

# Public Planning Meeting, 1756 St. John's Sideroad

**Date:** April 11, 2023  
**Application:** Zoning By-law Amendment  
**Applicant:** Coppervalley Estates Inc.  
**Location:** 1756 St. John's Sideroad  
**File Number:** ZBA-2022-09



April 11, 2023



## Location

- The subject lands are located north of St. John's Sideroad and west of Highway 404
- An approximate area of 6.08 hectares (15 acres) and 470 metres of lot frontage along St. John's Sideroad

## Land use

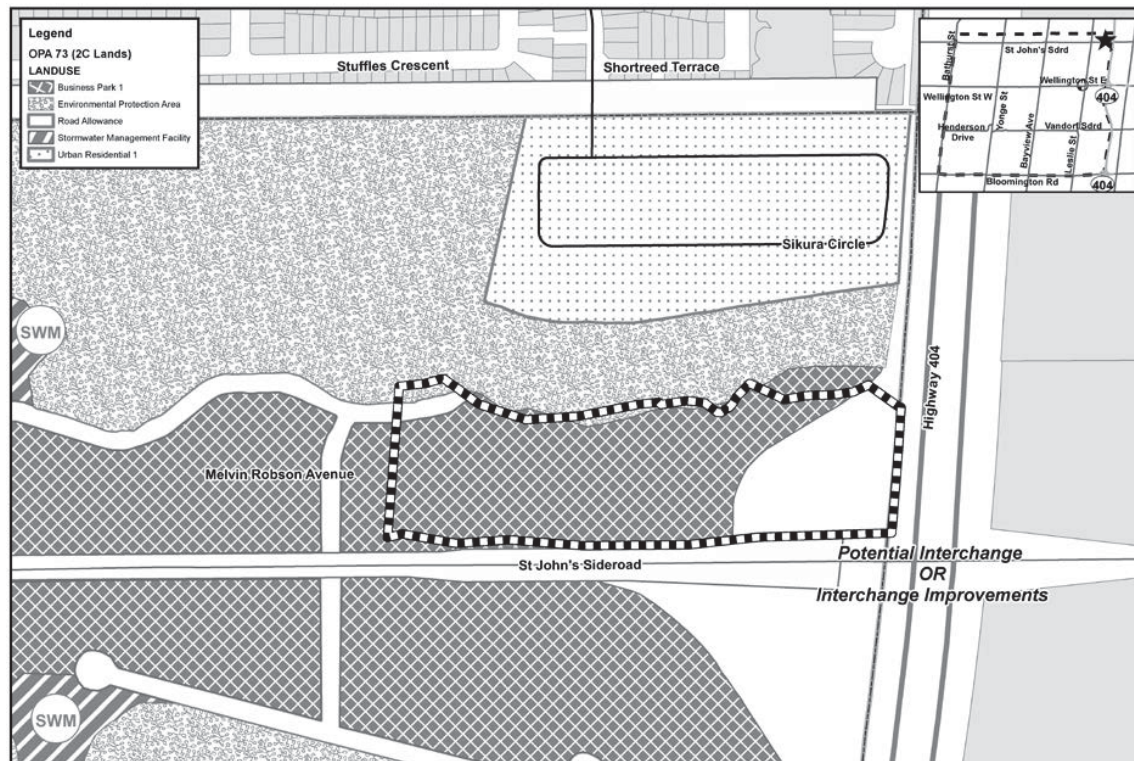
North: Environmental Protection Lands,  
Low density Residential;  
South: Vacant Employment lands;  
East: Highway 404 and;  
West: Approved employment subdivision  
with shared access to subject lands.





