

The Corporation of the Town of Aurora

By-law Number XXXX-22

**Being a By-law to amend By-law Number 6000-17, as amended,
respecting the lands municipally known as 46 St. John's Sideroad, Aurora,
Ontario, L4G 6T6 (Biddington Homes Aurora Inc.)**

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 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 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. THAT the Zoning By-law be and is hereby amended to replace the "Apartment Residential RA1 (134)" zoning category applying to the lands shown on Schedule "A" attached hereto and forming part of this By-law with "Townhouse Dwelling Residential (R8-XX) Exception Zone".
2. THAT the Zoning By-law is hereby amended to zone a portion of the lands to the "Environmental Protection (EP)" zoning category as shown on Schedule "A" attached hereto and forming part of this By-law.
1. THAT the Zoning By-law be and is hereby amended to add the following:

XX. Townhouse Dwelling Residential (R8-XX) Exception Zone

The lands shown zoned R8-XX on Schedule "A" attached hereto may be used for the construction of five (5) blocks of Townhouse Dwellings, provided the number of dwelling units does not exceed 39, and in accordance with the following provisions:

XX. Zone Requirements

Lot Specifications

The minimum lot frontage along St. John's Sideroad for lands shown on Schedule "A" is 30 m.

The minimum Front Yard setback is 4.5 m.

The minimum Side Yard is 0.5 m.

The minimum Rear Yard setback is 1.2 m.

Building Specifications

The maximum Gross Floor Area is 6,982.3 m².

The maximum Building Coverage is 19%.

The maximum Building Height is 4 storeys, 13 m.

Parking Requirements

Parking shall be provided in accordance with the following:

The minimum required parking shall be provided at 1.45 spaces per unit of which 0.28 per unit are for visitor parking.

2. THAT all other terms, provisions, and existing amendments of the Zoning By-law remain the same.
3. THAT 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.

READ A FIRST AND SECOND TIME THIS __ DAY OF _____, 2022.

READ A THIRD TIME AND FINALLY PASSED THIS __ DAY OF _____, 2022.

[Insert Mayor's Full Name] MAYOR

[Insert Town Clerk's Full Name], TOWN CLERK

Explanatory Note

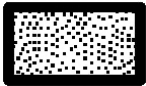
Re: By-law Number XXXX-22

By-law Number XXXX-22 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 “Apartment Residential RA1 (134)” to “Townhouse Dwelling Residential (R8-XX) Exception Zone” that will permit 39 Townhouse Dwelling units.

Schedule “A”

Location: Part Lot 86 Concession 1, Town of Aurora, Regional Municipality of York



Lands rezoned from “Apartment Residential RA1 (134), Environmental Protection EP (117)” to “Townhouse Dwelling Residential (R8-XX) Exception Zone”.



The Town of Aurora Zoning Bylaw 6000-17 re-designate the northwest corner of the subject property from Environmental Protection EP (117) to Townhouse Dwelling Residential (R8-XX) Exception Zone.



The Town of Aurora Zoning Bylaw 6000-17 designated as Environmental Protection, which will remain.

Insert Map

