

AMENDMENTS TO BY-LAW 6000-17

Bylaw Number	Date of Enacted	Name and/or Location	Comments and/or Effect	Date & Method of Approval
6023-17	Nov. 14, 2017	Part of Block 13 and Part of Block 2, Plan 65M-3436 1289 Wellington St E	To rezone from "Rural (RU) Zone", "Detached Dwelling First Density Residential (R1-39) Exception Zone" and "Environmental Protection (EP-15) Exception Zone" to "Detached Dwelling Third Density Residential (R3(481), (R3(482), (R3(483), (R3(484), (R(487), (R3(488), (R3(489), (R3(490), (R3(491), (R3(492), (R3(493) and "Environmental Protection (EP) Zone".	Nov. 14, 2017
6024-17	Nov. 14, 2017	Con 1 Pt Lot 75, RP65R7092 Parts 1 & 2 222 Road & 14222, 14314 & 14378 Yonge Street	To rezone from "Oak Ridges Moraine Rural (RU-ORM) Zone" with "Detached Dwelling Third Density Residential R3(485) Exception Zone", "Detached Dwelling Third Density Residential R3(486) Exception Zone", "Major Open Space O(456) Exception Zone" and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone"	Nov. 14, 2017
6029-17	Nov. 28, 2017	Part of Lot 75, Concession 1, King, Parts 1, 2 and 9 on 65R-36121 14452 Yonge Street	To rezone from "Oak Ridges Moraine Rural (RU-ORM) Zone" to rezone with "Detached Dwelling Third Density Residential R3(494) Exception Zone", "Major Open Space (O) Zone", "Major Open Space O(456) Exception Zone", and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone".	Nov. 28, 2017
6033-17	Nov. 22, 2017	Lot 25, Plan 340 7 Cousins Drive	To rezone "Detached Dwelling Second Density Residential R2 Zone" to "Detached Dwelling Third Density Residential R3(495) Exception Zone" and "Detached Dwelling Third Density Residential R3(496) Exception Zone".	OMB Nov. 22, 2017 PL170685
6057-17	March 27, 2018	Part Lot 79 Concession 1 304 Kennedy St W	To rezone from "Detached Third Density Residential R3," "Detached Third Density Residential R3(208)	March 27, 2018

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			Exception Zone and "Detached Second Density R2(207) Exception Zone" to "Detached Third Density Residential R3(500) Exception Zone."	
6067-18	Apr. 24, 2018	Concession 3, Part Lot 26, 1756 St. John's Sideroad	Removal of the Holding "(H)" symbol respecting the "Detached Third Density Residential (R3(470) Exception Zone" and "Detached Third Density Residential (R3(471) Exception Zone"	Apr. 24, 2019
6080-18	May 22, 2018	Part Lot 16, Concession 2, Parts 1, 2 and 3, 65R-1868. 908 Vandorf Sideroad	Removal of the Holding "(H)" symbol respecting the "Detached Third Density Residential (R3(366) Exception Zone" and "Detached Third Density Residential (R3(395) Exception Zone"	May 22, 2018
6087-18	June 12, 2018	Part Lot 20, Concession 3 East of Yonge Street (EYS), 1623 Wellington Street East	Removal of the Holding "(H)" symbol respecting the "E-BP(398) Business Park Zone"	June 12, 2018
6108-18	July 24, 2018	Part of Lot 26, Concession 3 1588 St John's Sideroad	To rezone from "Rural (RU) Zone" to "Business Park E-BP(503) Exception Zone"; "Business Park E-BP(504) Exception Zone"; "Private Open Space O2 Zone; and "Environmental Protection EP Zone".	July 24, 2018
6109-18	July 24, 2018	Part of Lots 1 and 2, Plan 9 and Lots 51 and 52, Plan 246 15086, 15094 and 15106 Yonge Street	To rezone from "Promenade Downtown Shoulder – Central Commercial (PDS1)", "Special Mixed Density Residential (R7)" and "Environmental Protection (EP)" to "Promenade Downtown Shoulder – Central Commercial PDS1(502) Exception Zone and Environmental Protection Zone."	July 24, 2018
6111-18	July 24, 2018	Part Lot 72, Concession 1 14029 Yonge Street	To rezone from "Oak Ridges Moraine Rural RU-ORM Zone" to "Detached Fourth Density Residential R4(501) Exception Zone", "Oak Ridges Moraine Environmental Protection EP-ORM Zone", and "Private Open Space O2 Zone".	July 24, 2018

