

The Corporation of the Town of Aurora

By-law Number XXXX-23

Being a By-law to amend By-law Number 6000-17, as amended,
respecting the lands municipally known as 36 Industry Street

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 is continued under the name Ontario Land Tribunal (the “OLT”), and any reference to the Ontario Municipal Board or the OMB 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 Area (Exception No. 9) (E1(9))” category applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this By-law with Second Density Apartment Residential RA2 (XX) Exception Zone.
2. The Zoning By-law be and is hereby amended to add the following:

24.542 Second Density Apartment Residential RA2 (XX) Exception Zone

Parent Zone: RA2 Exception No.: XX	Map:	Previous Zone: E1(9)	Previous By-laws:
Municipal Address: 36 Industry Street			
Legal Description: LT 9 PL 535 AURORA; AURORA			

24.542.1 Zone Requirements	
Notwithstanding Section 7.4 and 7.5 of Zoning By-law 6000-17, the following shall apply:7	
Front Yard (minimum)	2.0 metres
Exterior Side Yard (minimum)	2.0 metres
Rear Yard (minimum)	7.5 metres
Interior Side Yard (minimum)	0.0 metres
Lot Coverage (maximum)	61%
Building Height (maximum)	30 metres

Lot Area Per Dwelling Unit (minimum)	22 square metres
Indoor Amenity Area (minimum)	342 square metres
Outdoor Amenity Area (minimum)	1357 square metres

24.542.2 Parking Requirements	
Notwithstanding Section 5.3.1 of Zoning By-law 6000-17, tandem parking spaces are permitted.	
Notwithstanding Section 5.4 and 5.4.1 of Zoning By-law 6000-17, the following shall apply:	
Apartment Building Parking including Visitor Spaces (minimum)	71 Spaces
Barrier Free Parking Spaces (minimum)	4 Spaces

1. 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 Month, 2024

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Explanatory Note

Re: By-law Number XXXX-23

By-law Number XXXX-23 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from “E1(9)” to “Second Density Apartment Residential RA2 (XX) Exception Zone.

The rezoning will permit the proposed Apartment Building containing 97 dwelling units, along with 71 parking spaces.