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Planning & Development  
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## 2013 Comprehensive Zoning Review

### Technical Paper #4: Residential Zones

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#### 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 Residential zone provisions are under consideration.

#### Residential Zone Issues to be addressed

- Multiple exception zones
  - Varying lot sizes and frontages and performance standards from original parent zoning – change of housing type over time
  - Site-Specific provisions that may be consolidated into general residential zone provisions
  - Exception zones that no longer exist
- Residential Zones located in the Promenade
- Residential Zones within Floodplains
- Consolidate compatible residential zone categorizations
  - Consolidate some existing residential zones within the Town of Aurora
- Residential lands with Holding Zones (H)

#### Residential Zones to be amended in consolidation

##### Rural Residential (RR) Zone

Rural Residential zone now applies to less than 1% of residential properties in Aurora. Existing Rural Residential zone and exception zones can be accommodated within an Estate Residential zone categorization. Estate Residential has the same zoning specifications as Rural Residential, therefore no zoning impacts will occur

##### Special Mixed Density Residential (R5) Zone

Exception zones to Special Mixed Density Residential (R5) Zone are primarily located along Wellington Street and Yonge Street. The exception zones primarily contain office or retail uses. These zones will be re-zoned into a Promenade Zoning. Exception zones not located along Wellington Street or Yonge Street will receive an appropriate single detached, triplex/double duplex or apartment zoning exception.

## Aurora 2C Residential Lands (OPA 73)

Residential lands located within the 2C urban growth area will remain essentially intact

### **Proposed New Residential Zone Categories**

There are currently 267 exception zones in residential areas, the objective of new parent zones is to move existing zoning exceptions into parent zones which better reflect its current zoning.

<b>Proposed Zone Categorization</b>	<b>Current Zone</b>	<b>Amendments</b>
<b>ER</b>	RR	No technical amendments, zone amendment to Estate Residential
<b>ER</b>	ER	No amendments <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where possible</li> </ul>
<b>RD1</b>	R1	No amendments <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where possible</li> </ul>
<b>RD2</b>	R1	New residential zone, derived from existing R1 zone <ul style="list-style-type: none"> <li>• 2000 sq m lot area (minimum)</li> <li>• 20m lot frontage (minimum)</li> </ul>
<b>RD3</b>	R2	No amendments <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where possible</li> </ul>
<b>RD4</b>	R2	New residential zone, derived from existing R2 zone <ul style="list-style-type: none"> <li>• 370 sq m lot area (minimum)</li> <li>• 12m lot frontage (minimum)</li> </ul>
<b>RD5</b>	R2	New residential zone, derived from existing R2 zone <ul style="list-style-type: none"> <li>• 250 sq m lot area (minimum)</li> <li>• 9m lot frontage (minimum)</li> </ul>
<b>RS</b>	R3	No amendments <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where possible</li> </ul>
<b>RM1</b>	R4	No technical amendments <ul style="list-style-type: none"> <li>• Permissions from R4 zone to remain</li> </ul>
<b>RM2</b>	R5	No technical amendments <ul style="list-style-type: none"> <li>• Permissions from R5 zone to remain</li> <li>• R5 lands located within the Aurora Promenade to reflect corresponding Official Plan policies</li> </ul>
<b>RT1</b>	R6	No amendments <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where possible</li> </ul>
<b>RT2</b>	R6	New residential zone, derived from existing R6 zone <ul style="list-style-type: none"> <li>• 150 sq m lot area (minimum)</li> <li>• 6m lot frontage (minimum)</li> </ul>
<b>RA1</b>	RA1	No technical amendments, zone standards to be altered to RA2 standards <ul style="list-style-type: none"> <li>• 130 sq m minimum lot area per unit</li> <li>• 5 storey height maximum</li> </ul>

<b>RA1</b>	RA2	No amendments <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where possible</li> </ul>
<b>RA2</b>	RA3	No amendments <ul style="list-style-type: none"> <li>• Exception zones to be consolidated where possible</li> </ul>
<b>MU</b>	C7	Residential Zone Standards to reflect RA2 standards.

### **Performance Standards**

Assess existing setback, lot coverage, height, minimum floor area and other provisions.

### **Residential Zones within Floodplains**

Existing Environmental Protection (EP) Zoning is reflected from floodplain delineation in the mid-1990s. Environmental Protection lands will be adjusted to reflect updated floodplain mapping from the Lake Simcoe Region Conservation Authority (LSRCA).

Residential lands currently zoned Environmental Protection may be zoned to a residential designation, conversely, lands currently zoned residential before consolidation may be zoned as Environmental Protection lands.

### **Residential lands within the Promenade**

Discussed in the Promenade technical paper.

### **General Provisions Under Review Applying to Residential Lands**

Including but not limited to:

- Daylight Triangles
- Porch projections
- Air Conditioners and Heat Pumps
- Minimum Distance between detached dwellings
- Front wall of porch flush with front wall of garage
- Bay window/fireplace projections
- 0.3m reserve on a corner lot
- Accessory Structures

### **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.