

The Corporation of the Town of Aurora

By-law Number 60XX-22

Being a By-law to amend By-law Number 6000-17, as amended (1675 St. John's Sideroad – Weslie Creek Developments Inc.)

Whereas on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, as amended, to adopt the Official Plan for the Town of Aurora;

And whereas under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "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 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 Act, providing that any part of the by-law not in issue in the appeal shall be deemed to have come into force on the day the by-law was passed;

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 "Rural (RU) Zone" zoning category applying to the lands shown on Schedule "A" attached hereto and forming part of this By-law, with "Business Park E-BP (AAA) Exception Zone"; "Business Park E-BP (BBB) Exception Zone"; "Business Park E-BP (CCC) Exception Zone"; and "Environmental Protection EP Zone".
2. The Zoning By-law be and is hereby amended to add the following:

24.505 Business Park E-BP (AAA) Exception Zone

24.505.1 Permitted Uses
All uses set out in Section 10.1 as well as the following additional Principal Use:
-Motor Vehicle Service Station
-Retail Store

24.506 Business Park E-BP (BBB) Exception Zone

24.506.1 Permitted Uses

All uses set out in Section 10.1 as well as the following additional Principal Use:

- Ancillary Trailer Storage at the rear of the building
- Warehouse

24.506.2 Zone Requirements

Notwithstanding any provision to the contrary, the lands fronting the northern lot line adjacent to St. John's Sideroad shall be deemed to be the front lot line.

24.506.2.1 Siting Specifications

Rear Yard setback to Environmental Protection Zones (minimum)	10.0m - Woodland Buffer 6.0m – Long Term Stable Top of Slope
Building Height (maximum)	15.2m

24.506.3 Landscaping

Landscaping strip adjacent to St. John's Sideroad	3.0 m
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24.506.4 Manoeuvring Space

Proposed Minimum Manoeuvring Spaces	6.4m
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24.506.5 Ingress & Egress

Proposed Maximum Number of Driveways	3
Proposed Driveway Width	6.4m

24.507 Business Park E-BP (CCC) Exception Zone

24.507.1 Permitted Uses	
All uses set out in Section 10.1 as well as the following additional Principal Use:	
-Clinic	
-Retail Store	

24.507.2 Siting Specifications	
Yards Adjacent to Leslie Street (minimum)	Building 2 & 3 – 5.0 m
Rear Yard setback to Environmental Protection Zones (minimum)	10.0m - Woodland Buffer 6.0m – Long Term Stable Top of Slope

24.507.3 Landscaping	
Landscaping strip adjacent to Leslie Street	3.0 m

24.507.4 Loading	
Loading Spaces for retail store	1

24.507.5 Parking	
Proposed Minimum Parking Spaces for an Office Use	2.0 spaces per 100m ² of GFA

24.507.6 Manoeuvring Space	
Proposed Minimum Manoeuvring Spaces	6.4m

3. This By-law shall come into full force subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, 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 _____ 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Explanatory Note

Re: Zoning By-Law Number 60XX-22

By-law Number 60XX-22 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 “Rural (RU) Zone” to “Business Park E-BP (AAA) Exception Zone”; “Business Park E-BP (BBB) Exception Zone”; “Business Park E-BP (CCC) Exception Zone”; and “Environmental Protection EP Zone”.

The rezoning will permit a business park with a total of 3 blocks consisting of employment lands and environmental protection area.

TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

LOCATION: 1675 St. John's Sideroad

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|---|--|---|--|
|  | Lands rezoned from "Rural (RU) Zone" to "Business Park E-BP(AAA) Exception Zone" |  | Lands rezoned from "Rural (RU) Zone" to "Business Park E-BP(CCC) Exception Zone" |
|  | Lands rezoned from "Rural (RU) Zone" to "Business Park E-BP(BBB) Exception Zone" |  | Lands rezoned from "Rural (RU) Zone" to "Environmental Protection (EP) Zone" |

