

The Corporation of the Town of Aurora

By-law Number XXXX-26

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 219 Old Yonge Street, 255 Old Yonge Street, and 16003 Yonge Street (ZBA-2025-04).

Whereas under section 34 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 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 "Special Mixed Density Residential (R7(374)) Exception Zone", "Community Commercial (C4(295)) Exception Zone", and "Environmental Protection (EP) Zone" zoning categories applying to the lands shown in hatching on Schedule "A" attached

hereto and forming part of this By-law with “Second Density Apartment Residential (RA2-XXX) Exception Zone” .

2. The Zoning By-law be and is hereby amended to replace the “Community Commercial (C4(295)) Exception Zone” and “Special Mixed Density Residential (R7(374)) Exception Zone” zoning categories applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this By-law with “Environmental Protection (EP) Zone” zoning category.

3. The Zoning By-law be and is hereby amended to add the following:

Parent Zone: RA2 Exception No.: (XX)	Map: Schedule “A”, Map No. X	Previous Zones: R7(374) C4(295) EP	Previous By-laws: 5093-08.D 4349-02.D
Municipal Address: 219 Old Yonge Street & 16003 Yonge Street			
Legal Description: Part of Lot 4, Plan 461, Whitchurch as in R603216 & Part of Lot 3 Plan 461 Whitchurch as in R524310, Town of Aurora			
24.X.1 Zone Requirements			
Old Yonge Street shall be deemed to be the front lot line.			
Notwithstanding Section 2.3 of this By-law, the extent of the Lot Lines of a parcel shall hereby be defined as areas to which the provision of this By-law shall respectively apply.			
24.X.1.1 Siting Specifications			
The following setbacks only apply to above ground buildings:			
Front Yard (minimum)	3.0 metres		
Interior Side Yard (minimum)	6.0 metres		
Distance from stairs to Front Lot Line (minimum)	In no case shall stairs be closer than 0.4 m from the Front Lot Line.		
Encroachment for steps and landings to All Yards (maximum)	2.80 metres		
Building step back on the 4 th storey along the north, south, and east building walls (minimum)	2.0 metres		
The frontage of Old Yonge Street will be used to establish the <i>Average Finished Grade</i> .			
Minimum yard setbacks shall not apply to any portion of a <i>building or structure</i> located below <i>Average Finished Grade</i> .			
Private balconies shall be permitted to encroach into the EP Zone.			
24.X.2 Parking			
Width of a manoeuvring space for a 90 degree parking space (minimum)	6.0 metres		

Parking spaces for an Apartment Building (minimum)	1.0 residential spaces per unit including a minimum of 9% of the required parking spaces for visitor parking.
Width of a driveway lane (minimum)	3.0 metres
24.X.3 Amenity Area	
Amenity Area (minimum)	9% of the Amenity Area is provided as interior amenity space.
24.X.4 Landscaping Strip	
Width of landscaping strip provided on the front lot line (minimum)	1.50 metres
24.X.5 Definitions	
For the purposes of this zone Landscaping Strip means any combination of trees, shrubs, flowers, grass or other such vegetative elements, and (which) may include decorative stonework, paving, screening, or other architectural elements, curbs, retaining walls, stairs and any surface walk or similar area but does not include any driveway or ramp, parking area or any area with an enclosed building or structure.	
For the purpose of this zone Building, Height , does not include mechanical operations, elevator overrun, rooftop elevator access, rooftop stair access, and ornamental landscape features.	

4. The Zoning By-law be and is hereby amended to replace the “Rural (RU) Zone” zoning category applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this By-law with “Detached First Density Residential (R1-XXX) Exception Zone” zoning category.
5. The Zoning By-law be and is hereby amended to replace the “Rural (RU) Zone” zoning category applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this By-law with “Environmental Protection (EP) Zone” zoning category.
6. The Zoning By-law be, and is, hereby amended to add the following:

Parent Zone: R1 Exception No.: (XX)	Map: Schedule “A”, Map No. X	<i>Previous Zones:</i> RU EP	<i>Previous By-laws:</i>
Municipal Address: 255 Old Yonge Street			
Legal Description: Part of Lot 1 Plan 461 Whitchurch; Part of Lot 2 Plan 461 Whitchurch as in R671374; S/T R671374, Town of Aurora			
24.X.1 Zone Requirements			
Notwithstanding Section 2.3 of this By-law, the extent of the Lot Lines of a parcel shall hereby be defined as areas to which the provision of this By-law shall respectively apply.			
24.X.1.1 Siting Specifications			
Front Yard (minimum)	3.0 metres		

Encroachment of open-sided roofed porch into the Front Yard (maximum)	2.5 metres
---	------------

7. 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.

8. 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 the Town of Aurora Council this _____ day of _____, 2026.

