

The Corporation of the Town of Aurora

By-law Number XXXX-25

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 161 Heathwood Heights Drive (1000679027 Ontario Inc.).

Whereas under section 34(1) 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, as amended (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 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 Zoning By-law is amended by the Ontario Land Tribunal as follows:

1. The Zoning By-law be and is hereby amended to replace the “Detached First Density Residential R1 Zone” zoning category applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this By-law with “Detached Third Density Residential (R3-XXX) Exception Zone.”
2. The Zoning By-law be and is hereby amended to add the following:

Parent Zone: R3 Exception No.: XX	Map: Schedule “A” Map No. 2	Previous Zone: R1	Previous By-laws: 6000-17, as amended
Municipal Address: 161 Heathwood Heights Drive			
Legal Description: Lot 22, Registered Plan 65M-2431			

24.XX.1 Zone Requirements	
24.XX.1.1 Lot Specifications	
Lot Coverage (maximum)	38%
24.XX.1.2 Yard Encroachments Permitted	
Notwithstanding the provisions of Section 4.20 (Yard Encroachments Permitted), the following standards shall apply:	
Steps, Landings (all yards)	Maximum Encroachment into a Minimum Yard:

	3.5 metres In no case shall the structure or feature be closer than 2.5 metres from the Front Lot Line
24.XX.1.3 Special Siting Provisions	
Notwithstanding the provisions of Section 24.1.1 to this By-law and the provisions of Section 7.2 of By-law 6000-17, the following Special Siting Provisions shall apply to the hatched area of the lands shown on Schedule “A” attached hereto:	
Exterior Side Yard (minimum)	4.5 metres

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 the Order.
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 three (3) 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 Day of Month, 2025.

Explanatory Note

Re: By-law Number XXXX-25

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 “Detached First Density Residential (R1)” to “Detached Third Density Residential (R3-XX) Exception.”

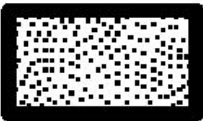
The effect of this zoning amendment will rezone the subject property to one common exception zone with a site-specific provision applicable to the area noted in Schedule “A” and will facilitate the creation of five (5) new lots, each with a single detached dwelling unit.

Schedule “A”

Location: Lot 22, Registered Plan 65M-2431, Town of Aurora, Regional Municipality of York



Lands rezoned from “Detached First Density Residential R1 Zone” to “Detached Thrid Density Residential (R3-XX) Exception Zone.”



Lands subject to the Special Siting Provisions as set forth by Section 24.XX.1.3 to this By-law.

