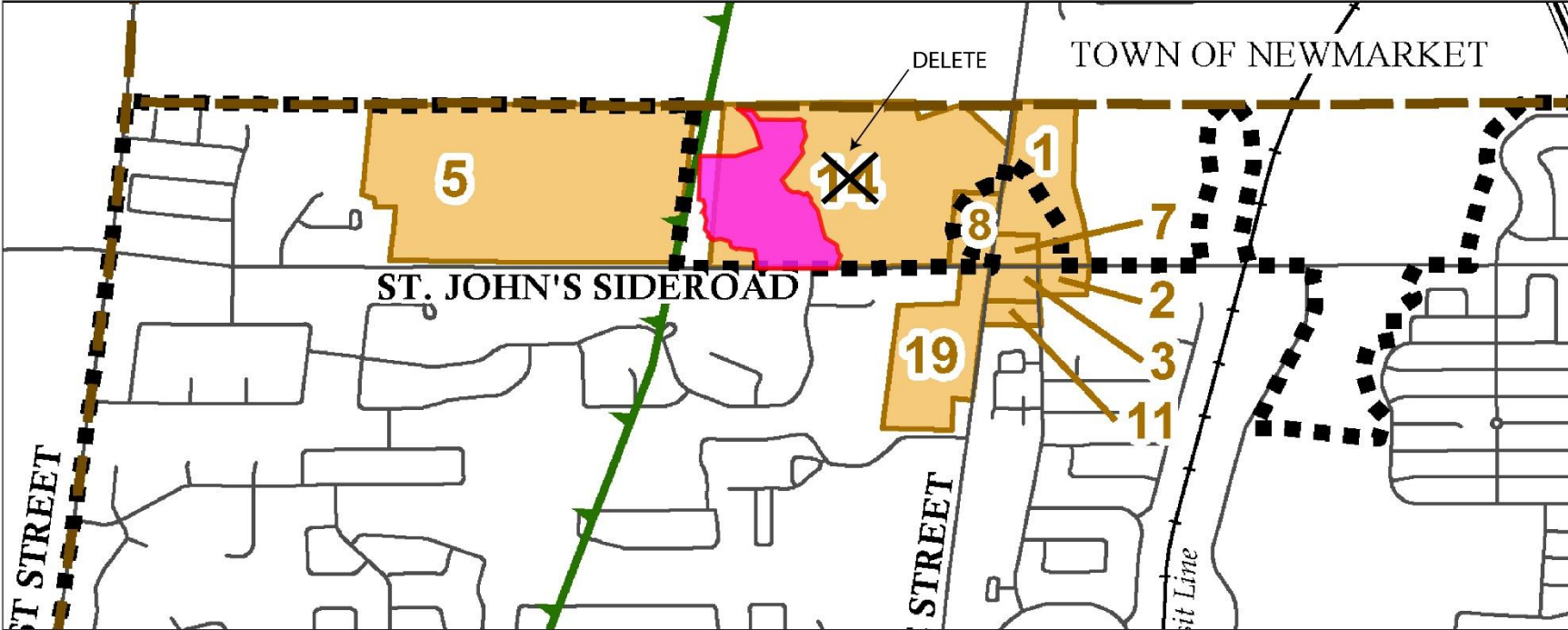
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|---|--|
| Possible Intersection                       | Core Area Open Space (CS-1)                    |
| Proposed Location of Creek Crossing         | Suburban Residential (SR-2)                    |
| Stormwater Management Facility (Conceptual) | Suburban Residential (SR-1)                    |
| Greenlands System                           | Supporting Area Open Space                     |
| Environmental Protection                    | Suburban Residential                           |
| Private Parkland                            | Existing Commercial                            |
| Public Parkland                             | Existing Major Institutional                   |
| The Aurora Promenade                        | Existing Employment - General Industrial       |
| Stable Neighbourhoods                       | Existing Employment - Light Industrial/Service |

- |  |   |
|--|---|
|  | Lands Subject to this Application                     |
|  | Lands to be designated to Suburban Residential (SR-1) |
|  | Lands to be designated to Stable Neighbourhoods       |
|  | Lands to be designated to Public Parkland             |
|  | Lands to be designated to Environmental Protection    |
|  | Lands to be designated to Supporting Area Open Space  |



**AURORA OFFICIAL PLAN  
SCHEDULE "H"  
SITE SPECIFIC POLICY AREAS**

Schedule "2"  
to Amendment  
XXX



**Legend**

- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
- Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 149/02
- Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary

Lands to be included in Site Specific Policy X

**Site Specific Policy Areas**

Site Specific Policy Area