Tom Mrakas, Mayor

Michael de Rond, Clerk

Explanatory Note

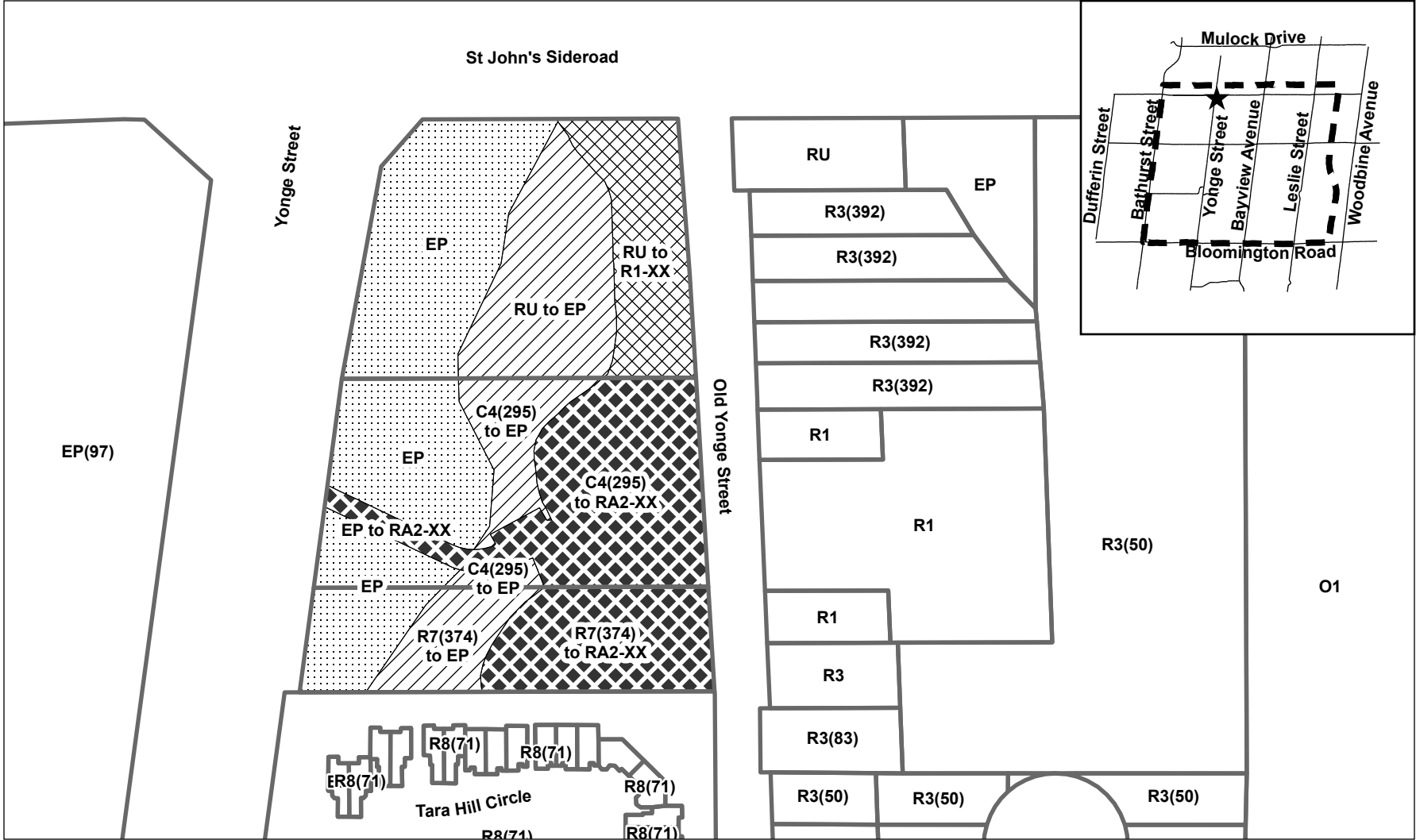
Re: By-law Number XXXX-26

By-law Number XXXX-26 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 lands located at 16003 Yonge Street and 219 Old Yonge Street from “Community Commercial (C4(295) Exception Zone”, “Environmental Protection” and “Special Mixed Density Residential (R7 (374)) Exception Zone”, respectively to “Second Density Apartment Residential (RA2-XXX) Exception Zone” and “Environmental Protection”.

To amend By-law Number 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the lands located at 255 Old Yonge Street from “Rural (RU)” to “Detached First Density Residential One (R1-XXX) Exception Zone” and “Environmental Protection”.

The effect of this zoning amendment is to rezone the subject property to facilitate one 5-storey residential apartment building and one relocated single detached residential dwelling unit. The residential apartment will provide 148 residential units, 170 parking spaces, 51 bicycle parking spaces, and associated indoor and outdoor amenity areas. The relocated residential dwelling unit will ensure the long-term protection of the heritage structure, that will be a gateway into the community.







PROPOSED ZONING

APPLICANT: _____

FILES: _____

SCHEDULE A

-  Remain as EP
-  Rezone from EP, C4(295), R7(374) to RA2-XX
-  Rezone from RU to R1-XX
-  Rezone from RU, C4(295), R7(374) to EP



Source: Town of Aurora