

## 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 14094-14122 Yonge Street and legally described as PART OF LOTS 1, 2 & 3 REGISTER PLAN 132; TOWN OF AURORA.**

**WHEREAS** under Section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”), zoning bylaws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

**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 is continued under the name Ontario Land Tribunal (the “OLT”), and any reference to the Ontario Municipal Board or the OMB is deemed to be a reference to the OLT;

**AND WHEREAS** the Council of the Corporation of the Town of Aurora deems it advisable to further amend By-law 6000-17, as amended.

**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 “Rural – Oak Ridges Moraine (RU-ORM)” zoning category applying to the lands shown as “Part 1” on Schedule “A” attached hereto and forming part of this By-law with “Townhouse Dwelling Residential (R8)”.
2. The Zoning By-law be and is hereby amended to replace the “Rural – Oak Ridges Moraine (RU-ORM)” zoning category applying to the lands shown as “Part 2” on Schedule “A” attached hereto and forming part of this By-law with “Environmental Protection (EP)”.
3. THAT the Zoning By-law be and is hereby amended to add the following for “Part 1” on Schedule “A” attached hereto:

**“XX Townhouse Dwelling Residential (R8-XX) Exception**

**25.x.x. Zone Requirements**

**25.x.x. Siting Specifications**

**Minimum Setback Provisions:**

|                                     |                   |
|-------------------------------------|-------------------|
| Minimum LOT AREA:                   | 110 square meters |
| Minimum FRONT YARD SETBACK:         | 3.05 metres       |
| Minimum REAR YARD SETBACK:          | 5.4 metres        |
| Minimum SIDE YARD SETBACK END UNIT: | 1.0 metres        |

Minimum EXTERIOR SIDE YARD SETBACK: 1.0 metres  
Minimum VISITOR PARKING SPACES: 0.4 per unit

**24.x.x. Building Specification**

Maximum BUILDING HEIGHT: 12.0 metres  
Maximum LOT COVERAGE: 57.5%

4. THAT all other terms, provisions and existing amendments of the Zoning By-law remain the same.
5. THAT 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 thereof.

**READ A FIRST AND SECOND TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2025**

**READ A THIRD TIME AND FINALLY PASSED \_\_\_ DAY OF \_\_\_\_\_, 2025**

\_\_\_\_\_  
T. Mrakas, Mayor

\_\_\_\_\_  
M. de Rond, Town Clerk

### **Explanatory Note**

Re: Zoning By-law No. xxxx-25

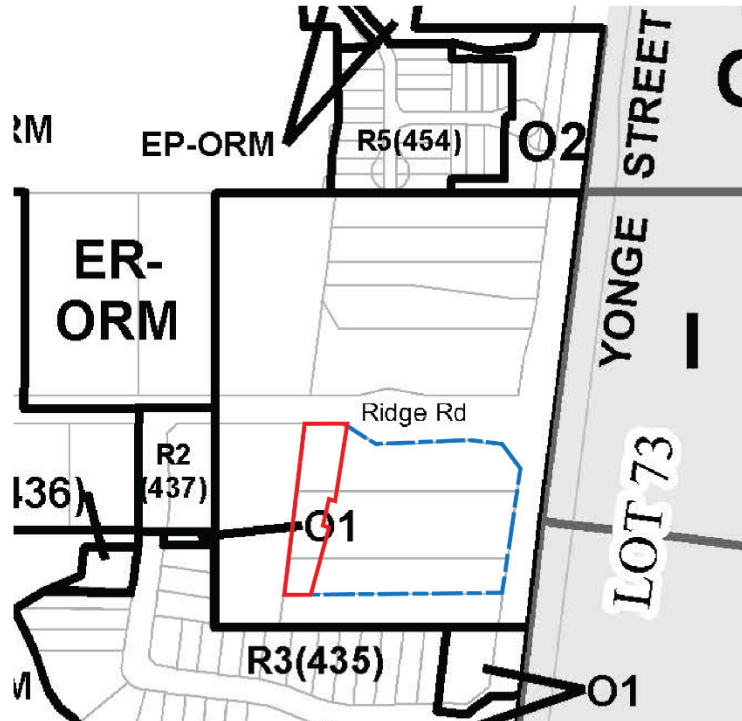
By-law No. xxxx-25 has the following purpose and effect:



To amend By-law 6000-17, as amended; the Zoning By-law in effect in the Town of Aurora, to rezone a portion denoted as "Part 1" on Schedule "A" attached hereto from "Rural – Oak Ridges Moraine (RU-ORM)" to "Townhouse Dwelling Residential (R8)", to rezone a portion denoted as "Part 2" on Schedule "A" attached hereto from "Rural – Oak Ridges Moraine (RU-ORM)" to "Environmental Protection (EP)", as well as to add site-specific provisions to the subject lands to facilitate the development of 76 residential townhouse dwelling units via an internal private condominium laneway system on "Part 1".

TOWN OF AURORA  
THE REGIONAL MUNICIPALITY OF YORK

LOCATION: PART OF LOTS 1, 2 & 3 REGISTER PLAN 132;  
TOWN OF AURORA.

THIS IS SCHEDULE "A"  
TO BY-LAW NO. XXXX-25  
PASSED THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2025



-  LANDS SUBJECT TO REZONING FROM "RURAL-OAK RIDGES MORaine (RU-ORM)" TO "TOWNHOUSE DWELLING RESIDENTIAL (R8)"
-  LANDS SUBJECT TO REZONING FROM "RURAL-OAK RIDGES MORaine (RU-ORM)" TO "ENVIRONMENTAL PROTECTION (EP)"

\_\_\_\_\_  
T. Mrakas, MAYOR

\_\_\_\_\_  
M. de Rond, TOWN CLERK