The Corporation of the Town of Aurora

By-law Number XXXX-26

Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. XX (File No. OPA-2026-XX).

Whereas on [Insert Date], the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number XXXX-XX, as amended, to adopt the Official Plan dated January 30, 2024, as the Official Plan for the Town of Aurora (the "Official Plan"), which Official Plan was appealed to the Ontario Land Tribunal (the "Tribunal" or the "OLT");

And whereas on April 9, 2026, the Tribunal made an order, in accordance with subsection 17(30.1) of the *Planning Act,* R.S.O. 1990, c. P.13, as amended (the "Planning Act", that the Official Plan shall come into effect, as the result of a partial withdrawal of one or more appeals;

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. Official Plan Amendment No. XXXX-XX to the Official Plan, attached and forming part of this by-law, be and is hereby adopted.

2. 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.

Enacted by Town of Aurora Council this _____ day of _____, 2026.

_____

Tom Mrakas, Mayor

_____

Anne Kantharajah, Town Clerk

Amendment No. XX

To the Official Plan for the Town of Aurora

Statement of Components

Part I – The Preamble

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

Part II – The Amendment

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

Part III – The Appendices

Part I – The Preamble

1. Introduction

This part of the Official Plan Amendment No. XX (the "Amendment"), to By-law Number 6579-24 as amended (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 this Amendment is to redesignate Blocks 2, 3, 4 and 7 of Registered M-Plan 65M-4790 from "Employment Area" to "Residential Greenfield Area" and frrom "Business Park" to "Medium High Urban Residential".

The Amendment will establish the land use permissions necessary to facilitate a residential development comprising 239 townhouse units, with a mix of conventional, back-to-back and dual-frontage townhouses ranging from two to three storeys in height. The proposed townhouses will be organized into individual townhouse blocks across the Subject Lands.

The redesignation will provide the Official Plan framework for the proposed residential uses. Detailed development standards, including building heights, setbacks, lot coverage and parking requirements, will be established through the accompanying Zoning By-law Amendment.

3. Location

The lands affected by this Amendment are located on the northeast corner of Leslie Street and St. John's Sideroad, municipally known as 100, 140 and 160 Melvin Robson Avenue (Blocks 2, 3, 4 of Registered Plan 65M-4790) and 55 Melvin Robson Avenue (Block 7 of Registered Plan 65M-4790); having a lot area of 4.59 hectares (11.34 acres); and are legally described as Part of Lot 26 Concession 3, Geographic Township of Whitchurch Being in the Town of Aurora, Regional Municipality of York (the "Subject Lands").

4. Basis of the Amendment

The basis of the Amendment is as follows:

4.1 Official Plan and Zoning By-law amendment applications were submitted to the Town of Aurora for consideration in 2026, to facilitate the removal of employment lands to permit residential uses and to allow for the development of 239 townhouse dwelling units, a private roadway network, amenity space and visitor parking.

4.2 The proposed development is consistent with the Provincial Planning Statement.

4.3 The application conforms to the Region of York Official Plan and is within the Urban Area.

4.5 The application generally maintains the intent and purpose of the Town of Aurora Official Plan which allows for the removal of employment lands for purposes of non-employment uses, where there is a need for the conversion of employment lands, there is no adverse impact to the employment area, there is planned infrastructure available to accommodate the proposed use and there are sufficient employment lands to meet Town's job density target without the Subject Lands.

4.6 The proposed development will be established through two separate common

element condominium applications and a site plan application.

Part II – The Amendment

1. Introduction

This part of the Amendment, entitled Part II – The Amendment, consisting of the following text and attached maps, designated as Schedules “A”, “B”, “C” and “D” constitutes Amendment No. XX to the Official Plan.

2. **Details of the Amendment**

The Official Plan be and is hereby amended as follows:

Item (1): Schedule 'A' – Town Structure, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the designation from “Employment Area” to “Residential Designated Greenfield Area”, as shown on Schedule “A” attached hereto and forming part of this Amendment.

Item (2): Schedule 'B' – Land Use Plan, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the designation from “Business Park” to “Medium-High Urban Residential”, as shown on Schedule “B” attached hereto and forming part of this Amendment.

Item (3): Schedule ‘H’ – Site Specific Policy Areas, being part of the Town of Aurora Official Plan, be and is hereby amended by adding the subject lands as Site Specific Policy XX, to permit medium density residential uses containing a maximum of 239 townhouse dwelling units, as shown on Schedule “C” attached hereto, and forming part of this Amendment.

