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 55-160 Melvin Robson Avenue (File No.).

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" or the "OLT"), 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 or 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. The Zoning By-law be and is hereby amended to replace the "Business Park EB-P (503) and (504)" to "Townhouse Dwelling Residential R8" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this by-law with "Townhouse Dwelling Residential (R8-XX) Exception Zone" and "Townhouse Dwelling Residential (R8-XX) Exception Zone."

2. The Zoning By-law be and is hereby amended by adding the following for Blocks 2, 3 and 4 Registered Plan 65M-4790 (100, 140 and 160 Melvin Robson Avenue):

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

Parent Zone: R8 **Exception No.: XX**	**Map:** Schedule "A", Map No. 8	*Previous Zone*: EB-P (503)	*Previous By-laws*: 6000-17
Municipal Address: 100-160 Melvin Robson Avenue			
Legal Description: Blocks 2, 3, 4 Registered Plan 65M-4790			
Section 7.5.3 Dwelling Adjacent to an Employment Zone Notwithstanding any other provisions of this By-law where a Residential Zone is adjacent to an Employment Zone, the minimum required yard abutting the Employment Zone shall be 2.68 metres adjacent to Block 1A (commercial self-storage facility).			
24.XX.1 Permitted Uses			
The following uses are permitted:			

• Townhouse	
24.XX.2.1 Lot Specifications	
Lot Area – Per Unit (minimum)	84.80 m2
Lot Frontage (minimum)	6 m
Required Front Yard Setback (minimum)	3 m
Required Exterior Side Yard Setback (minimum)	3 m
Required Interior Side Yard Setback (minimum)	0 m (Along a Common Lot Line) 1.5 m (for end units)
Required Rear Yard Setback (minimum)	0 m (Along a Common Lot Line) 1 m (For all other lots)
Lot Coverage (maximum)	70%
Height (maximum)	13 m
24.XX.2.2 Site Specifications	
Number of Residential Units (maximum)	133
Minimum private road width	6 m
24.XX.3 Parking	
Townhouse Parking (minimum)	2 spaces per unit
Visitor Parking (minimum)	27
Barrier Free Parking (minimum)	1
Parking Space Dimensions	Regular Parking Spaces: 2.7 m by 5.3 m Parallel Parking Spaces: 2.7 m by 6.5 m
Type B Barrier-Free Parking Space Dimensions	3.65 m by 5.3 m
Minimum Separation Distance Abutting the entire length of one side of a barrier free parking space	1.5 m by 5.3 m
24.X.4 Daylighting or Sight Triangles	
Setback to Daylight Triangle	2 m
24.XX.5 Amenity Area	
Notwithstanding Section 7.5.2.1, the minimum amenity area for Blocks 2, 3, and 4 (100, 140 and 160 Melvin Robson Avenue) is 36 square metres per unit.	
24.XX.6 Encroachments	
Window Bays, with or without foundation up to 3m in width, Maximum Encroachment into a Minimum Interior Side Yard	0 m
Open porches, uncovered terraces and decks (3.2 m in height or less), Maximum Encroachment into a Minimum Yard	2.5 m In no case shall be 1.5 m from the Front Lot Line
Steps, Landings, Maximum Encroachment into a Minimum Yard	Shall not be closer than 0.3 m to front or exterior lot line
24.XX.7 Maneuvering Aisle	
All single and parallel spaces shall have adequate provisions for Manoeuvring Space or Driveway purposes as follows: 90 degree spaces 7.0 metres	90 degree spaces shall have 6.0 metres

3. The Zoning By-law be and is hereby amended by adding the following for Block 7 Registered Plan 65M-4790 (55 Melvin Robson Avenue):

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

Parent Zone: R8 **Exception No.: XX**	**Map:** Schedule "A", Map No. 8	*Previous Zone*: EB-P (503)	*Previous By-laws*: 6000-17
Municipal Address: 55 Melvin Robson Avenue			
Legal Description: Block 7, Registered Plan 65M-4790			
24.XX.1 Permitted Uses			
The following uses are permitted: • Townhouse			
24.XX.2.1 Lot Specifications			
Lot Area – Per Unit (minimum)		84.80 m2	
Lot Frontage (minimum)		6 m	
Required Front Yard Setback (minimum)		3 m	
Required Exterior Side Yard Setback (minimum)		3 m	
Required Interior Side Yard Setback (minimum)		0 m (Along a Common Lot Line) 1.5 m (for end units)	
Required Rear Yard Setback (minimum)		0 m (Along a Common Lot Line) 1 m (For all other lots)	
Lot Coverage (maximum)		70%	
Height (maximum)		15 m	
24.XX.2.2 Site Specifications			
Number of Residential Units (maximum)		106	
Minimum private road width		6 m	
24.XX.3 Parking			
Townhouse Parking (minimum)		2 spaces per unit	
Visitor Parking (minimum)		27	
Barrier Free Parking (minimum)		1	
Parking Space Dimensions		Regular Parking Spaces: 2.7 m by 5.3 m Parallel Parking Spaces: 2.7 m by 6.5 m	
Type B Barrier-Free Parking Space Dimensions		3.65 m by 5.3 m	
Minimum Separation Distance Abutting the entire length of one side of a barrier free parking space		1.5 m by 5.3 m	
24.X.4 Daylighting or Sight Triangles			
Setback to Daylight Triangle		2 m	
24.XX.5 Amenity Area			
Notwithstanding Section 7.5.2.1, the minimum amenity area for Block 7 (55 Melvin Robson Avenue) is 15 square metres per unit.			
24.XX.6 Encroachments			
Open porches, uncovered terraces and decks (3.2 m in height or less), Maximum Encroachment into a Minimum Yard		2.5 m In no case shall be 1.5 m from the Front Lot Line	
Steps, Landings, Maximum Encroachment into a Minimum Yard		Shall not be closer than 0.3 m to front or exterior lot line	
24.XX.7 Maneuvering Aisle			

All single and parallel spaces shall have adequate provisions for Manoeuvring Space or Driveway purposes as follows: 90 degree spaces 7.0 metres	90 degree spaces shall have 6.0 metres

4. 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.

5. 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 Town of Aurora Council this _____ day of _____, 2026.

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Tom Mrakas, Mayor

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Anne Kantharajah, Town 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 subject lands (Blocks 2, 3, 4 and 7) from "Business Park (E-BP) Exception Zones (503) and (504)" to "Townhouse Dwelling Residential (R8) Exception Zone (XX)", with site-specific exceptions, as required.

The purpose of this By-law is to permit the proposed townhouse dwellings and establish site-specific development standards to facilitate the development shown on the Site Plan included as Schedule "A" to the accompanying Planning Justification Report.

The effect of this Zoning By-law Amendment will be to permit the development of 239 townhouse dwelling units, comprising a mix of back-to-back, conventional and rear lane townhouses, together with associated parking, amenity areas and other supporting site features.

By-Law Number 6000-17

SCHEDULE "A"

Location: Blocks 2, 3, 4, and 7 Registered Plan 65M-4790, 55-160 Melvin Robson Avenue, Town of Aurora, Municipality of York.

Lands rezoned from "Business Park EB-P (503) and (504)" to "Townhouse Dwelling Residential R8 Exception Zone (XXX)."

