

The Corporation of the Town of Aurora
By-law Number XXXX-23

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as Address (Applicant).

Whereas under section 34(1) 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, as amended (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 Corporation of the Town of Aurora deems it advisable to further amend By-law 6000-17, as amended;

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 “Estate Residential (ER) Zone” zoning category applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this By-law with “Detached Third Density Residential (R3-xx) Exception Zone”, “Detached Fourth Density Residential (R4) Zone”, “Detached Fourth Density Residential (R4-x1) Exception Zone”, “Detached Fourth Density Residential (R4-x2) Exception Zone”, “Public Open Space (O1)” and “Environmental Protection (EP) Zone”.

2 THAT the Zoning By-law be and is hereby amended to add the following:

Section 3 DEFINITIONS:

“3.xx Building, Height of:

Means the vertical distance measured from the *Average Finished Grade* and:

- (1) on a flat roof or a structure with no roof, the highest point of the structure, roof surface or the parapet, whichever is the greater;
- (2) on any sloped roof, the mean distance between the eaves and ridge of a roof;

Where the average finished grade at the rear yard elevation of the building is lower than the average finished grade at the front yard elevation of the building, the building height shall be measured from the *average finished grade* at the front yard elevation of such building to:

- (1) on a flat roof or a structure with no roof, the highest point of the structure, roof surface or the parapet, whichever is the greater;
- (2) on any sloped roof, the mean distance between the eaves and ridge of a roof;

“XX Detached Third Density Residential (R3-xx) Exception

24.x.2 **Zone Requirements**

24.x.x. **Siting Specifications**

Minimum Setback Provisions:

Front Yard	4.5 m
Rear Yard	7.0 m
Interior Side Yard	1.2 m

Notwithstanding the above, for a detached dwelling more than one storey in height, a second storey may be set back a maximum of 2.5 m from the garage face.

24.x.x. **Building Specifications:**

Maximum Lot Coverage	50.0%
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“XX **Detached Fourth Density Residential (R4-x1) Exception**

24.x.2	Zone Requirements	
24.x.x.	Minimum Lot Area	345.0 m ²
24.x.x.	Siting Specifications	
	Minimum Setback Provisions:	
	Front Yard	4.5 m
	Rear Yard	6.5 m

Notwithstanding the above, for a detached dwelling more than one storey in height, a second storey may be set back a maximum of 2.5 m from the garage face.

Detached Fourth Density Residential (R4-x2) Exception

24.x.2	Zone Requirements	
24.x.x.	Minimum Lot Area	345.0 m ²
24.x.x.	Siting Specifications	
	Minimum Setback Provisions:	
	Front Yard	4.5 m
	Rear Yard	6.5 m
	Exterior Side Yard	2.4 m

Notwithstanding the above, for a detached dwelling more than one storey in height, a second storey may be set back a maximum of 2.5 m from the garage face.

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

READ A FIRST AND SECOND TIME THIS _ DAY OF _____, 2023
READ A THIRD TIME AND FINALLY PASSED ____ DAY OF _____. 2023

T. Mrakas, Mayor

M. de Rond, Town Clerk

Explanatory Note

Re: Zoning By-law No. xxxxxxxx

By-law Number xxxx-23 has the following purpose and effect:

To amend By-law 6000-17, as amended; the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from “Estate Residential (ER) Zone” to “Detached Third Density Residential (R3-xx) Exception Zone”, “Detached Fourth Density Residential (R4) Zone”, “Detached Fourth Density Residential (R4-x1) Exception Zone”, “Detached Fourth Density Residential (R4-x2) Exception Zone”, “Public Open Space (O1)” and “Environmental Protection (EP) Zone”.

The effect of this zoning amendment will permit a residential plan of subdivision consisting of single detached dwellings, a park and an environmental protection area.