Item (4): Schedule ‘A’ – Land Use, being part of the Town of Aurora 2C Secondary Plan, be and is hereby amended by changing the designation from “Business Park 1” to “Urban Residential 2”, as shown on Schedule “D” attached hereto and forming part of this Amendment.

Item (5): Section 20 of the Town of Aurora Official Plan be and is hereby amended

“Section 20.XX

a) The lands municipally known as 55, 100, 140 and 160 Melvin Robson Avenue may hereby be developed for residential uses to permit a maximum of 239 townhouse dwelling units on a private road network.”

3. **Implementation**

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.

Part III – The Appendices

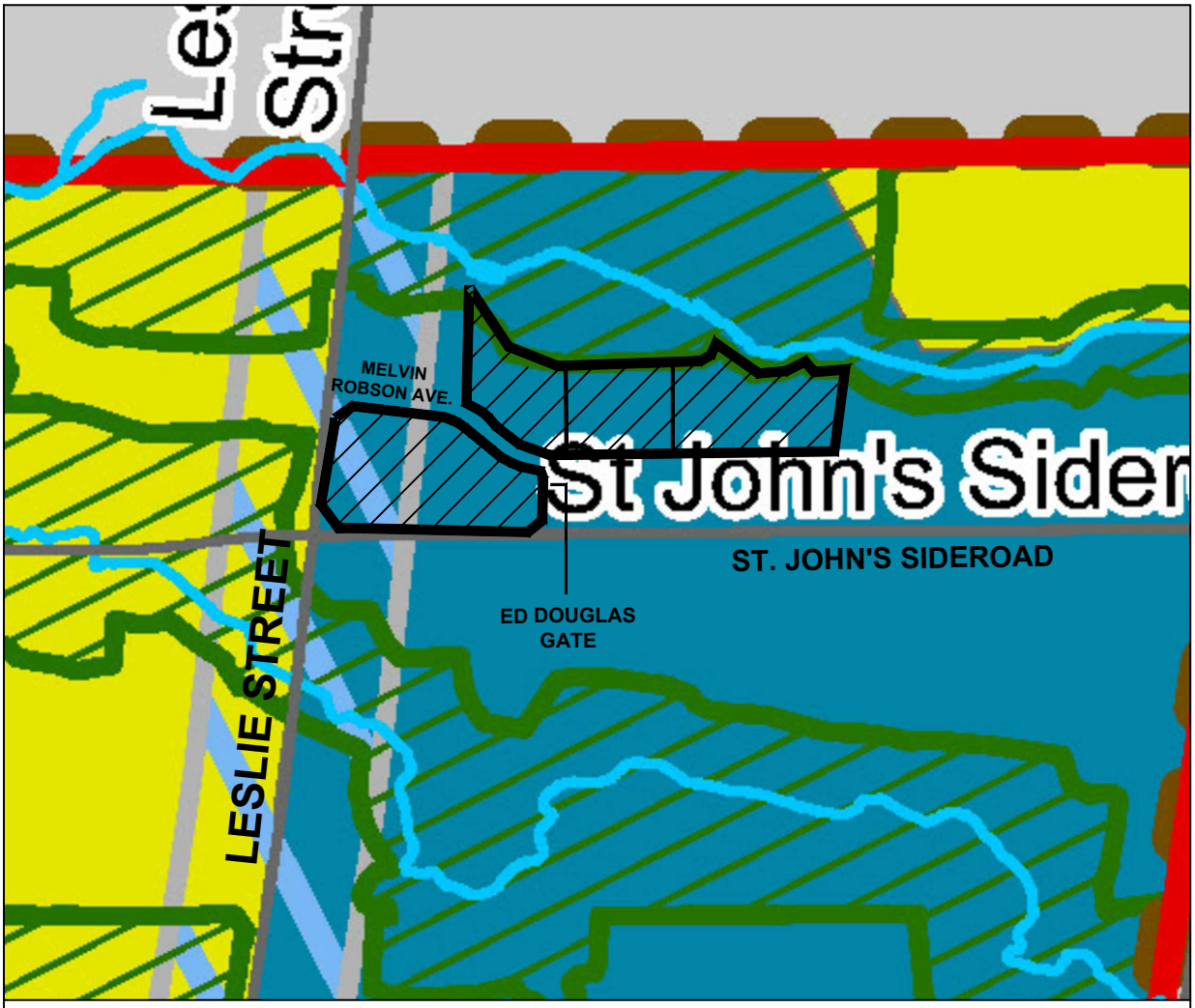
Schedule “A” – Town Structure

Schedule “B” – Land Use Plan

Schedule “C” – Site Specific Policy Areas

Schedule “D” – Land Use Plan (Aurora 2C Secondary Plan)

