

The Corporation of the Town of Aurora

By-law Number XXXX-23

Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 26 (File No. OPA-2021-02).

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. 26 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 25th day of April, 2023.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Amendment No. 26
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. 26 (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 change the land use designation from “Existing Major Institutional”, “Suburban Residential”, “Supporting Area Open Space” and “Core Area Open Space” to “Suburban Residential”, “Stable Neighbourhood”, “Environmental Protection”, “Public Parkland” and “Supporting Area Open Space”. The provision of this Amendment will facilitate the future development of 108 dwelling units (87 Single detached and 21 townhouses), Neighbourhood Park, School Block, Natural Heritage/ Open Space area, Public Roads.

3. Location

The lands affected by this Amendment are located on the north side of St. John’s Sideroad, west of Yonge Street and east of Bathurst Street, municipally known as 162, 306, 370, 434 & 488 St. John’s Sideroad West; having a lot area of approximately 31.79 hectares (78.55 acres); and are legally described as Part of Lot 86, Concession 1 (King), Part 1, PL 65R-26049 Aurora, Part of Lot 86, Concession 1 (King), Part 2, PL 65R-37588 Aurora, Part of Lot 86, Concession 1 (King), Part 2, PL 65R-36724 Township of King, Part of Lot 86, Concession 1 (King), Part 1, PL 65R-37588 Aurora, Part of Lot 86, Concession 1 (King), Part 1, PL 65R-36724 Township of King (the “Subject Lands”).

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 Official Plan Amendment 37 designates a portion of the subject lands as “Suburban Residential”, “Supporting Area Open Space” and “Core Area Open Space”. The Subject Lands also include “Existing Major Institutional” under Schedule “A” of the Town’s Official Plan. In addition, a Site-Specific Policy Area #14 in Schedule “H” of the Town’s Official Plan applies to the easterly portion of the Subject Lands.
- 4.2 Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were submitted to the Town of Aurora for review in 2021, to facilitate the development of a total of 108 dwelling units (87 Single detached and 21 townhouses), Neighbourhood Park, School Block, Natural Heritage/ Open Space area, Public Roads.
- 4.3 The Official Plan Amendment was submitted to redesignate the Subject Lands from “Existing Major Institutional”, “Suburban Residential”, “Supporting Area Open Space” and “Core Area Open Space” to “Suburban Residential”, “Stable Neighbourhood”, “Environmental Protection”, “Public Parkland” and “Supporting Area Open Space”. The boundaries of Site-Specific Policy Area #14 will be amended to the eastern limits of the Subject Lands and create a new site specific policy area #58 to reflect the stable neighbourhood policies.

- 4.4 The Statutory Public Planning Meeting was held on June 8, 2021. A second public planning meeting was held on September 14, 2021, to present additional information and obtain input from the public and Council.
- 4.5 The proposed land uses are compatible and appropriate with the existing surrounding land uses and will contribute to a complete community.
- 4.6 The Amendment is consistent with Provincial and Regional Policies and Plans.
- 4.7 The Town of Aurora is the approval authority for the Amendment.

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”, Schedule “B” and Schedule “C” constitutes Amendment No. 26 to the Official Plan.

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

- Item (1): Schedule “A” – Structure Plan, being part of the Town of Aurora Official Plan and is hereby amended by changing the existing land use designation for the Subject Lands municipally described as 162 St. John’s Sideroad West, Town of Aurora, in the Regional Municipality of York, from “Existing Major Institutional” to “Suburban Residential”, “Stable Neighbourhoods”, “Environmental Protection” and “Public Parkland”, as shown on Schedule “A”, attached hereto and forming part of this Amendment.
- Item (2): Schedule “A-A” – Land use Plan, being part of the Town of Aurora Northwest Aurora Area Secondary Plan - Official Plan Amendment No. 37 be and is hereby amended by changing the existing land use designation for the Subject Lands municipally described as 162, 306, 370, 434 & 488 St. John’s Sideroad West, Town of Aurora, in the Regional Municipality of York, from “Suburban Residential”, “Supporting Area Open Space” and “Core Area Open Space” to “Suburban Residential” and “Supporting Area Open Space”, as shown on Schedule “B”, attached hereto and forming part of this Amendment.
- Item (3): Schedule “H” – Site Specific Policy Areas, being part of the Official Plan be and is hereby amended by adjusting the boundaries as shown on Schedule “C” – Site Specific Policy Areas, attached hereto and forming part of this Amendment.
- Item (4): A new site-specific policies be added with the following:

The following special policies shall apply to the Subject Lands designated as “Stable Neighbourhood” located at the north-west quadrant of St. John’s Sideroad West and Yonge Street:

 - a) Single detached dwellings are permitted to a maximum height of three (3) storeys or eleven (11) metres; and

- b) Street townhouse dwellings are permitted to a maximum height of thirteen (13) metres.

