

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 1452-1460 Wellington Street East

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 “Rural Residential (RU)” and “Townhouse Dwelling Residential R8(551)” 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 (XX) Exception Zone” and “Townhouse Dwelling Residential R8 (YY) Exception Zone”.
2. The Zoning By-law be and is hereby amended to add the following:

Parent Zone: R8 Exception No.: XX	Map: 8	Previous Zone: RU
Municipal Address: 1426 Wellington Street East		
Legal Description: Lots 3 and 4 Registered Plan 525, Town of Aurora		
24.XXX.1 Permitted Uses:		

Only the following uses are permitted:

- Dwelling, 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

Lot Area (minimum)	100.00 square metres
Lot Frontage (minimum)	5.4 metres
Front Yard (minimum)	1.6 metres
Rear Yard (minimum)	3.5 metres
Interior Side Yard (minimum)	0.00 metres
Lot Coverage (maximum)	65.0%

24.XXX.2 2 Building Specifications

Height (maximum)	10.5 metres
------------------	-------------

24.XXX.4 4 Parking

Minimum Parking	2 spaces/unit 1 space/unit for the block directly abutting the Wellington Street Lot Line 0.18 visitor spaces/unit
-----------------	--

Parent Zone: R8
Exception No.: YY

Map: 8

Previous Zone:
RU, R8(551)

Municipal Address: 1426 and 1452-1460 Wellington Street East

Legal Description: Lots 3 and 4 Registered Plan 525, Town of Aurora

24.XXX.1 Permitted Uses:

Only the following uses are permitted:

- Dwelling, 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

Lot Area (minimum)	40.0 square metres
Lot Frontage (minimum)	6.1 metres
Front Yard (minimum)	0.2 metres
Rear Yard (minimum)	0.0 metres
Interior Side Yard (minimum)	0.35 metres
Lot Coverage (maximum)	99.5%

24.XXX.2 2 Building Specifications

Height (maximum)	10.5 metres
------------------	-------------

24.XXX.4 4 Parking

Minimum Parking	2 spaces/unit 1 space/unit for the northern dwelling units within the middle block 0.18 visitor spaces/unit
-----------------	---

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 _____, 2026

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Explanatory Note

Re: By-law Number XXXX-26

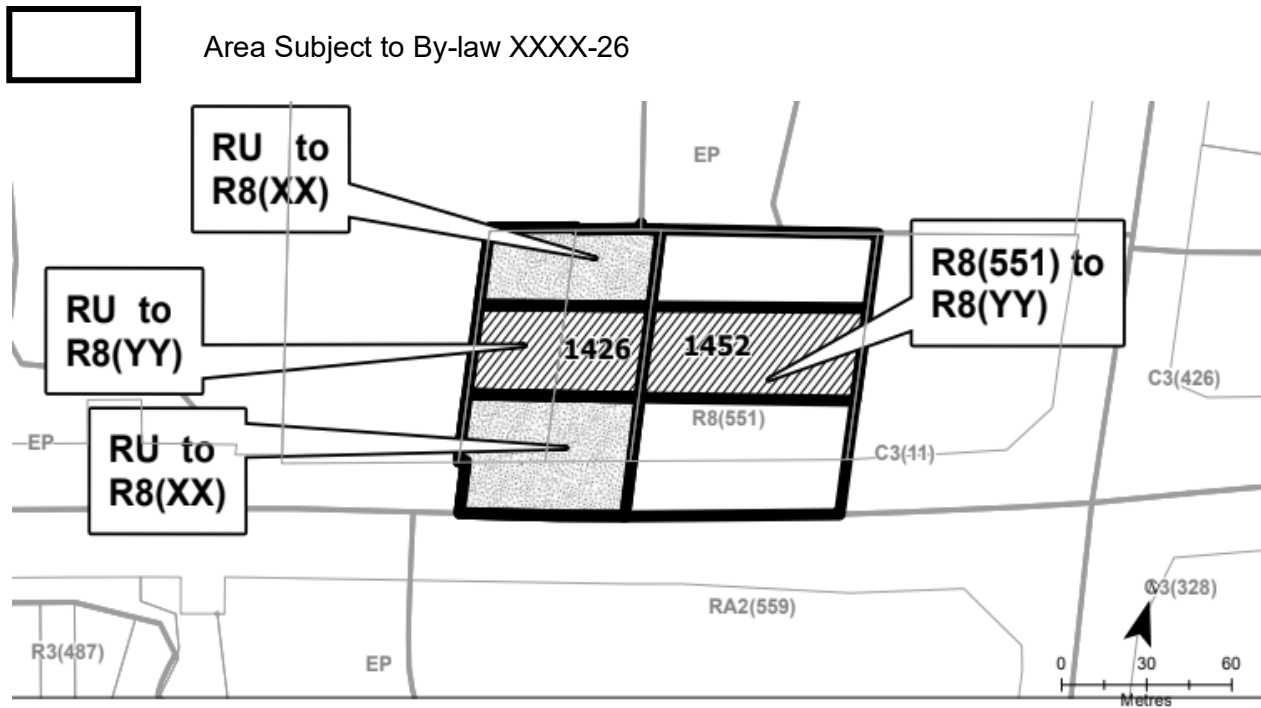
By-law Number XXXX-26 has the following purpose and effect:

To amend By-law 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the subject property from “Rural Residential (RU)” and “Townhouse Dwelling Residential R8(551) to “Townhouse Residential Dwelling R8(XX)” and “Townhouse Dwelling Residential R8(YY) Exception Zone”.

The rezoning will permit a proposed residential townhouse development with a total of 74 townhouse dwelling units comprised of the combination of conventional/standard and back-to-back units.




Schedule “A”

Location: Lots 3 and 4 Registered Plan 525, Town of Aurora



PROPOSED ZONING BY-LAW

APPLICANT: LIVERSRIDGE AND LIVWELL ON WELLINGTON GENERAL PARTNERS LTD.
 FILES: OPA-2025-10, ZBA-2025-09 & ZBA-2022-06
 FIGURE 6

-  Subject Lands
-  R8 (XX) - Standard Townhouse
-  R8 (YY) - Back-to-back Townhouse