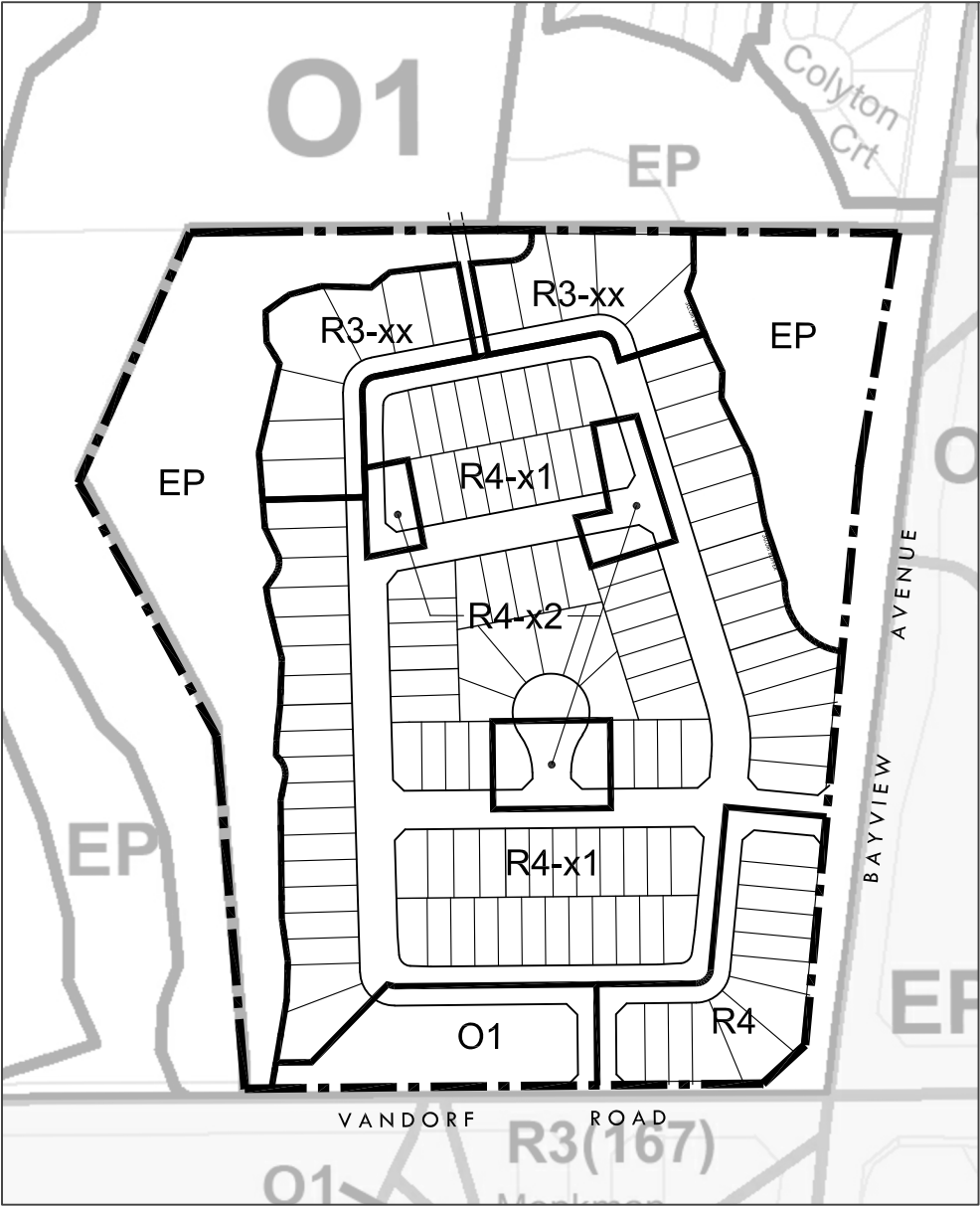
TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

LOCATION: "All of Lots 1 to 14, both inclusive,
All of Blocks 15 (0.30 Reserve),
16 (0.30 Reserve) and 19 (0.30 Reserve)
All of Archerhill Court, Plan 65M-2494"
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE "A"
TO BY-LAW NO. XXX-XX
PASSED THIS _____
DAY OF _____, 2023

 LANDS SUBJECT TO REZONING
FROM "ESTATE RESIDENTIAL (ER) ZONE"
TO "XXXXX"



T. Mrakas, MAYOR

M. de Rond, TOWN CLERK

