

**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 legally known as  
Blocks 1-32, Registered Plan 65M-4650**

**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 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 delete sections 24.443.1, 24.444.1, 24.445.1, 24.446.1, 24.447.1, and replace as follows:

<b><u>24.443.1 Permitted Uses</u></b>
All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:
<ul style="list-style-type: none"> <li>• Office/clinic, medical</li> <li>• Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor.</li> </ul>
In addition to the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply to Accessory Uses in an office building and all other Principal Uses:
<ol style="list-style-type: none"> <li>1. Notwithstanding any provisions to the contrary, Accessory Uses in an office building shall subject to the following provisions: <ul style="list-style-type: none"> <li>• No access shall be permitted except from the interior of the building; and,</li> <li>• Outdoor freestanding exterior signs advertising the accessory uses shall not be permitted.</li> </ul> </li> <li>2. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.</li> </ol>
Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule “B” attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

**24.444.1 Permitted Uses**

All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:

- Office/clinic, medical;
- Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor.

In addition to the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply to Accessory Uses in an office building and all other Principal Uses:

1. Notwithstanding any provisions to the contrary, Accessory Uses in an office building shall subject to the following provisions:
  - No access shall be permitted except from the interior of the building; and,
  - Outdoor freestanding exterior signs advertising the accessory uses shall not be permitted.
2. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.

Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule “B” attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

**24.445.1 Permitted Uses**

All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:

- Motor Vehicle Repair Garage
- Office/Clinic, Medical
- Restaurant
- School, Commercial
- Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor.

In addition to the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply:

1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.

Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule “B” attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

**24.446.1 Permitted Uses**

All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:

- Drive Through Facility;
- Dry Cleaning Depot;
- Financial Institution;
- Office/Clinic, Medical;
- Personal Service Shop;
- Public Garage;

- Retail Store, which may also include the sale of food;
- Restaurant;
- Service Shop, Light; and,
- Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor.

In addition to the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply:

1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.

Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule “B” attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

**24.447.1 Permitted Uses**

All Principal uses set out in the E-BP Parent Zone under Section 10.1, as well as the following additional Principal Uses:

- Drive Through Facility;
- Dry Cleaning Depot;
- Financial Institution;
- Motor Vehicle Repair Garage;
- Office/Clinic, Medical;
- Personal Service Shop;
- Restaurant;
- Retail Store, which may also include the sale of food;
- Service Shop, Light; and,
- Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor.

In addition to the Accessory Use provisions of the E-BP Parent Zone under Section 10.1, the following shall apply:

1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.

Notwithstanding any other provisions within this By-Law, uses within the Wellhead Protection Areas as shown on Schedule “B” attached hereto and forming part of this By-law are subject to the Wellhead Protection Area Policies within section 7.3.38 of the Region of York Official Plan, as amended, and the appropriate policies of an approved Source Water Protection Plan under the Clean Water Act, 2006, c. 22, as amended.

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 the final passage hereof.

**Enacted by Town of Aurora Council this XX day of \_\_\_\_\_, 2023.**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**

## **By-law Number XXXX-23**

### **Explanatory Note**

Re: By-law Number XXXX-23 (ZBA-2022-XX)

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

To amend By-law Number 6000-17, as amended, being the Zoning By-law in effect in the Town of Aurora, to delete and replace sections 24.443.1, 24.444.1, 24.445.1, 24.446.1, and 24.447.1.