SCHEDULE “A” - TOWN STRUCTURE MAP - Town OP



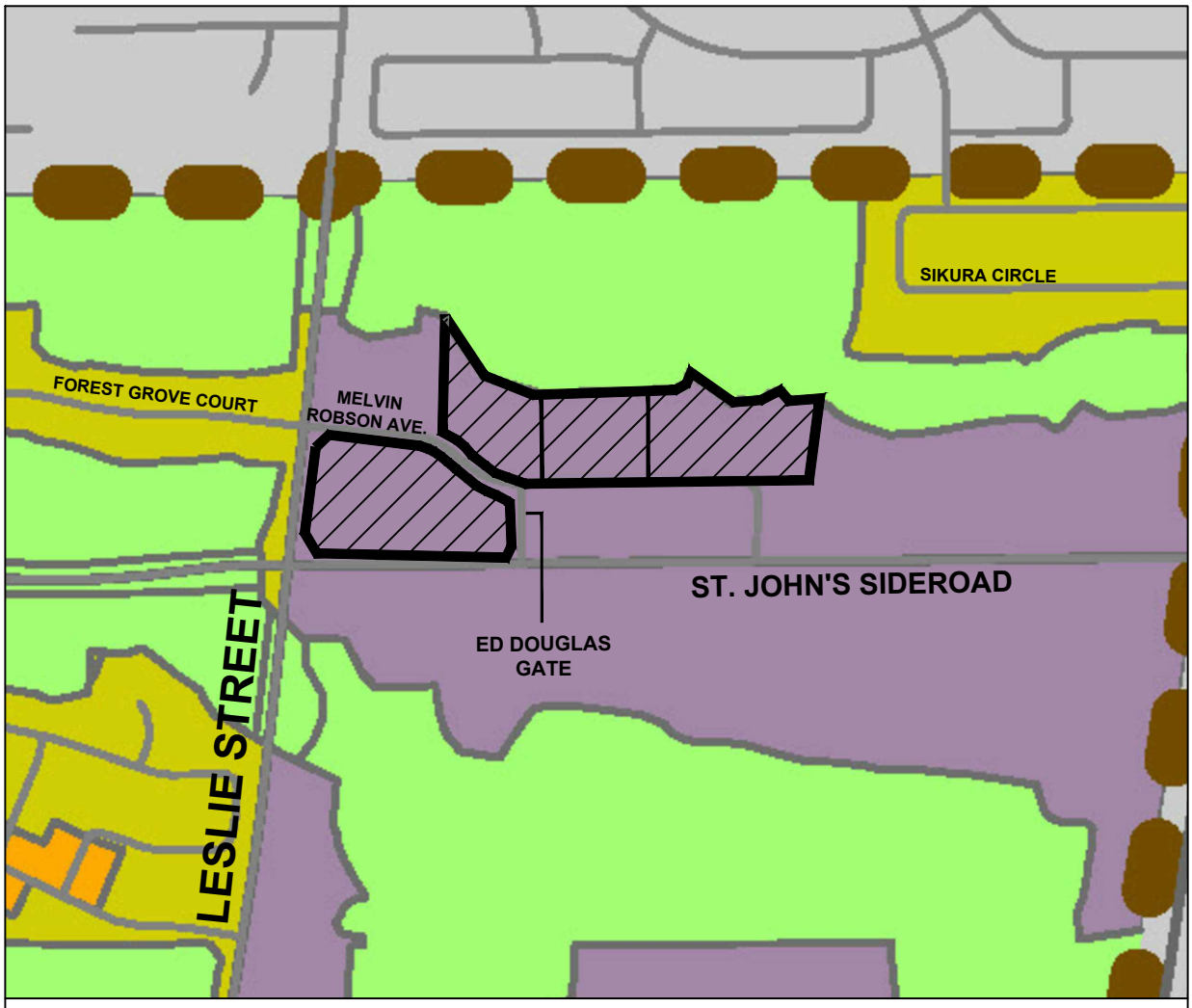
EXTRACTED FROM AURORA OFFICIAL PLAN 2026 (SCHEDULE A)

LEGEND

- Municipal Boundary
- Natural Heritage System
- Watercourse
- Employment Area
- Agricultural System
- Residential Designated Greenfield Area

LANDS TO BE REDESIGNATED FROM **“EMPLOYMENT AREA” TO “RESIDENTIAL DESIGNATED GREENFIELD AREA”**

SCHEDULE “B” - LAND USE PLAN - Town OP



EXTRACTED FROM AURORA OFFICIAL PLAN 2026 (SCHEDULE B)