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6143-18	Oct. 22, 2018	Part of Lot 9, 10 and 11 on Plan 9 15186 Yonge Street, 55, 57, 57A Temperance Street, 12 and 16 Tyler Street	To amended and replace the "Promenade Downtown (PD1) and Promenade Downtown – Exception 480 (PD1-480) to "Promenade Downtown Exception "PD1(510)" Zone"	LPAT Oct. 22, 2018 PL170912
6160-19	Mar 5, 2019	Block 231, Plan 65M-3971 323 River Ridge Blvd.	To rezone from "Detached Third Density Residential-Exception (R3(281), Zone", "Detached Fourth Density Residential-Exception (R4(310) Zone" and the "Rural (RU) Zone" to "Holding Provision Detached Third Density Residential-Exception (H)(R3-512) Zone", "Holding Provision Detached Fourth Density Residential-Exception (H)(R4-513) Zone" and "Public Open Space (O1) Zone."	LPAT Mar 5, 2019 PL180272
6175-19	Apr. 23, 2019	Part of Lot 76, Concession 1 and Part of Lot 77, Concession 1 14700 Yonge Street	To rezone from "Community Commercial Exception "C4(219)" Zone" to "Community Commercial Exception 514 "C4(514)" Zone".	Apr. 23, 2019
6179-19	Feb. 25, 2019	Lots 120 & 121, Plan 246 22 and 26 Centre Street	To rezone from "Special Mixed Density Residential R7 Zone" to "Townhouse Dwelling Residential R8(505) Exception Zone".	OMB Feb. 25, 2019 PL170650 & PL170963
6189-19	Jun. 25, 2019	Part of Lot 21, Concession 2 15370 Leslie Street	To rezone from "Institutional (I) Zone" and "Rural (RU(29)) Exception Zone" to "Townhouse Dwelling Residential (R8(511) Exception Zone", "Environmental Protection (EP) Zone", and "Private Open Space (O2) Zone"	Jun. 25, 2019
6190-19	Jun. 25, 2019	Stable neighbourhood 71 Victoria Street, 40, 42, 43, 44, 46, 48, 49, 50, 51, 52, 53, 54, 55, 57, 59, 61, 63, 65 Royal Road	Amendments to R3, R7 & R7(85) to Stable neighbourhood Area with "Detached Third Density Residential R3-SN(497) Exception Zone", "Detached Special Mixed Density Residential – R7-SN(497) Exception Zone", "Detached Special Mixed Density Residential – R7-SN(498) Exception Zone", and "Detached Third Density Residential R3-SN(499)	Jun. 25, 2019

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			Exception Zone".	
6198-19	July 23, 2019	Block 231, Plan 65M-3971. 323 River Ridge Boulevard	Removal of the Holding "(H)" symbol respecting the "R3(512) Detached Third Density Residential Exception Zone" and "R4(513) Detached Fourth Density Residential Exception Zone"	July 23, 2019
6203-19	Sept 24, 2019	Part of Lot 74, Concession 1, designated as Parts 1 and 2 on Plan 65R-37835 14288 Yonge Street	To rezone from Rural General Oak Ridges Moraine (RU-ORM) Zone to Detached Fourth Density Residential Exception Zone (R4-515), "Detached Fourth Density Residential Exception Zone (R4-516)", "Detached Third Density Residential Exception Zone (R3-517)", "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone" and "Public Open Space (O1) Zone".	Sept 24, 2019
6204-19	Sept 24, 2019	Lots 42, 43 & 44, Plan 4644	Removal of the Holding "(H)" symbol respecting the "R3(465) Detached Third Density Residential Exception Zone"	Sept 24, 2019
6207-19	Sept 16, 2019	5-35 Furbacher Lane Part of Lot 55, Plan 10328, Parts 1 and 2 on Plan 65R-14750	Lands rezoned from "Service Employment (E1) Zone" and "Service Employment (E1-100) Exception Zone" to "Service Employment (E1-100) Exception Zone".	LPAT Sept 16, 2019 PL170863
6190-19	Jun. 25, 2019	103, 107 and 111 Metcalfe Street	Amendment from R3 to Detached Third Density Residential R3(520) Exception Zone".	Jun. 25, 2019 LPAT Feb 25, 2020 PL190358
6242-20	Feb. 25, 2020	2 Willow Farm Lane	To rezone a portion of the lands from "ER - Estate Residential Exception Zone (73)" to "R2 - Detached Second Density Residential Exception Zone (74)	Feb. 25, 2020

