

The Corporation of the Town of Aurora

By-law Number 6495-23

Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 28 (File No. OPA-2021-06).

Whereas on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, as amended, to adopt the Official Plan for the Town of Aurora (the "Official Plan");

And whereas on April 14, 2023, the Ontario Land Tribunal (the "Tribunal" or "OLT") issued an interim order, under OLT Lead Case No. OLT-22-004060 (the "Interim Order") approving in principle an amendment to the Official Plan respecting the lands municipally known as 200 Wellington Street West, following an appeal pursuant to section 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act");

And whereas on October 24, 2025, the Tribunal issued a final order, under OLT Case No. OLT-22-004060 (the "Order");

Now therefore the Official Plan is amended by the Ontario Land Tribunal as follows:

1. Official Plan Amendment No. 28 to the Official Plan, attached and forming part of this by-law, be and is hereby adopted.
2. 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.

Pursuant to the Interim Order of the Ontario Land Tribunal issued on 14th day of April, 2023, under OLT Lead Case No. OLT-22-004060, and the Order of the Ontario Land Tribunal issued on 24th day of October, 2025, under OLT Lead Case No. OLT-22-004060.

Amendment No. 28

To the Official Plan for the Town of Aurora

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Part I – The Preamble

1. Introduction

This part of the Official Plan Amendment No. 28 (the “Amendment”), entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

2. Purpose of the Amendment

The purpose of this site-specific Official Plan Amendment is to permit a higher density land use being townhomes within the Suburban Residential designation.

3. Location

The lands affected by this Amendment are located on the north side of Wellington Street West, east of Bathurst Street, municipally known as 200 Wellington Street West. The property has a lot area of approximately 0.65 hectares (1.6 acres); and are legally described as Part of Lot 3, Registered Plan 583, Town of Aurora, Regional Municipality of York (the “Subject Lands”).

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 The Official Plan Amendment application (file: OPA-2021-06) and Zoning By-law Amendment application (file: ZBA-2021-08) were submitted to the Town for consideration on November 2, 2021, to permit the site-specific Official Plan Amendment on the Subject Lands.
- 4.2 Related Site Plan application (file: SP-2022-06) was submitted to the Town for consideration on June 30, 2022.
- 4.3 A Statutory Public Planning Meeting was held by Town Council on April 12, 2022, to obtain input from members of the public and Town Council.
- 4.4 The site plan consists of 27 townhouses, along with 6 visitor parking spaces.
- 4.5 The Official Plan designates the Subject Lands as Suburban Residential. An amendment is required to allow the proposed townhouses.
- 4.6 An amendment is also required to redesignate the lands along the Wellington Street West frontage to Environmental Protection.
- 4.7 The implementing Zoning By-law Amendment will create appropriate residential zoning over the Subject Lands to correspond with the proposed Official Plan Amendment designations. Appropriate development provisions and performance standards for the development of the Subject Lands will be incorporated.
- 4.8 The Subject Lands are located within a predominantly residential area with a different character along Wellington Street West that includes higher densities, different residential forms and commercial and institutional uses (including schools).
- 4.9 The site-specific policies as outlined under Part II are considered to be

compatible, appropriate and complementary land use and built form within the surrounding area.

Part II – The Amendment

1. Introduction

This part of the Amendment, entitled Part II – The Amendment, consisting of the following text and attached maps, designated as Schedule “A” constitutes Amendment No. 28 to the Official Plan.

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

Item (1): That the subject lands be redesignated, as shown on the attached Schedule “A” attached hereto and forming part of this plan, from “Suburban Residential” to “Environmental Protection”.

Item (2): That Section 16.0, “Site Specific Policies” of the Town of Aurora Official Plan be and is hereby amended by adding to the end thereof, the following subsection:

“The following policies apply to the lands designated ‘Suburban Residential’ on Part of Lot 3, Registered Plan 583, Parts 1 and 6, Plan 65R38654 (200 Wellington Street West), Town of Aurora, Regional Municipality of York (as shown on the attached Schedule “A”)

a) On lands designated ‘Suburban Residential’ within the area shown as the Subject Lands on the attached Schedule “A” attached hereto and forming part of this plan, the policies as outlined under Section 8.2 ‘Suburban Residential’ shall apply, with the following exceptions:

i. Notwithstanding the policies as outlined in Section 8.2 a) and b), ground related residential units (townhouses) accessed via a private road/street shall be permitted to a total of 27 townhouse units.”

3. Implementation

This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

Part III – The Appendices

Schedule “A” – Subject Lands

Explanatory Note

Re: Official Plan Amendment No. 28

By-law Number 6495-23 has the following purpose and effect:

The purpose of this amendment is to amend the Town of Aurora Official Plan, as amended, for the lands shown in the attached Schedule "A" to permit 27 townhouse units in the "Suburban Residential" designation proposed for the Subject Lands and to designate a portion of the lands to "Environmental Protection". All other provisions of the Official Plan will continue to apply.

Schedule "A"

Location: 200 Wellington Street West; Part of Lot 3, Registered Plan 583, Town of Aurora, Regional Municipality of York



Subject lands designated as "Suburban Residential" with portions redesignated to "Environmental Protection"

