

The Corporation of the Town of Aurora

By-law Number XXXX-22

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 16, 20 and 22 Allaura Boulevard (20 Allaura Blvd Corp)

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

And whereas on June 27, 2017, the Council of The Corporation of the Town of Aurora (the “Town”) enacted By-law Number 6000-17 (the “Zoning By-law”), which Zoning By-law was appealed to the Ontario Municipal Board (the “OMB”);

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

And whereas the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

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 “Service Employment (E1)” and “General Employment (E2)” zoning categories applying to the lands shown outlined on Schedule “A” attached hereto and forming part of this By-law with “Townhouse Dwelling Residential R8 (XXX) Exception Zone”.
2. The Zoning By-law be and is hereby amended to add the following:

Parent Zone: R8 Exception No.: XXX	Map: 8	Previous Zone: E1 and E2
Municipal Address: 16, 20 and 22 Allaura Boulevard		
Legal Description: LOTS 19, 20 AND 21, REGISTERED PLAN M-51, TOWN OF AURORA		
24.XXX.1 Permitted Uses:		
Only the following uses are permitted:		

- Dwelling, Stacked Townhouse

24.XXX.2 Zone Requirements

Notwithstanding the definition of Lot in Section 3 of this By-law, for the purposes of this zone category a lot shall be deemed to mean the whole of one Lot fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998 and the yard requirements and other provisions of the by-law shall be applied to each unit situated on each individual lot.

In addition to the definition of a Street, or Road, Public for the purposes of this zone category a public street or road shall also include a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998.

For the purpose of this zone category the Lot Line along a private right-of-way as shown on a registered plan of condominium pursuant to the Condominium Act, 1998 is deemed to be the Lot Frontage.

For the purpose of measuring front and exterior side yard setbacks on corner lots with rounding's and daylight triangles, the property line shall be deemed to be the extension of the front and exterior side yard lot lines to the point of intersection.

24.XXX.2 1 Lot Specifications

Front Yard (minimum)	5.00 metres (16.40 feet)
Rear Yard (minimum)	5.00 metres (16.40 feet)
Lot Coverage (maximum)	52%
Exterior Side Yard (minimum)	2.40 metres (7.87 feet)
Landscape Buffer (minimum)-abutting all lot lines	1.5 metres (4.92 feet)
Parking Spaces (minimum)	1.44 spaces per residential unit 0.24 spaces per unit for Visitors

24.XXX.2 2 Building Specifications

Height (maximum)	11 metres (36.09 feet)
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3. 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 hereof.

Enacted by Town of Aurora Council this _____ day of _____, 2022

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Explanatory Note

Re: By-law Number XXXX-22

By-law Number XXXX-22 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 property from “Service Employment (E1)” and “General Employment (E2)” to “Townhouse Dwelling Residential R8(XXX) Exception Zone”.

The rezoning will permit a draft plan of subdivision with a total of 225 townhouse dwelling units.

Schedule “A”

Location: LOTS 19, 20 AND 21, REGISTERED PLAN M-51, TOWN OF AURORA



Area Subject to By-law XXXX-22

