

THE CORPORATION OF THE TOWN OF AURORA

By-law Number XXXX-26

Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. XXX (File No. OPA-xxx-xx).

Whereas on January 30, 2024, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6579-24, as amended, to adopt the Official Plan dated January 2024 as 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. 1900, 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. XXX 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 ____ day of _____, 2026.

Tom Mrakas, Mayor

Anne Kantharajah, Town Clerk

AMENDMENT NO. XXX

To the Official Plan for the Town of Aurora

STATEMENT OF COMPONENTS

PART I – The Preamble

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

PART II – The Amendment

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

PART III – The Appendices

Part I – The Preamble

1. Introduction

This part of Official Plan Amendment No. X to By-law Number 6579-24 as amended (the “Amendment”), entitled Part 1 – 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 “Business Park” to “Medium-High Urban Residential”. The provision of this Amendment will allow the development of 198 townhouse dwelling units on a private road network.

3. Location

The lands affected by this Amendment are located at the northeast corner of Leslie Street and Addison Hall Circle, on the west side of Monarch Park Gate, municipally known as 85 Monarch Park Gate; having a lot area of approximately 4.716 hectares (11.654 acres); and are legally described as Block 28, Plan 65M-4650, 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. Official Plan and Zoning By-law Amendment applications were submitted to the Town of Aurora for consideration in 2026, to facilitate the removal of employment lands to permit residential uses and to allow for the development of 198 townhouse dwelling units, a private roadway network, amenity space and visitor parking.
- 4.2. A statutory public meeting was held on April 30, 2026, to present the proposal to the public and Town of Aurora Council.
- 4.3. The proposed development is consistent with the Provincial Planning Statement.
- 4.4. The application conforms to the Region of York Official Plan and is within the Urban Area.
- 4.5. The application generally maintains the intent and purpose of the Town of Aurora Official Plan which allows for the removal of employment lands for purposes of non-employment uses, where there is a need for the conversion of employment lands, there is no adverse impact to the employment area, there is planned infrastructure available to accommodate the proposed use and there are sufficient employment lands to meet Town’s job density target without the Subject Lands.
- 4.6. The proposed development will be subject to a future plan of condominium and site plan applications.
- 4.7. Appropriate development of the Subject Lands will be achieved through the implementation of policies of By-law Number 6579-24, as amended, and this Amendment and the urban design guidelines as part of the Town’s site plan control process.

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 Schedules “A”, “B” and “C”, constitutes Amendment No. XXX to the Official Plan.

2. Details of the Amendment

The Official Plan is hereby amended as follows:

- Item (1): Schedule 'A' – Town Structure, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the designation from “Employment Area” to “Residential Designated Greenfield Area”, as shown on Schedule A attached hereto and forming part of this Amendment.
- Item (2): Schedule 'B' – Land Use Plan, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the designation from “Business Park” to “Medium-High Urban Residential”, as shown on Schedule B attached hereto and forming part of this Amendment.
- Item (3): Schedule “H” – Site Specific Policy Areas, being part of the Town of Aurora Official Plan, be and is hereby amended by adding the subject lands as Site Specific Policy X , to permit a medium density residential block containing a maximum of 198 townhouse dwelling units, as shown on Schedule C attached hereto, and forming part of this Amendment.
- Item (4): Section 20 of the Town of Aurora Official Plan be and is hereby amended by adding the following:
 - “Section 20.XX
 - a. The lands municipally known as 85 Monarch Park Gate may hereby be developed for residential uses to permit a maximum of 198 townhouse dwelling units on a private road network.
 - b. The Town of Aurora’s requirement for high urban design standards, which will be implemented through the Site Plan application process.

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.