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

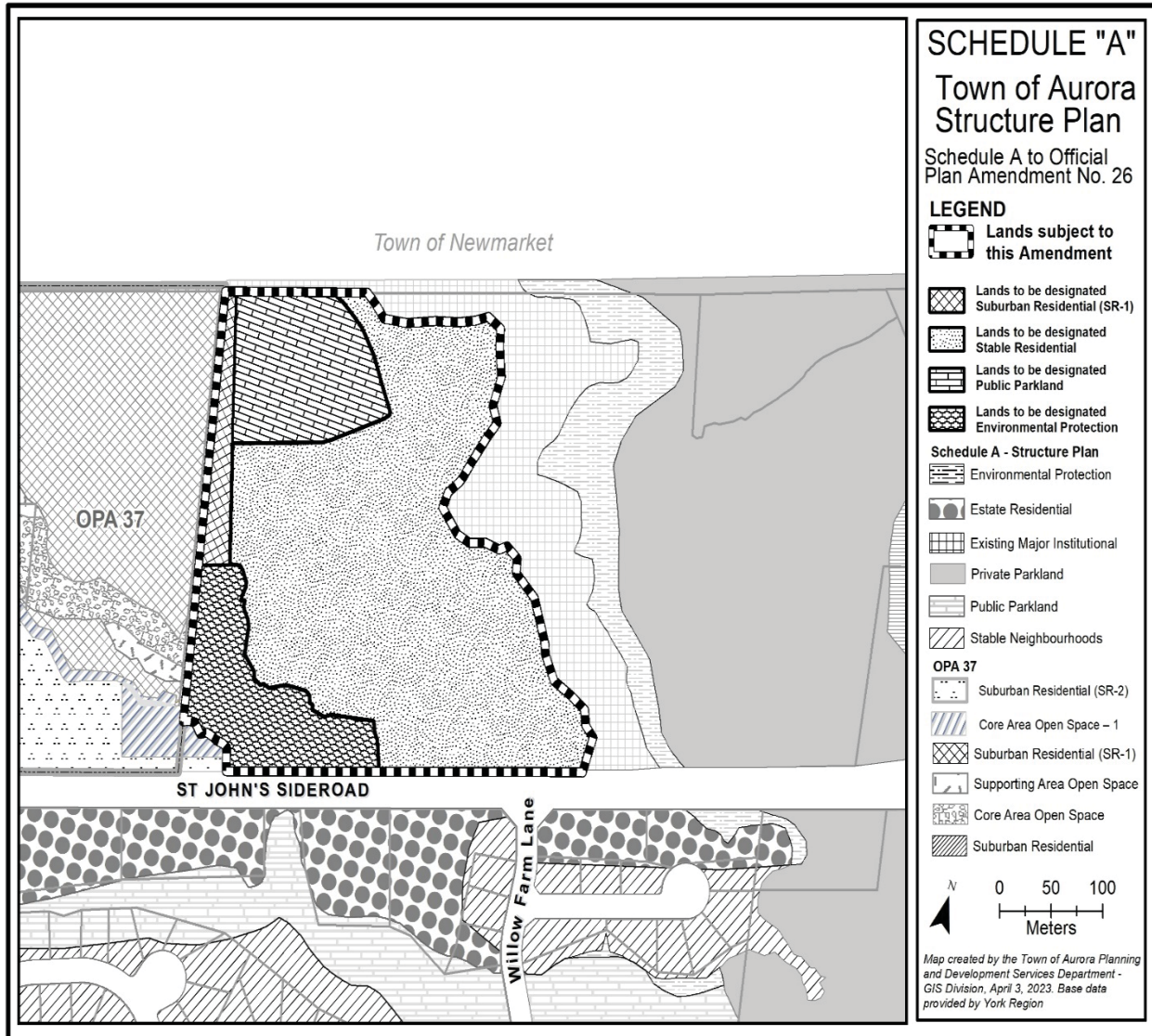
Schedule “A” – Amendment to Official Plan Schedule “A” - Structure Plan