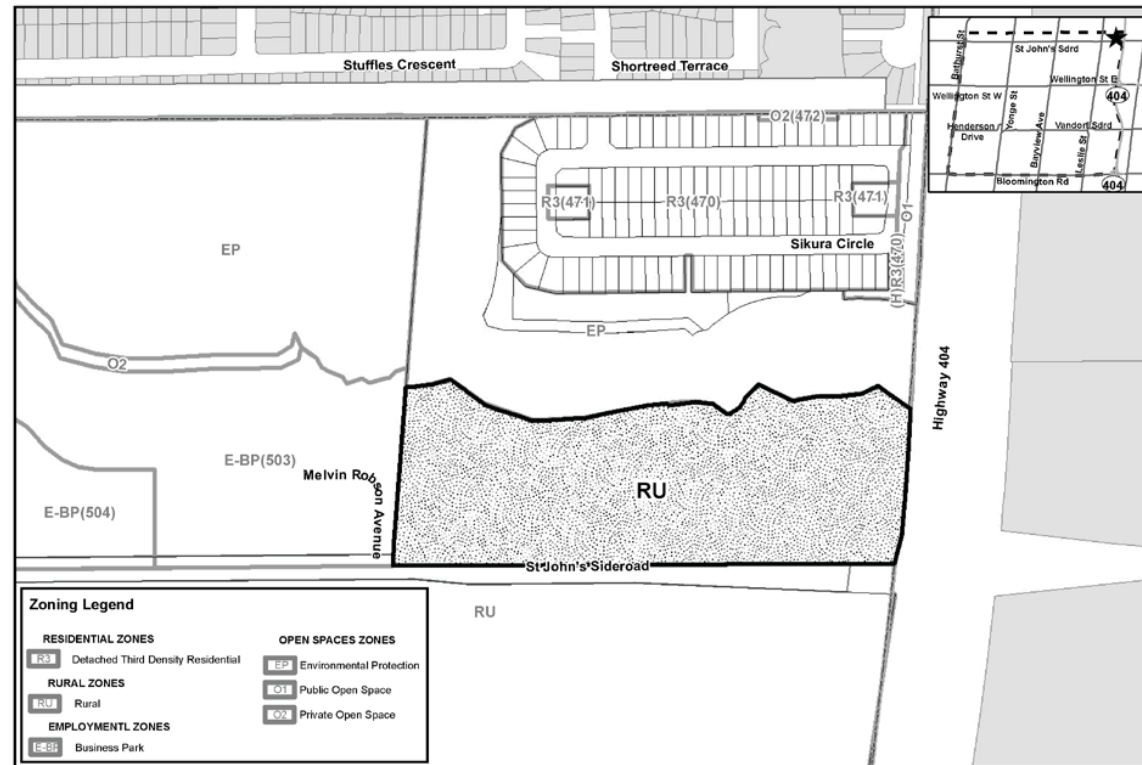
## Proposed Application

1. The purpose of the zoning by-law amendment application is to rezone the subject lands from “Rural (RU) Zone” to “Business Park Exception (E-BP) Zone”. The proposed site-specific zone will allow for additional general employment and service commercial uses beyond uses that are permitted in the Business Park parent zone. The amendment will also reduce landscape provision that are required adjacent to roadways and open spaces.



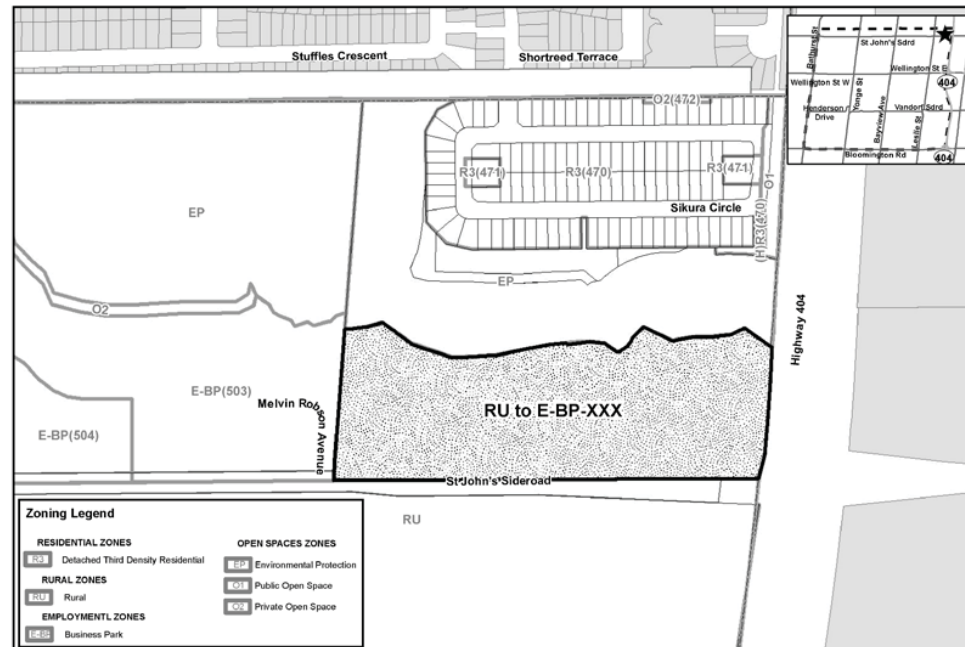
## OPA 73, 'Business Park 1' Designation

- Intended to promote high quality and prestigious employment generating land uses
- Business Park component of the 2C Secondary Plan must achieve a minimum density of 40 jobs per developable hectare



- The subject lands are currently zoned “Rural (RU)”
- The zone permits Agricultural uses, detached dwellings, second suite, greenhouses, home occupations and place of worship.





The amendment will

- Rezone the subject lands from its current “Rural (RU) Zone” to “Business Park Exception (E-BP) Zone with site-specific zone standards
  - I. Reduction to landscaping provision
  - II. Permit additional uses typically found in service and general employment zones

# Conceptual Site Plan





**A preliminary review of the proposed application has been undertaken by Town departments and public agencies.**

**Staff have identified the following matters to be addressed:**


- **Employment density/opportunities;**
- **Considerations with respect to any adjacent environmental features;**
- **Traffic and access;**
- **Proposed Highway 404 Interchange;**
- **Agency requirements.**





**Following review of comments received and revisions necessary, a recommendation report will be prepared for a future General Committee Meeting for Council's consideration at a later date**

**All interested parties will be notified of any updates relating to the subject application**



Following tonight's meeting,  
questions and comments on this file  
may be directed to:

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[kng@aurora.ca](mailto:kng@aurora.ca)