

APPENDIX 'A' - DRAFT OFFICIAL PLAN AMENDMENT

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. XX

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. XX 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 ____ of _____, 2023.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Amendment No. XX

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 XX (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 redesignate the subject lands from “Community Commercial” to “Medium-High Density Residential”. The Amendment will allow a common element condominium containing townhouse units within the “Medium-High Density Residential” designation.

3. Location

The lands affected by this Amendment are located on the north side of Wellington Street East, west of Leslie Street. They are municipally known as 1452-1460 Wellington Street East, having a lot frontage of approximately 76.5 m along the north side of Wellington Street East and a lot area of approximately 0.58 ha, and are legally described as LOT 3 AND 4 REGISTERED PLAN 525 in the Town of Aurora, Regional Municipality of York (the “Subject Lands”).

Past use of the subject lands has been a single detached residential dwelling which exists to this day.

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted to the Town for consideration to permit the development of 30 townhouse dwellings. The proposed development is supported by technical studies submitted by the applicant, as review by the Town, which establishes that the lands can be developed for residential uses.
- 4.2 The Official Plan Amendment application was submitted to redesignate the subject lands from “Community Commercial” to “Medium-High Density Residential”. The “Medium-High Density Residential” designation will permit the townhouse development.
- 4.3 A statutory public meeting was held on March 21, 2023, to obtain input from the public and Council.

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- 4.4 The Amendment is consistent with the applicable Provincial Policies and Plans
- 4.5 The Amendment is consistent with the Region of York Official Plan
- 4.6 The Region of York has exempted the subject amendment from Regional Approval authority, with delegation provided to the Town of Aurora.

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”, constitutes Amendment No. XX 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, be and is hereby amended by changing the “Community Commercial” designation for the Subject Lands described as 1452-1460 Wellington Street East, Town of Aurora in the Regional Municipality of York, to “Medium-High Density Residential”, as shown of Schedule “A” – Land Use Plan, attached hereto and forming part of this Amendment.

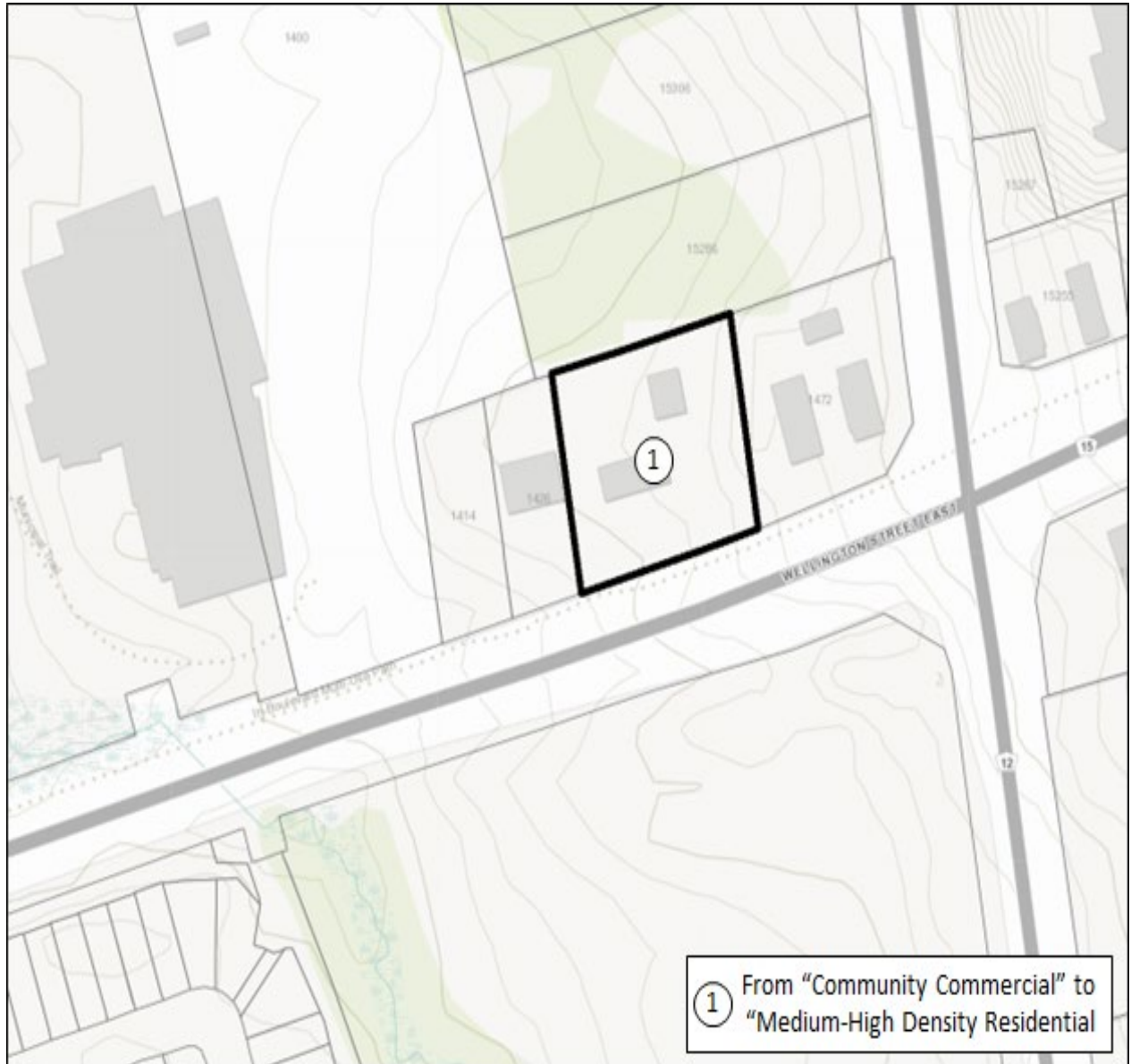
Implementation


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” – Land Use Plan

Schedule "A" – Land Use Plan to OPA No. XX



 Area Subject to OPA No. XX