Schedule “B” – Amendment to OPA 37 - Schedule “A-A” Land Use Plan

Schedule “C” – Amendment to Official Plan Schedule “H” - Site Specific Policy Areas

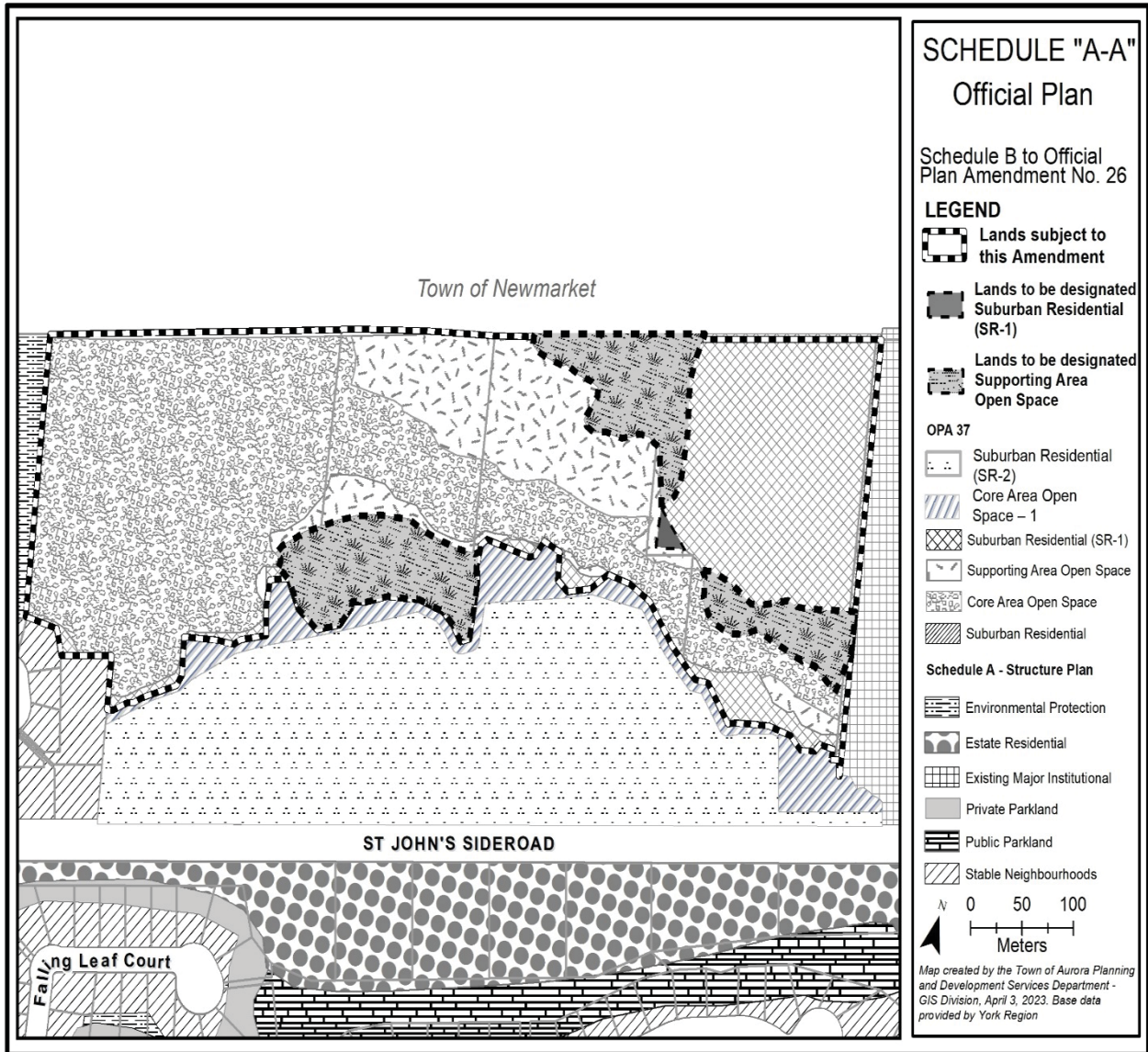
Schedule "A"

Amendment to Official Plan Schedule "A" - Structure Plan



Schedule "B"

Amendment to OPA 37 - Schedule "A-A" Land Use Plan



Schedule "C"

Amendment to Official Plan Schedule "H" - Site Specific Policy Areas

