

The Corporation of the Town of Aurora

By-law Number 6496-23

**Being a By-law to amend By-law Number 6000-17, as amended,
respecting the lands municipally known as 200 Wellington Street West
(File No. ZBA-2021-08).**

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 (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 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 Zoning By-law respecting the lands municipally known as 200 Wellington Street West, following an appeal pursuant to section 34(11) 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 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)” zoning category applying to the lands shown on Schedule “A” attached hereto and forming part of this by-law with “Townhouse Dwelling Residential (R8-549) Exception Zone”, and “Environmental Protection (EP)”.
2. The Zoning By-law be and is hereby amended to add the following:

“Parent Zone: R8 Exception No.: 549	Map: 4	<i>Previous Zone:</i> R1	<i>Previous By-laws:</i> N/A <i>OLT Case No:</i> OLT-22-004060
Municipal Address: 200 Wellington Street West			

Legal Description: Part of Lot 3, Registered Plan 583, Parts 1 and 6, Plan 65R-38654

24.549.1 Zone Requirements		
24.549.1.1 Siting Specifications		
Lot Area per dwelling (minimum)	140 m ²	
Lot Frontage per unit (minimum)	5.5 metres	
Front Yard (minimum)	5.3 metres	
Interior Side Yard (minimum)	0 metres ; 1.2 metres for end units	
Side Yard to Private Road (minimum)	1.6 metres	
Maximum Height	11 metres	
Visitor Parking (minimum)	6 spaces	
24.549.1.2 Yard Encroachments Permitted		
Notwithstanding the provisions of Section 4.20 (Yard Encroachments Permitted), the following standards shall apply:		
Structure or Feature: Open porches, uncovered terraces and decks (3.2 metres high or less)	Applicable Yard(s): Front and Exterior Side Yard	Maximum Encroachment into a Minimum Yard: 3.0 metres In no case shall be closer than 3.0 metres from the Front Lot Line
24.549.1.3 Ingress and Egress		
Notwithstanding the provisions of Section 5.5.4 (Ingress and Egress), the following standard shall apply:		
The maximum width of any joint ingress or egress <i>Driveway</i> measured along the <i>Street Line</i> shall be nine and a half (9.5) 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.

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.

Explanatory Note

Re: By-law Number 6496-23

By-law Number 6496-23 has the following purpose and effect:

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 “Townhouse Dwelling Residential (R8-549) Exception Zone”, and “Environmental Protection (EP)”.

The effect of this zoning amendment is to permit the development of 27 townhouse units with site-specific performance standards.

Schedule "A"

Location: Part of Lot 3, Registered Plan 583, Parts 1 and 6, Plan 65R-38654, Town of Aurora, Regional Municipality of York



Lands to be rezoned from "Detached First Density Residential (R1)" zone to "Townhouse Dwelling Residential (R8-549) Exception Zone", and "Environmental Protection (EP)"