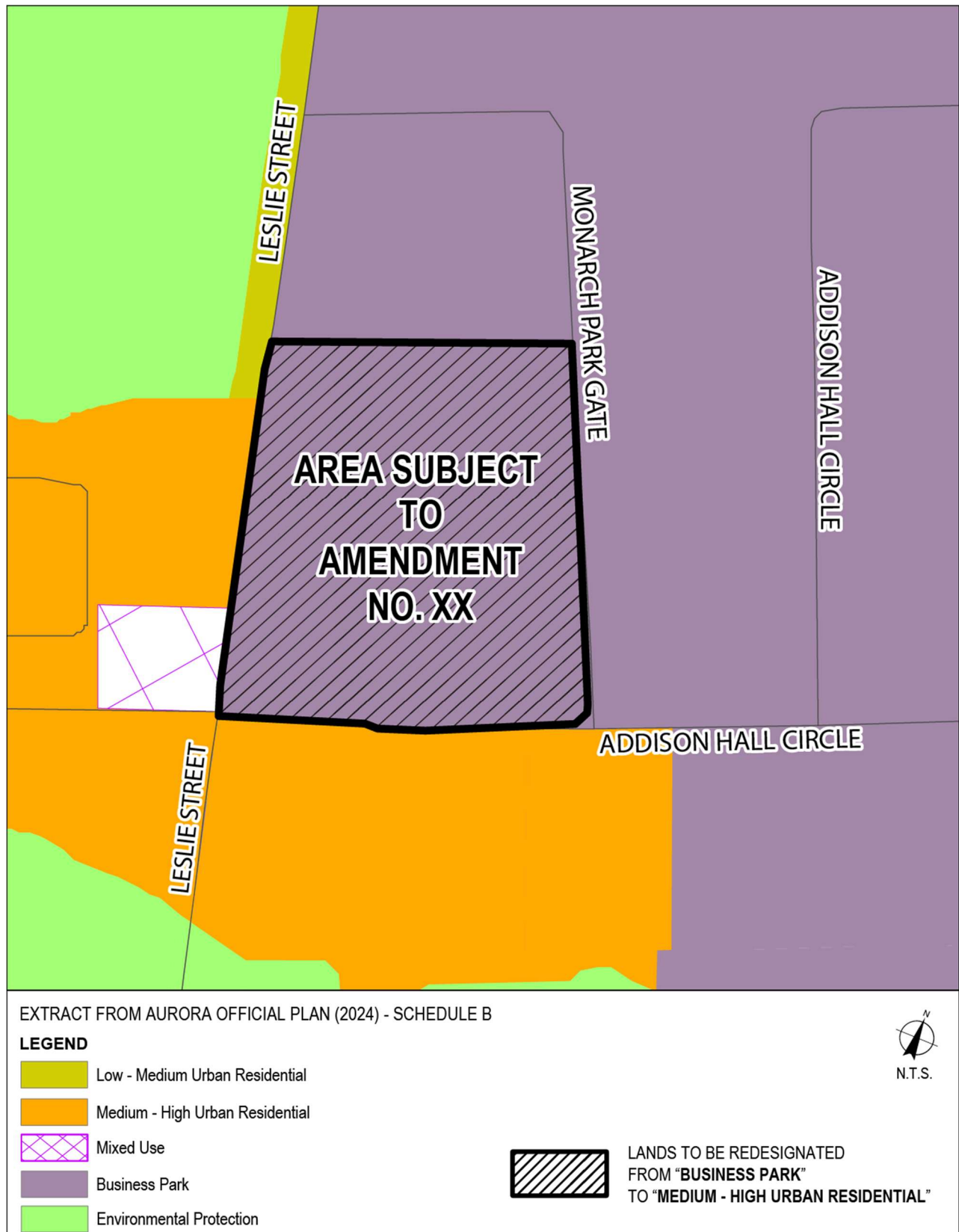
Part III – The Appendices

- Schedule “A” - Town Structure
- Schedule “B” - Land Use Plan
- Schedule “C” - Site Specific Policy Areas

Schedule "A" – Town Structure



Schedule "B" – Land Use Plan



Schedule "C" – Site Specific Policy Areas

