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Planning & Development
Services

2013 Comprehensive Zoning Review

Technical Paper #9: Environmental Protection and Open Space 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 addresses Environmental Protection and Open Space zones.

Issues to be addressed

- Updating the Environmental Protection (EP) boundaries to reflect the Lake Simcoe Region Conservation Authority (LSCRA) and Toronto and Region Conservation Authority (TRCA) floodplain mapping
- Open Space zones to be re-configured
- Site Specific Zones
- Ancillary/Accessory Structures
- Multiple Exception Zones present in both Open Space and Environmental Protection zones

Updating Environmental Protection boundaries

Existing Environmental Protection Zoning is reflected from floodplain delineation in the mid-1990s. Environmental Protection lands will be adjusted to reflect existing regulation limits and flood lands from the Lake Simcoe Region Conservation Authority and the Toronto Region and Area Conservation Authority. In this regard, circumstances will exist where lands currently zoned Environmental Protection may be amended to the appropriate residential, commercial, industrial designation, conversely, lands zoned residential, commercial or industrial before consolidation may be re-zoned as Environmental Protection lands.

Re-categorization of Open Space Zones

Re-categorize Open Space zones into clearly defined categories

Public Open Space (O)	Private Open Space (O-1)	Stormwater Management Ponds (O-2)
<ul style="list-style-type: none">• Public parks• Recreation fields• Public Trails	<ul style="list-style-type: none">• Golf Courses• Private parkland	<ul style="list-style-type: none">• Stormwater Management Ponds

Re-categorization of Environmental Protection Zones

Re-categorize Environmental Protection zones into a general category to include conservation measures

Environmental Protection (EP)
<ul style="list-style-type: none">• Woodlands• Wetlands• Floodplains• Agriculture• Conservation• Recreation Fields• Wildlife Areas• Parks, Public and Private

- Includes existing properties that fall within Environmental Protection limits

Site Specific Zones

Some Environmental Protection and Open Space Exception zones will be maintained in the new by-law to reflect their unique nature.

Accessory/ Ancillary Structures

Structures accessory/ ancillary to the primary function of the use will be evaluated but generally accessory uses and structures will continue to be permitted in the new by-law.

Multiple Exception Zones

Thirty-six (36) exception zones currently exist in the zoning By-law for Environmental Protection and Open Space zones. Exception zones range from public parkland, private parkland, wetlands, woodlots, golf courses, parking lots, stormwater management ponds, site specific restrictions.

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.