

The Corporation of the Town of Aurora

By-law Number _____ - 2022

Being a By-law to Adopt Official Plan Amendment No. ____

Whereas the Council of the Corporation of the Town of Aurora ("The Town"), enacted By-law Number _____, as amended, to adopt the Official Plan for the Town of Aurora ("The Official Plan");

And whereas authority is given to Council pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass a by-law amending the Official Plan;

And whereas the Council of the Town deems it necessary and expedient to further amend the Official Plan;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. Amendment No. ____ to the Official Plan for the Town of Aurora attached hereto and forming part of this By-law and is hereby adopted.
2. This By-law shall come into 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, Deputy Clerk

Amendment No. ____

To the Official Plan for the Town of Aurora

Statement of Components

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Part II – The Amendment

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3. Implementation and Interpretation

Part I – The Preamble

1. Introduction

This part of the Official Plan Amendment No. ____ (the “Amendment”) entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

2. Purpose of the Amendment

The purpose of the amendment is to Amendment is to redesignate the Subject Lands from “Business Park 1” and “Environmental Protection Area” to “Business Park 1 – Special Policy Area 1”, “Business Park 1” and “Environmental Protection Area” In addition, the Amendment will amend Section 3.4.1(b) of OPA 73 to add “Gas Bar” as a permitted use on a potion of the Subject Lands in order to facilitate the future development of gas station and associated uses. The Amendment also includes the deletion of the future north-south collector road, as shown in Schedule “A” of the Aurora 2C Secondary Plan.

Gas Bar Use

In accordance with the land use schedules and policies of the Towns Official Plan, the *Business Park 1* designation, applicable to the Subject Lands, provides for prestigious employment, industrial and office uses to serve the business and residents of the Town of Aurora. Additionally, the designation also permits ancillary uses that primarily serve the business functions in the *Business Park* including include small-scale retail and commercial uses. The Aurora 2C Secondary Plan does not include a gas bar use as a listed permitted use in the *Business Park 1* designation.

As the area continues to develop and intensify with employment and complimentary type uses, it is recognized that important population and business supportive infrastructure, including gas bars, have not yet fully materialized. Gas bars provide an important role in the function and success of employment areas and indirectly support economic activity and growth.

This Amendment recognizes the broader potential for the Subject Lands and expands upon the list of permitted uses to include a gas bar. This Amendment is supported by a policy framework that promotes employment-orientated support services that will facilitate the function of the Business Park.

North-South Collector Road

Based on the configuration and orientation of the proposed industrial warehouse building, the north-south collector road, as illustrated in Schedule “A” of the Secondary Plan is no longer required. Section 7.1.1 a) of the Secondary Plan states *“it is intended that the boundaries identified on the Schedules of this Secondary Plan be considered as approximate. The boundaries may be considered exact only where corresponding to existing roads, Watercourses or other similar geographic demarcations. It is also intended that the location of the proposed roads, trails and pathways as indicated on the Schedules to this Plan be considered conceptual and not exact.”*

Given that all roads listed on Schedule “A” are conceptual in nature, the application proposes to delete the north-south collector road and instead, establish a 12-metre wide access driveway extending from St. John’s Sideroad in order to serve the industrial development.

Section 7.1.1b) of the Secondary Plan states *“Amendments to this Secondary Plan will not be required to permit minor adjustments to identified land use boundaries or to the conceptual locations of roads, trails and pathways provided that the general intent of this Plan is maintained.”*

Given the physical characteristics of the site and associated challenges, a public road is not required in this location. The overall intent of the Official Plan is being maintained, as the proposed alternative access will better serve the Business Park.

3. Location

The lands affected by this Amendment are located on the south-east corner of St. John’s Sideroad and Leslie Street, municipally known as 1675 St. John’s Sideroad, and are legally described as Part of Lot 25, Concession 3, Town of Aurora, Regional Municipality of York (the “Subject Lands”).

4. Basis of the Amendment

- 4.1. This Amendment is based upon an application by Weslie Creek Development Inc., the landowner, to permit the construction of a comprehensive business park development including an industrial warehouse building, office building, retail building and associated gas bar with ancillary commercial building. The Subject Lands are designated

Business Park 1 which permits prestige industrial uses, all types of business and professional offices, including accessory retail, restaurants and service uses where internally integrated as a component of an office building; institutional uses of all scales, including post-secondary educational facilities/campuses, government services, research and training facilities; hotels and convention centres including accessory retail, restaurants and service uses where internally integrated as a component of an office building; trails and open spaces; stormwater management facilities and public and private utilities that serve the Business Park; and, ancillary uses that primarily serve the business functions in the Business Park. A 'Gas Bar' is not identified as a permitted use in accordance with Section 3.1.4.b. of the Aurora 2C Secondary Plan.

