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Planning & Development
 Services

2013 Comprehensive Zoning Review

Technical Paper #5: Commercial Zones

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 technical paper applies to Commercial Zone lands located outside of the Aurora Promenade.

Issues to be Discussed:

- New zoning categories for commercial zones to reflect the commercial functional use structure in keeping with the Official Plan
- Permitted uses in each Commercial Zone
 - Undefined Permitted Uses
- Building and Siting Specifications
- Consolidation of existing zoning exceptions where appropriate

New Zoning Structure for Commercial Zones:

The following table re-organizes the current commercial zoning structure into the proposed zoning structure:

Proposed Zone Categories	Current Structure	Proposed Structure
C1	C1	Convenience Commercial <ul style="list-style-type: none"> • Primarily unchanged
C2 or Promenade	C2	Promenade Zoning <ul style="list-style-type: none"> • Reclassification to be determined • Zones located outside the promenade to be determined
C3 or C4	C3	Service Commercial or Neighborhood Commercial <ul style="list-style-type: none"> • Reclassified based on size and scale
C4 or C5	C4	Community Commercial or Neighborhood Commercial <ul style="list-style-type: none"> • Reclassified based on size and scale

C6	C5	Industrial/Commercial <ul style="list-style-type: none"> Reclassified into a single zone Specific lands may be reclassified as industrial lands to be consistent with Official Plan designation
	C6	
MU	C7	Mixed Use <ul style="list-style-type: none"> Primarily unchanged Zone standards to be refined, Residential Zone Standards to reflect (new) RA2 standards
C7	C8	Major Retail
C5 or C7	C9	Major Retail or Community Commercial <ul style="list-style-type: none"> Reclassified based on size and scale
To be Deleted	C10	Zone to be Deleted <ul style="list-style-type: none"> existing zones to be moved into appropriate commercial use

The proposed zoning structure will reflect the commercial zoning structure outlined in the Town of Aurora Official Plan (2011):

- Zoning Structure for C1, C2, C4 and C8 will be relatively unchanged, further refinements will occur to conform with the Official Plan
- C2 rezoning (Commercial Zoning currently within the Downtown Core) to be amended to confirm with the Aurora Promenade Plan
 - For Promenade zoning see Technical Paper #5, Promenade
 - C2 lands located outside of the Aurora Promenade will be reclassified into an appropriate commercial zone
- C3 properties to be appropriately categorized into either a smaller scale service commercial zone or a larger scale neighborhood commercial zone, under review
- C5 and C6 will be re-configured into a new Industrial/Commercial Zone, new structure to be determined
- C7 Mixed Use Residential/ Commercial Zone will be refined, intent of the zone will remain unchanged
- C9 will be reclassified into a Major Retail or Community Commercial Zone, existing uses and permissions will be maintained
- C10 applies to only two properties within the Town. The zone will be deleted and the affected properties will be re-zoned into appropriate commercial or employment zones

Permitted Uses in Commercial Zones:

Permitted Uses will be adjusted where appropriate to reflect permitted uses identified in the Town of Aurora Official Plan (2011). Additional uses may be added or deleted to appropriate parent zones. Proposed list of Permitted Uses for each Commercial Zone will be evaluated in the context of the Official Plan, existing permissions and planned function.

Undefined Permitted Uses:

In Zoning By-law 2213-78, there are several examples of permitted uses that are not accurately defined. This causes confusion in expectations and interpretation. All uses that were not defined in By-law 2213-78 will now have a definition as part of the new Zoning By-law (see Technical Paper #2).

Building and Siting Specifications:

Building and Siting Specifications will be largely maintained in the new Zoning By-law. The creation of legal non-conforming standards and uses is discouraged, but may be necessary in the review process as circumstances warrant.

Consolidation of Existing Zoning Exceptions:

In the formation of new parent zones, existing exception zones may be consolidated into the parent zoning.

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.