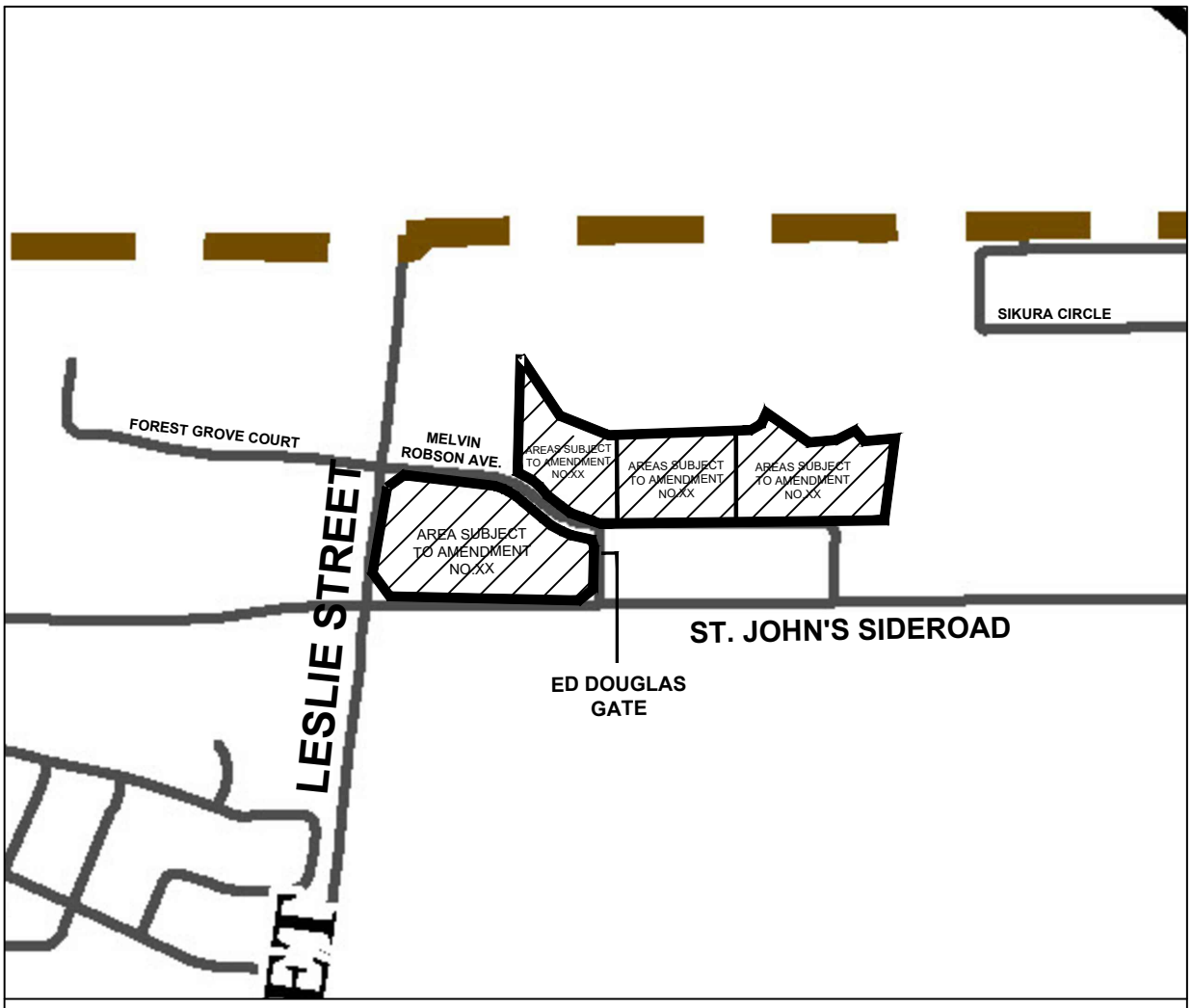
LEGEND

Land Use Designations

- Municipal Boundary
- Low - Medium Urban Residential
- Environmental Protection
- Medium - High Urban Residential
- Business Park

LANDS TO BE REDESIGNATED FROM **“BUSINESS PARK” TO “MEDIUM - HIGH URBAN RESIDENTIAL”**

SCHEDULE “C” - SITE SPECIFIC POLICY AREAS - Town OP



EXTRACTED FROM AURORA OFFICIAL PLAN 2026 (SCHEDULE C)