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6267-20	Jun. 23, 2020	132, 148, 166, 178, 186, 192, and 198 Old Bloomington Road	To rezone the lands from Estate Residential (ER) Zone to “Detached Third Density Residential R3(522) Exception Zone”, “Detached Third Density Residential R3(523) Exception Zone”, “Detached Third Density Residential R3(524) Exception Zone”, “Detached Third Density Residential R3(525) Exception Zone”, “Detached Third Density Residential R3(526) Exception Zone”, “Private Open Space O2(527) Zone”, “Environmental Protection – Oak Ridges Moraine (EP-ORM) Zone”, and “Public Open Space (O1) Zone”.	Jun. 23, 2020
6280-20	Sept. 29, 2020	162, 306, 370, 434 & 488 St. Johns Sideroad	To rezone the subject lands from “Oak Ridges Moraine Rural General (RU-ORM)” to “Detached Third Density Residential Exception Zone (R3(529))”, “Private Open Space (O2(530))” and “Oak Ridges Moraine Environmental Protection (EP-ORM)”.	Sept. 29, 2020
6295-20	Nov. 24, 2020	1623 Wellington St E	To replace the “Business Park (E-BP) Zone”, “Business Park (E-BP) (398) Zone and “(H) Business Park (E-BP) (398) Zone” applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this By-law with “Business Park E-BP(531) Exception Zone”, “Business Park E-BP(532) Exception Zone”, “Business Park E-BP(533) Exception Zone”, and “Business Park E-BP(534) Exception Zone”.	Nov. 24, 2020

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6340-21	Apr. 7, 2021	13859, 13875 and 13887 Yonge Street	To rezone the subject lands from "Estate Residential ER Zone" to "Detached Third Density Residential R3(506) Exception Zone"; Detached Third Density Residential R3(507) Exception Zone"; "Public Open Space O1(518) Exception Zone" and "Private Open Space O2(519) Exception Zone"	Apr. 7, 2021 LPAT May 29, 2020 160781 & 170863
6359-21	Jun. 29, 2021	497 Wellington Street West	To rezone the subject lands from "Estate Residential "ER(14)" Exception Zone" to "Detached Dwelling Fourth Density Residential "R4(508)" Exception Zone" and "Environmental Protection "EP(509)" Exception Zone"	Jun. 29, 2021 LPAT Oct. 24, 2019 PL151051
6363-21	Jul 13, 2021	460-480 William Graham Drive	To remove the holding symbol "(h)" preceding the "RA2 (424) Second Density Apartment Residential"	Jul 13, 2021
6365-21	Jul 13, 2021	Housekeeping and technical corrections	To amend By-law Number 6000-17, as amended, being the Zoning By-law in effect in the Town of Aurora, to introduce a required landscape strip width for all Zones, to ensure the maximum driveway width in the Zoning By-law is large enough for Employment uses, to add a methodology for rounding up or down of numbers to provide consistent interpretations and to allow staff to correct technical errors without having to undergo a full Zoning By-law amendment.	Jul 13, 2021

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6374-21	Sep 28, 2021	20 and 25 Mavrinac Boulevard	To rezoned from "Holding Provision Business Park (H)E-BP(313) Exception Zone" and "Business Park E-BP(313) Exception Zone" to "Detached Fourth Density Residential R4(538) Exception Zone", "Townhouse Dwelling Residential R8(539) Exception Zone" and "Second Density Apartment Residential RA2(540) Exception Zone".	Sep 28, 2021
6384-21	Oct 8, 2021	180, 190, and 220 Wellington St E	To rezone the subject lands from "General Employment (E2) Zone" to "Second Density Apartment Residential (RA2-537) Exception Zone"	Oct 8, 2021 LPAT PL190473
6405-22	Feb 22, 2022	306 St. Johns Sideroad	To rezone from "Oak Ridges Moraine - Rural (RU-ORM) Zone" to "Institutional (I) Zone" to permit the development of a private school	Feb 22, 2022
6428-22	Jun 28, 2022	15296, 15306 and 15314 Yonge Street	To rezone the subject lands from "Promenade Downtown PD1" to "Promenade Downtown PD1(542) Exception Zone"	Jun 28, 2022
6440-22	July 12, 2022	15356 Yonge Street	To rezone "Environmental Protection (EP) Zone" and "Environmental Protection – EP(381) – Exception Zone" to "Promenade Downtown Shoulder – Special Mixed Density Residential – PDS4(380) – Exception Zone", and to establish new site-specific provisions for the PDS4(380) Exception Zone.	July 12, 2022