The proponent has requested the addition of a site-specific permitted use for a 'Gas Bar' at the south-east corner of the intersection of St. John's Sideroad & Leslie Street, on the basis that it is compatible use complementary to the function of the Business Park 1 designation and, represents an appropriate form of development for the Subject Lands which meets the purpose and intent of the Official Plan.

The proponent has also requested the deletion of the north-south collector road illustrated in Schedule "A" of the Aurora 2C Secondary Plan, in favor of a 12-metre wide access driveway extending from St. John's Sideroad.

The changes to the Town of Aurora Official Plan introduced through this Amendment are consistent with the policies of the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe as well as the York Regional Official Plan.

Part II – The Amendment

1. Introduction

All of this part of the document entitled Part II – The Amendment, consisting of the following text and attached maps, designated as “Schedule A” constitutes Amendment No. ____ to the Official Plan.

2. Details of the Amendment

The Official Plan is hereby amended as follows:

Item (1): Schedule “AA”, Land Use Plan, being part of the Town of Aurora 2C Secondary Plan – Official Plan Amendment No. 73, is amended by changing the land use designation for the Subject Lands municipally described as 1675 St. Johns Sideroad, Town of Aurora in the Regional Municipality of York, from “Business Park 1” and “Environmental Protection Area” to “Business Park – Special Policy Area 1” and “Environmental Protection Area”.

Section 3.4.1 of the Aurora 2C Secondary Plan – Official Plan Amendment No. 73 be and is hereby amended by adding the following:

3.4.1 Business Park 1 – Special Policy Area 1

The following special policies shall apply lands designated “Business Park 1 – Special Policy Area 1” located at the south-east quadrant of St. Johns Sideroad and Leslie Street and described as Part of Lot 25, Concession 3, Town of Aurora.

- a) A Gas Bar shall be a permitted use

Item (2): “Notwithstanding Policy 7.1.1a) & 7.1.1b) of the Aurora 2C Secondary Plan – Official Plan Amendment No. 73 respecting the boundaries identified in the Schedules of the Secondary Plan, the following site-specific policy shall apply to the lands designated as “Business Park 1” within the area shown as the Subject Lands on Schedule “A” attached hereto and forming part of this Amendment:

- a) "The North-South collector road, illustrated on Schedule "A" within the Subject Lands shall be deleted."

3. Implementation and Interpretation

This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan and Zoning By-law.

