

The Corporation of the Town of Aurora

By-law Number XXXX-25

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 14086 Yonge Street.

WHEREAS under Section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”), zoning bylaws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

AND WHEREAS on January 29, 2018, the OMB made an order, in accordance with subsection 34(31) of the Planning Act, providing that any part of the Zoning By-law not in issue in the appeal shall be deemed to have come into force on the day the Zoning By-law was passed;

AND WHEREAS the OMB is continued under the name Local Planning Appeal Tribunal (the “LPAT”), and any reference to the Ontario Municipal Board or the OMB is deemed to be a reference to the LPAT;

AND WHEREAS the Council of the Corporation of the Town of Aurora deems it advisable to further amend By-law 6000-17, as amended;

Now therefore the Council of the Corporation of the Town of Aurora hereby enacts as follows:

1. The Zoning By-law be and is hereby amended to replace the “Rural – Oak Ridges Moraine (RU-ORM)” zoning category applying to the lands shown on Schedule “A” attached hereto and forming part of this By-law with “Townhouse Dwelling Residential (R8)”.
2. THAT the Zoning By-law be and is hereby amended to add the following:

“XX Townhouse Dwelling Residential (R8-XX) Exception

25.x.x. Zone Requirements

25.x.x. Siting Specifications

Minimum Setback Provisions:

Minimum LOT AREA:	90 square meters
Minimum FRONT YARD SETBACK:	1.51 metres
Minimum REAR YARD SETBACK:	6.50 metres

25.x.x. Building Specification

Maximum BUILDING HEIGHT:	13.0 metres
Maximum LOT COVERAGE:	25% of total LOT AREA

3. THAT all other terms, provisions and existing amendments of the Zoning By-law remain the same.

4. THAT this By-law shall come into full force subject to compliance with the provisions of the *Planning Act* and subject to compliance with such provisions, this By-law will take effect from the date of final passage thereof.

READ A FIRST AND SECOND TIME THIS ___ DAY OF _____, 2025

READ A THIRD TIME AND FINALLY PASSED ___ DAY OF _____, 2025

T. Mrakas, Mayor

M. de Rond, Town Clerk

Explanatory Note

Re: Zoning By-law No. xxxx-25

By-law No. xxxx-25 has the following purpose and effect:

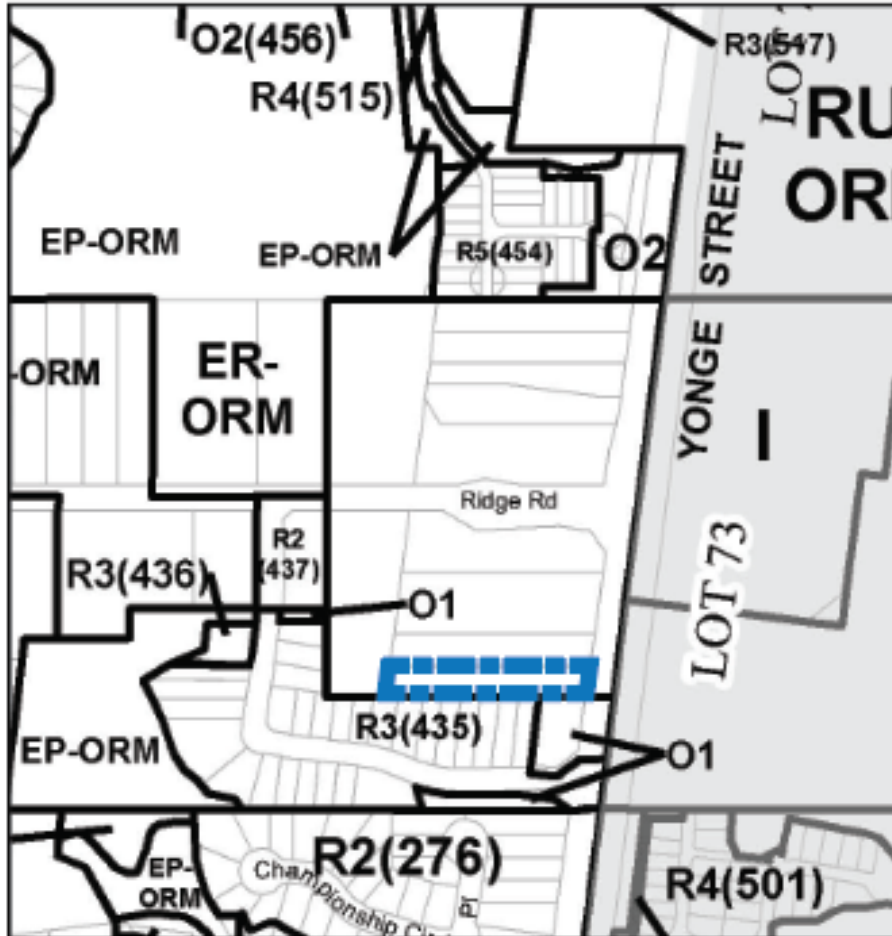
To amend By-law 6000-17, as amended; the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from “Rural – Oak Ridges Moraine (RU-ORM)” to “Townhouse Dwelling Residential (R8)”, as well as to add site-specific provisions to the subject lands to facilitate the development of 19 townhouse units in four (4) blocks accessed by a private right-of-way.


The effect of this zoning amendment will permit a residential plan of subdivision consisting of townhouse dwellings.

TOWN OF AURORA
THE REGIONAL MUNICIPALITY OF YORK

LOCATION: PT LT 1 PL 132 KING AS IN
KI25783 EXCEPT R679438;
AURORA

THIS IS SCHEDULE "A"
TO BY-LAW NO. XXXX-25
PASSED THIS _____
DAY OF _____, 2025



 LANDS SUBJECT TO REZONING FROM
"RURAL-OAK RIDGES MORAINÉ (RU-ORM)"
TO "TOWNHOUSE DWELLING RESIDENTIAL (R8)"

T. Mrakas, MAYOR

M. de Rond, TOWN CLERK