

The Corporation of the Town of Aurora

By-law Number XXXX-26

Being a By-law to amend By-law Number 6000-17, as amended,
respecting the lands municipally known as 85 Monarch Park Gate (File
No.)

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

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 “Business Park (E-BP) Exception Zone (447)” zoning category applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this By-law with “Townhouse Dwelling Residential (R8) Exception Zone (xxx).”
2. The Zoning By-law be and is hereby amended to add the following:

“24.577 Townhouse Dwelling Residential (R8) Exception Zone (xxx)”

Notwithstanding any other provisions to the contrary, the following shall apply:

Parent Zone: R8 Exception No.: (xxx)	Map: Schedule “A”, Map No. 8	Previous Zone: E-BP (447)	Previous By-laws: 6000-17
Municipal Address: 85 Monarch Park Gate			
Legal Description: Block 28, Plan 65M-4650			
24.577.1 Permitted Uses			
The following uses are permitted: Townhouse			
24.577.2 Zoning Requirements			
The lot line adjacent to Monarch Park Gate shall be deemed to be the Front Lot Line.			

Section 7.5.3 <i>Dwelling Adjacent to an Employment Zone</i> shall not apply.	
Section 10.4 <i>Minimum Distance Separation Residential and Industrial</i> shall not apply.	
24.577.2.1 Lot Specifications	
Lot Area – total parcel (minimum)	4.0 hectares
Lot Frontage – total parcel (minimum)	70.0 metres
Required Front Yard setback (minimum)	6.0 metres
Required Exterior Side Yard setback (minimum)	6.5 metres
Required Interior Side Yard setback (minimum)	6.0 metres
Required Rear Yard setback (Leslie Street) (minimum)	23.0 metres
24.577.2.2 Site Specifications	
Required side yard setback from a building to the Rear Yard (minimum)	16.0 metres
Required setback of a rear yard garage from the rear lot line of an exterior or end unit to a private road or laneway (minimum)	4.0 metres
Required distance separation between the side of a building to the side of another building (minimum)	3.5 metres
Required distance separation between the front main wall of the 1 st floor of a building to the front main wall of the 1 st floor of another building not separated by a private road (minimum)	11.5 metres
Required distance separation between the front main wall of the 2 nd floor of a building to the front main wall of the 2 nd floor of another building not separated by a private road (minimum)	9.5 metres
24.577.2.3 Building Specifications	
Townhouse Units (maximum)	198 units
Width of Dwelling Unit (minimum)	5.5 metres
Height (maximum)	13.0 metres
Total Site Building Coverage (maximum)	50%
24.577.3 Parking	
Townhouse Parking (minimum)	2 spaces per unit
Visitor Parking (minimum)	46 spaces
Barrier Free Parking (minimum)	10 spaces

Where a <i>parking space</i> is located within a garage the minimum single <i>parking space</i> dimension shall be 2.5 metres by 5.3 metres.	
24.577.4 Daylighting Triangle	
On a corner lot where a daylighting triangle has been conveyed to a public authority, the minimum required setback from the daylighting triangle shall be: From a local road to an arterial road: 18.5 metres From a local road to a local road: 6.0 metres	
24.577.5 Amenity Area	
Notwithstanding Section 7.5.2.1, the minimum required total amenity area for the entire site is 1,280 square metres.	
24.577.6 Encroachments	
Projection of open-sided roofed porches, decks or balconies, not exceeding one storey in height, with or without foundation, into a required exterior side yard or front yard provided no part of the porch, deck or balcony including eaves and is closer than 0.60 metres to the lot line.	2.0 metres
Projection of steps from the front ground floor wall into a required Front or Exterior Side yard to the lot line (maximum)	0.0 metres
24.577.7 Maneuvering Aisle	
90-degree spaces (minimum)	6.5 metres
24.577.8 Landscaping	
A landscaped buffer with a minimum width of 18.5 metres shall be provided along the rear property boundary abutting Leslie Street and shall only be used for the purpose of landscaping and municipal infrastructure.	

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.
4. If a building permit that is appropriate for the development has not been issued under the Building Code Act, 1992, S.O. 1992, c. 23, as amended, for any building or structure so authorized within three (3) years from enactment of this By-law, then this By-law shall automatically repeal and if so repealed, the zoning of the lands will revert to the original zoning.

Enacted by Town of Aurora Council this XX day of XXXX, 2026.

Tom Mrakas, Mayor

Anne Kantharajah, Town Clerk

Explanatory Note

Re: By-law Number XXXX-26

By-law Number XXXX-26 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 “Business Park (E-BP) Exception Zone (447)” to “Townhouse Dwelling Residential (R8) Exception Zone (xxx).”

The effect of this zoning amendment will permit a residential development consisting of 198-unit townhouse dwellings, private amenity areas and a private laneway system.

Schedule “A”

Location: Block 29 & 30, Registered Plan 65M-4650, Town of Aurora, Regional Municipality of York



Lands rezoned from “Business Park (E-BP) Exception Zone (447)” to “Townhouse Dwelling Residential (R8) Exception Zone (XXX).”

