The Corporation of the Town of Aurora

By-law Number XXXX-24

Being a By-law to exempt Block 1 on Plan 65M-4721 from part-lot control (File No. PLC-2022-01).

Whereas under subsection 50(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Act"), the council of a local municipality may by by-law provide that the part-lot control provisions in subsection 50(5) of the Act does not apply to land that is within such registered plan or plans of subdivision or parts of them as are designated in the by-law;

And whereas the Council of The Corporation of the Town of Aurora deems it necessary and expedient to enact a by-law to exempt Block 1 on Plan 65M-4721 from those provisions of the Act dealing with part-lot control;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. Subsection 50(5) of the Act shall not apply to the following lands, all situated in the Town of Aurora, Regional Municipality of York:

   Block 1 on Plan 65M-4721, designated as Parts 1 to 25 on Plan 65R-39804.

2. A copy of this by-law shall be registered against the lands affected by this by-law in the appropriate Land Registry Office.

3. This by-law shall remain in full force and effect for a period of two (2) years from the date of its passing, and shall expire on the 24th day of September, 2026.

Enacted by Town of Aurora Council this 24th day of September, 2024.

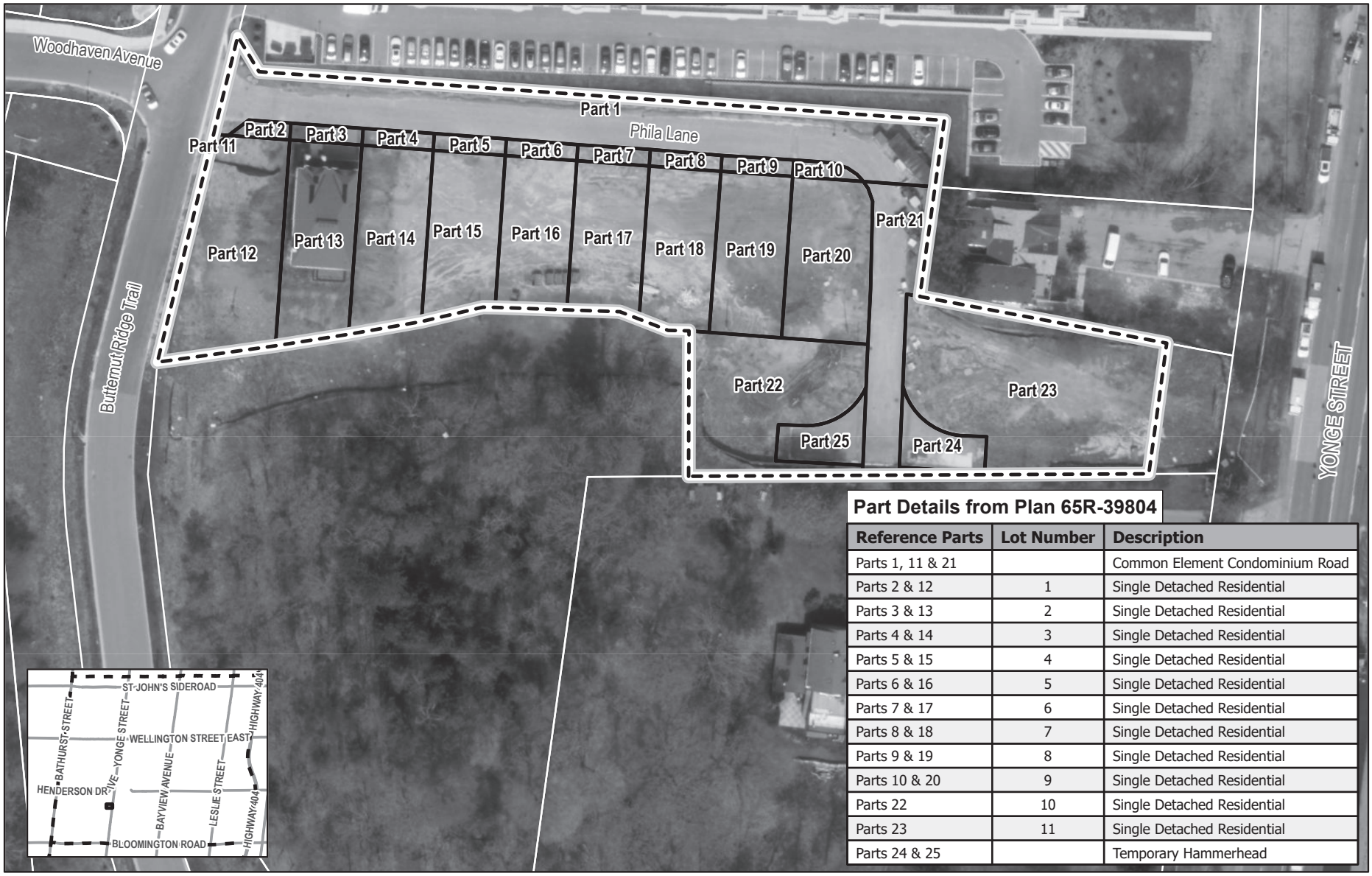
_____

Tom Mrakas, Mayor

_____

Michael de Rond, Town Clerk

Note: This location map is for reference only and does not form part of the by-law.



Part Details from Plan 65R-39804

Reference Parts	Lot Number	Description
Parts 1, 11 & 21		Common Element Condominium Road
Parts 2 & 12	1	Single Detached Residential
Parts 3 & 13	2	Single Detached Residential
Parts 4 & 14	3	Single Detached Residential
Parts 5 & 15	4	Single Detached Residential
Parts 6 & 16	5	Single Detached Residential
Parts 7 & 17	6	Single Detached Residential
Parts 8 & 18	7	Single Detached Residential
Parts 9 & 19	8	Single Detached Residential
Parts 10 & 20	9	Single Detached Residential
Parts 22	10	Single Detached Residential
Parts 23	11	Single Detached Residential
Parts 24 & 25		Temporary Hammerhead

Location Map

APPLICANT: Cedartrail Developments Inc.
PURPOSE: Create 11 single detached freehold lots and a common element condominium road with two temporary hammerheads.
FILE: PLC-2022-01

FIGURE 1

Subject Lands
Block 1, Registered Plan 65M-4721

N

0 10 20
Metres

AURORA
You're in Good Company

Map created for the Town of Aurora Planning & Development Services Department, 2024-08-29. Base data provided by the Town of Aurora and the Regional Municipality of York. Air photos taken Spring 2023,© First Base Solutions Inc., 2023 Orthophotography.

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