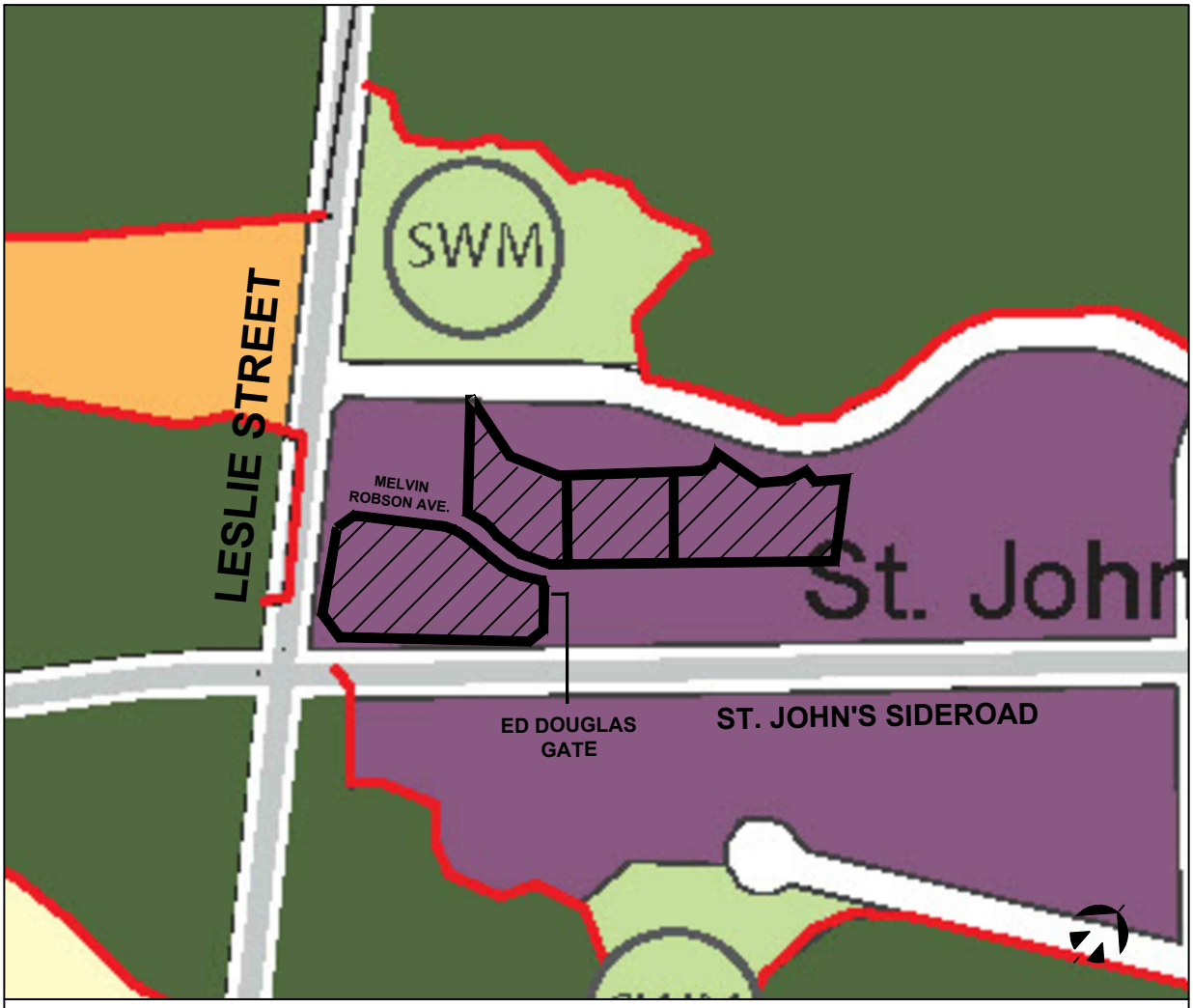
LEGEND

Municipal Boundary

Subject Boundaries

LANDS TO BE REDESIGNATED FROM **“EMPLOYMENT AREA” TO “RESIDENTIAL DESIGNATED GREENFIELD AREA”**

SCHEDULE “D” - LAND USE PLAN – 2C SECONDARY PLAN



EXTRACTED FROM AURORA OFFICIAL PLAN 2026 (SCHEDULE H)

LEGEND

The Greenlands System

- Environmental Protection Area
- Stormwater Management Facility

The Residential Neighbourhood

- Urban Residential 1
- Urban Residential 2
- Mixed-Use Residential/Commercial

The Business Park

- Business Park 1

- Secondary Plan Area Boundary
- Development Limit

LANDS TO BE REDESIGNATED FROM **“BUSINESS PARK 1” TO “URBAN RESIDENTIAL 2”**