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Bylaw Number	Date of Enacted	Name and/or Location	Comments and/or Effect	Date & Method of Approval
6446-22	August 26, 2022	45 Tyler Street	To rezone "General Employment E2 Zone" and "Environmental Protection Zone" to "Townhouse Dwelling Residential R8(541) Exception Zone" and "Environmental Protection EP Zone".	August 26, 2022 OLT December, 17, 2021 PL171423
6448-22	July 21, 2022	15286 and 15306 Leslie Street	To replace the "Rural (RU) Zone" with "Second Density Apartment Residential Exception (RA2-535) Zone", "Holding (H) Second Density Apartment Residential Exception ((H)RA2-536) Zone", and "Environmental Protection (EP) Zone"	July 21, 2022 OLT August 26, 2022 OLT-22-003339
6478-23	June 15, 2021	145 & 147 Wellington Street West	To replace the "Second Density Apartment Residential (RA2) Zone" zoning with "Second Density Apartment Residential [RA2(521)] ExceptionZone"	June 15, 2021 LPAT PL200238
6493-23	April 25, 2023	162, 306, 370, 434 & 488 St. Johns Sideroad	To replace the "Oak Ridges Moraine - Rural (RU-ORM)", "Institutional" (I) and "Rural" (RU) with "Detached Third Density Residential Exception Zone" (R3-543); "Detached Fourth Density Residential Exception Zone" (R4-544); "Townhouse Dwelling Residential Exception Zone" (R8-545); "Oak Ridges Moraine Environmental Protection Zone" (EP-ORM); "Environmental Protection Zone" (EP); "Public Open Space Zone" (O1); and "Private Open Space Zone" (O2)	April 25, 2023

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6501-23	May 23, 2023	5 to 70 Archerhill Court	To replace the "Estate Residential (ER) Zone" with "Detached Third Density Residential R3 (546) Exception Zone", "Detached Fourth Density Residential R4 Zone", "Detached Fourth Density Residential R4 (547) Exception Zone", "Detached Fourth Density Residential R4 (548) Exception Zone", "Public Open Space (O1) Zone " and "Environmental Protection (EP) Zone"	May 23, 2023
6584-23	June 27, 2023	20-85 Monarch Park Gate, 25-340, 375-455 Addison Hall Circle	To amend By-law Number 6000-17, as amended, to delete and replace Sections 24.443.1, 24.444.1, 24.445.1, 24.446.1, and 24.447.1.	June 27, 2023
6538-23	August 21, 2023	271 Holladay Drive	To replace the "Mixed Residential Commercial C6 (421) Exception Zone" with "Second Density Apartment Residential RA2 (550) Exception Zone"	August 21, 2023 OLT Case No. OLT-22-001975
6550-23	October 24, 2023	1452-1460 Wellington Street East	To replace the "Community Commercial C4 (464) Zone" z with "Townhouse Dwelling Residential R8 (551) Exception Zone"	October 24, 2023
6554-23	October 31, 2023	Northeast corner of John West Way and Wellington Street East	To replace the "Community Commercial C4 (427) Exception Zone" and "Environmental Protection EP Zone" with "Mixed Residential Commercial C6 (552) Exception Zone" and "Environmental Protection (EP) Zone"	October 31, 2023 OLT Case No. OLT-22-002950

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Bylaw Number	Date of Enacted	Name and/or Location	Comments and/or Effect	Date & Method of Approval
6599-24	April 23, 2024	15 Glensteep Trail	To replace the "Detached Second Density Residential R2(437) Exception Zone" zoning category with "Detached Third Density Residential (R3-553) Exception Zone".	April 23, 2024
6649-24	October 18, 2024	14700, 14720 and 14760 Yonge Street	To replace the "Community Commercial C4(221) Exception Zone" and the "Community Commercial C4(514) Exception Zone" zoning categories applying to the lands with "Mixed Residential Commercial C6(554) Exception Zone" and "Hold (H) Mixed Residential Commercial C6(555) Exception Zone".	October 18, 2024, OLT Case No. OLT-23-000209
6621-24	July 9, 2024	180 and 182 Centre Crescent	To replace the "Service Employment E1(9)" zoning category with "Second Density Apartment Residential (RA2-556)".	July 9, 2024
6625-24	August 8, 2024	120 Metcalfe Street and 101-103 Mosley Street	To replace the "General Employment E2 Zone" and "Special Mixed Density Residential R7-SN (497) Zone" zoning categories with "Promenade Downtown Shoulder-Special Mixed Density Residential PDS4 (557) Exception Zone".	August 8, 2024, OLT Case No. OLT-22-004377
6627-24	August 24, 2024	1289 Wellington Street East	To replace the "Rural RU Zone" and "Rural RU-ORM Zone" category with "Townhouse Dwelling Residential R8(558) Exception Zone", "Second Density Apartment Residential RA2 (559) Exception Zone", "Detached Fifth Density Residential R5(560) Exception Zone", and "Environmental Protection EP Zone".	August 24, 2024, OLT Case No. OLT-22-004187
6681-25	March 25, 2025	1001 St. John's Sideroad	To replace the "Rural RU" zoning category with "Detached Fourth Density Residential (R4-439) Exception Zone", "Private Open Space (O2-561) Exception Zone" and "Environmental Protection (EP) Zone".	March 25, 2025

