

The Corporation of the Town of Aurora

By-law Number 6722-25

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 326 Old Bloomington Road (File No. ZBA-2023-01).

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 "Estate Residential Zone" zoning category applying to the lands shown in Schedule "A" attached hereto and forming part of this By-law with "Detached Fifth Density Residential R5(570) Exception Zone", "Environmental Protection – Oak Ridges Moraine (EP-ORM) Zone" and "Public Open Space (O1) Zone".
2. The Zoning By-law be and is hereby amended to add the following:

Parent Zone: R5 Exception No.: (570)	Map: Schedule A Map No. 7	Previous Zone: ER	Previous By-laws: 6000-17
Municipal Address: 326 Old Bloomington Road			
Legal Description: Lot 3 Registered Plan 166, Town of Aurora, Regional Municipality of York			

24.570.1 Permitted Uses
The following uses are permitted:
<ul style="list-style-type: none">• All uses permitted in the R5 zone

24.570.2 Zone Requirements	
24.570.2.1 Building Specifications	
Rear Yard (Minimum)	6.0 m
Lot Coverage (Maximum)	55%

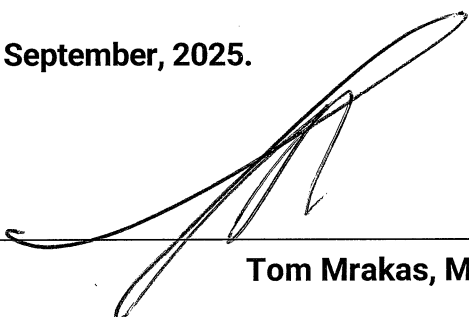
24.570.3 Daylight Triangle
 Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle has been conveyed, the Exterior Side Lot Line and the Front Lot Line shall be deemed to be the continued projection of the Exterior Side Lot Line and the Front Lot line to a point of intersection, for the purposes of calculating the required minimum Front Yard and the required minimum Exterior Side Yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle.

24.570.4 Landscaping Specifications
 Notwithstanding any other provisions to the contrary, a minimum of 40.0% of the lot area shall be preserved in an open landscaped or natural condition. This 40.0% shall not include accessory buildings or structures (excluding a deck), swimming pools or any other covered area with impervious material.

24.570.5 Encroachments
 Open porches, and uncovered terraces (including associated steps and landings) shall be permitted to encroach a maximum of 3 metres into the required front yard, and a maximum of 2.5 metres into the required exterior side yard.

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 seven (7) 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 23rd day of September, 2025.



 Tom Mrakas, Mayor



 Michael de Rond, Town Clerk

Explanatory Note

Re: By-law Number 6722-25

By-law Number 6722-25 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, being the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from "Estate Residential Zone" to the "Detached Fifth Density Residential R5(570) Exception Zone", "Environmental Protection - Oak Ridges Moraine (EP-ORM) Zone" and the "Public Open Space (O1) Zone". The rezoning will permit 10 single-detached residential lots.

Schedule "A"

Location: Lot 3 Registered Plan 166, Town of Aurora, Regional Municipality of York,
Town of Aurora, Regional Municipality of York

