

**The Corporation of the Town of Aurora**

**By-law Number XXXX-25**

**Being a By-law to amend By-law Number 5285-10, as amended, to adopt  
Official Plan Amendment No. [REDACTED].**

**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** authority is given to Council pursuant to the *Planning Act*, R.S.O. 1990 c. P.13, as amended (the “Planning Act”) to pass a by-law amending the Official Plan;

**And whereas** the Council of the Town deems it necessary and expedient to further amend the Official Plan;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. Official Plan Amendment No. [REDACTED] 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.

**Enacted by Town of Aurora Council this [REDACTED] Day of [REDACTED], 2025.**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**

Amendment No. **XX**  
To the Official Plan for the Town of Aurora

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Statement of Components

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## Part I – The Preamble

### 1. Introduction

This part of the Official Plan Amendment No. [REDACTED] (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 Amendment is to change the land use designation from “**Suburban Residential**” to “**Stable Neighbourhood**”. The provision of this Amendment will allow **the subdivision of the existing lands into five (5) lots and facilitate the construction of five (5) single detached dwellings. The Amendment is required to permit the proposed smaller lot sizes and frontages.**

### 3. Location

The lands affected by this Amendment are located between **Bathurst Street and Yonge Street, north of Wellington Street West and south of St John’s Sideroad** and is municipally known as **161 Heathwood Heights Drive**; having a lot area of approximately **0.256 hectares (0.632 acres)**; and are legally described as **Lot 22, Registered Plan 65M-2413**, 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 applicant met with Staff to discuss the proposed development in September 2024 (PRE-2024-17).
- 4.2 The proposal consists of the demolition of the existing single detached dwelling on the Subject Lands to facilitate the subdivision of the existing lot into five (5) smaller lots with areas ranging from approximately 0.048 ha (0.12 acre) to 0.06 ha (0.15 acre) and frontages ranging from approximately 15 metres to 18 metres. A two-storey single detached dwelling will be constructed on each created lot.
- 4.3 The Town’s Official Plan designates the Subject Lands as Suburban Residential which states that the required minimum lot area for any development in the Suburban Residential designation is 0.5 acres per unit.
- 4.4 As such, a minor Amendment is required to redesignate the Subject Lands to Stable Neighbourhood to permit the density of the proposed development.

## 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” (Land Use Plan) constitutes Amendment No. [REDACTED] to the Official Plan.

**2. Details of the Amendment**

The Official Plan be and is hereby amended as follows:

Item (1): Schedule “A” – Land Use Plan, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the Suburban Residential designation for the Subject Lands described as Lot 22, Registered Plan 65M-2413 (161 Heathwood Heights Drive), Town of Aurora in the Regional Municipality of York, from “Suburban Residential” to “Stable Neighbourhood”, as shown on Schedule “A” - Land Use Plan, attached hereto and forming part of this Amendment.

**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” – Land Use Plan

Schedule “A” – Land Use Plan

**Location:** 161 Heathwood Heights Drive; Lot 22, Registered Plan 65M-2413,  
Town of Aurora, Regional Municipality of York



Lands redesignated from “Suburban Residential” to “Stable Neighbourhood”