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6678-25	February 27, 2025	55 and 65 St. John's Sideroad	To replace the "Detached Third Density Residential (R3) Exception Zone Fifty (50)" and "Environmental Protection (EP) Zone" zoning categories with "Townhouse Dwelling Residential (R8) Exception Zone (562)", "Public Open Space (O1) Exception Zone (563)" and "Private Open Space (O2) Exception Zone (564)."	February 27, 2025 OLT Case No. OLT-24-000252
6684-25	March 25, 2025	7 Lacey Court	To replace the "Institutional (I) Zone" zoning category with "Townhouse Dwelling Residential (R8) Exception Zone (565)" and "Environmental Protection (EP) Zone".	March 25, 2025
6696-25	April 22, 2025	180 Wellington Street East	To replace the "Second Density Apartment Residential (RA2) Exception Zone (537)" zoning category with "(H) Second Density Apartment Residential (RA2) Exception Zone (566)".	April 22, 2025
6705-25	May 27, 2025	15385 and 15395 Bayview Avenue	To replace the "Rural (RU) Zone" zoning category with "(H) Townhouse Dwelling Residential (R8) Exception Zone (567)".	May 27, 2025
6699-25	April 10, 2025	26, 30, 32, 34-38 Berczy Street	To replace the "Service Employment – E1(10) Zone" zoning category with "Promenade Downtown (PD1) Exception Zone (568)".	April 10, 2025, OLT Case No. OLT-21-001950
6714-25	June 24, 2025	240 Industrial Parkway South	To replace the "General Industrial E2 Zone" zoning category with "(H) General Industrial (E2-569) Exception Zone".	June 24, 2025
6722-25	September 23, 2025	326 Old Bloomington Road	To replace the "Estate Residential Zone" zoning category with "Detached Fifth Density Residential R5 (570) Exception Zone", "Environmental Protection -ORM (EP-ORM) Zone" and "Public Open Space (O1) Zone".	September 23, 2025

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6738-25	November 25, 2025	14 and 18 Wellington Street East	To replace the "Promenade Downtown (PD1) Exception Zone (59)" zoning category with "Promenade Downtown (PD1) Exception Zone (571)".	November 25, 2025
6729-25	October 28, 2025	8 Kennedy Street East	To replace the "Special Mixed Density Residential (R7) Zone" zoning category with "Townhouse Dwelling Residential (R8-572) Exception Zone."	October 28, 2025
6739-25	November 25, 2025	25 and 29 George Street	To replace the "First Density Apartment Residential Exception 151 Zone - RA1(151)" and "First Density Apartment Residential Exception 449 Zone - RA1(449)" zoning categories with "First Density Apartment Residential (H) RA1 (573) Exception Zone" with a Holding Symbol.	November 25, 2025
6728-25	September 23, 2025	252, 260, and 272 Old Bloomington Road	To replace the "Estate Residential (ER)" zoning category with "Detached Third Density Residential (R3) Exception Zone (574)", "Detached Third Density Residential (R3) Exception Zone (575)" and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone".	September 23, 2025, OLT Case No. OLT-24-001224
6747-25	December 9, 2025	14070 Yonge Street	To replace the "Institutional (H) I (391) Holding Exception Zone" zoning category with "Townhouse Dwelling Residential (H) R8 (576) Holding Exception Zone" and "Environmental Protection Zone".	December 9, 2025
6764-26	February 24, 2026	115 George Street	To replace the "Institutional (I) Zone and Environmental Protection (EP) Zone" zoning category with "Detached Dwelling Second Density Residential (R3) Exception Zone (578)", "Public Open Space (O1) Zone", and "Environmental Protection (EP) Zone".	February 24, 2026

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6757-26	January 27, 2026	511, 521, 531 and 543 Wellington Street West	To replace the "Estate Residential Exception (ER-14) Zone" zoning category with "Townhouse Dwelling Residential Exception (R8-579) Zone" and "Environmental Protection (EP) Zone".	January 27, 2026