

The Corporation of the Town of Aurora

By-law Number XXXX-21

Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. ____.

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 (the “Official Plan”);

And whereas authority is given to Council pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”) 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. Official Plan Amendment No. ____ 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 day of Month, 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Amendment No. ____
To the Official Plan for the Town of Aurora

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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 this Amendment is to implement a site specific policy for the subject lands but maintaining the current designation as ‘Stable Neighbourhoods’. The provision of this Amendment will allow for Townhouse Dwelling units, a height of 13 metres and 4-storey.

Location

The lands affected by this Amendment are located St. John’s Sideroad, municipally known as 46 St. John’s Sideroad, Aurora, Ontario, L4G 6T6, Aurora, Ontario; having a lot area of approximately **8,062.8 square metres (0.80628 hectare)**; and are legally described as Part Lot 86, Concession 1, Town of Aurora Town of Aurora, Regional Municipality of York (the “Subject Lands”).

3. Basis of the Amendment

The basis of the Amendment is as follows:

8.1.3 Development Policies: The proposed building on the lands zoned Stable Neighbourhoods on Schedule “A” shall have a maximum height of 4 storeys or 13 metres.

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 Schedule “A” and constitutes Amendment No. ____ to the Official Plan.

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

Item (1): Schedule “A”, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the Official Plan 8.1.3 f) shall have a maximum height of 3 storeys or 9 metres whichever is less is changed for the Subject Lands described as allowing a residential building to have a maximum height of 4 storeys or 13 metres.

Item (2): Schedule “A”, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the Official Plan Schedule E Environmental Protection to ‘Stable Neighbourhoods’.

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”

 The Town of Aurora Official Plan re-designate the portion of the subject property in yellow from Greenland System Environmental Protection to be ‘Stable Neighbourhoods’. The remaining green outline will remain under the EP designation as it is outside the developable part of the site.