Amendment No. ____

To the Official Plan for the Town of Aurora

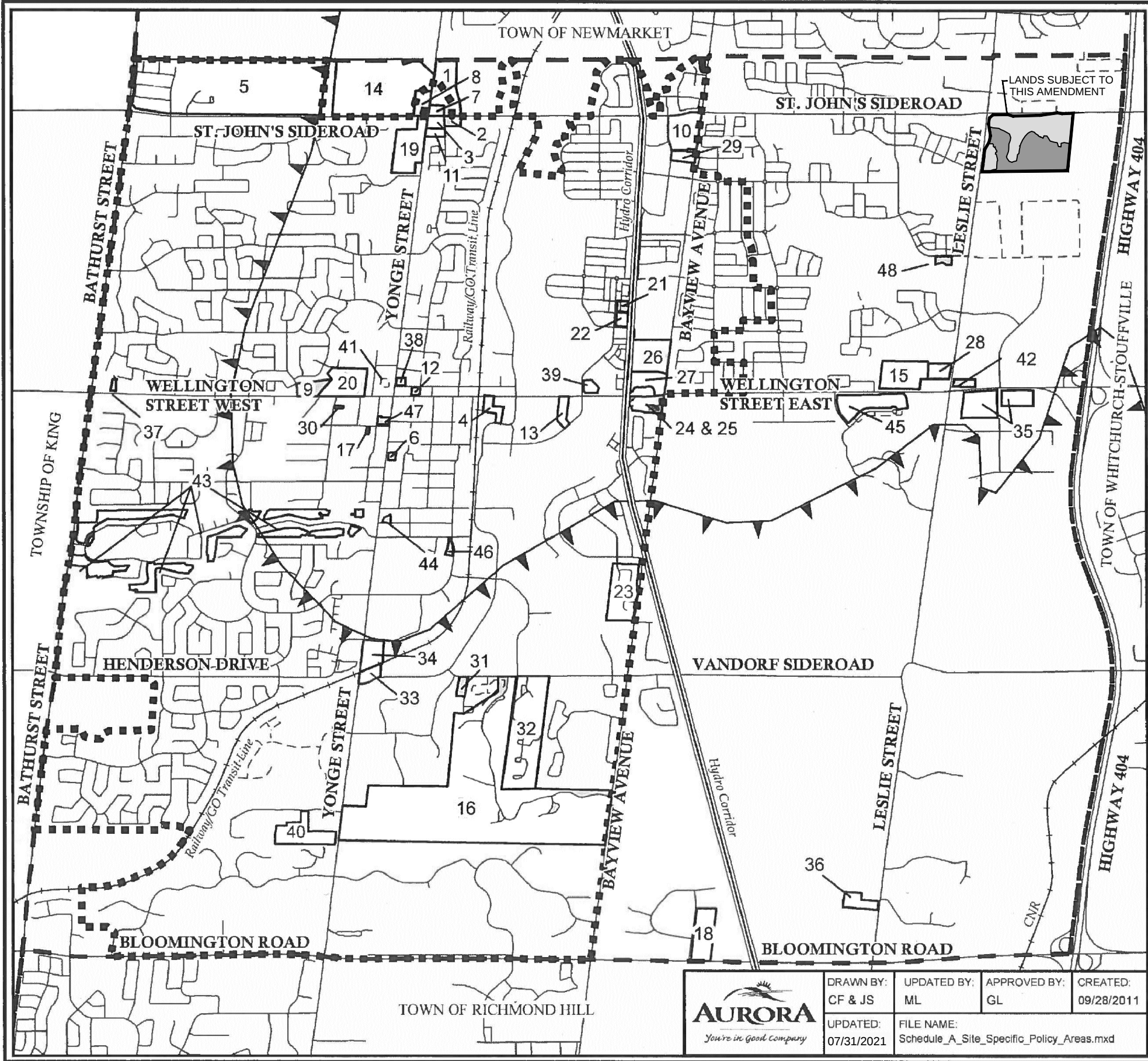
The attached explanatory text and map, constituting Amendment Number ____ to the Official Plan for the Town of Aurora, was adopted by the Council of the Corporation of the Town of Aurora, under the provisions of Section 22 of the Planning Act, R.S.O., 1990, as amended c P. 13 and amendments thereto, hereby enacts as follows:

Explanatory Note

Re: Official Plan Amendment No. ____

By-law Number ____-22 has the following purpose and effect:

The purpose of this amendment is to amend the Town of Aurora Official Plan, as amended for the lands shown on Schedule "A" to permit the use of a Gas Bar. All other provisions of the Official Plan and 2C Secondary Plan (OPA 73) will continue to apply.

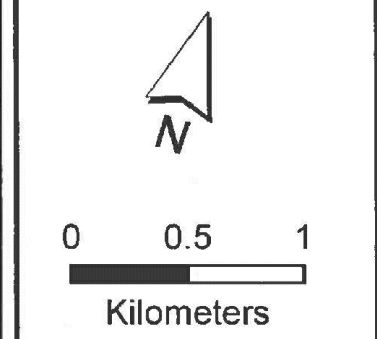


SCHEDULE "A"
TO OPA NO. __
TOWN OF AURORA
LAND USE PLAN

- LEGEND**
- Lands to be designated Business Park 1
 - Lands to be designated Environmental Protection Area
 - Municipal Boundary
 - Road
 - Proposed Road
 - Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area (Ontario Regulation 14/02)
 - Boundary of Oak Ridges Moraine Area (Ontario Regulation 61/02)
 - Built Boundary

Site Specific Policy Areas

- Site Specific Policy Area



THIS SCHEDULE IS A CONSOLIDATION AND IS PREPARED FOR CONVENIENCE ONLY. FOR ACCURATE REFERENCES, THE ORIGINAL OPA SCHEDULES SHOULD BE CONSULTED. COPIES OF THE ORIGINALS ARE AVAILABLE IN THE CORPORATE & FINANCIAL SERVICES OR PLANNING & BUILDING SERVICES DEPARTMENTS

	DRAWN BY: CF & JS	UPDATED BY: ML	APPROVED BY: GL	CREATED: 09/28/2011
	UPDATED: 07/31/2021	FILE NAME: Schedule_A_Site_Specific_Policy_Areas.mxd		

