

Appendix A
The Corporation of the Town of Aurora
By-law Number XXXX-25

**Being a By-law to amend By-law Number 6579-24, as amended, to adopt
Official Plan Amendment No. XX (File No. OPA-2024-01).**

Whereas on January 30, 2024, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6579-24, as amended, to adopt the Official Plan dated January 2024 as 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 By-law Number 6579-24, as amended, attached and forming part of this by-law, be and is hereby approved.
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 XX day of March, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Amendment No. XX

To the Official Plan for the Town of Aurora

Statement of Components

Part I – The Preamble

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

Part II – The Amendment

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

Part III – The Appendices

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 change the land use designation from “Community Services and Facilities” to “Stable Neighbourhoods” and “Environmental Protection.” The provisions of this Amendment will allow for the proposed twenty-nine (29) unit townhouse dwelling development including 7 visitor parking spaces, and an Environmental Protection area at the southeast corner of the property.

3. Location

The lands affected by this Amendment are located on the north side of Wellington Street West, east of Bathurst Street and west of McDonald/Murray Drive, municipally known as 7 Lacey Court; having a lot area of approximately 0.717 hectares (1.77 acres); and are legally described as Part of Block 12 on Plan 65M2583, in the Municipality of Aurora, Regional Municipality of York, Ontario, being further defined as Lot 0017 on R-Plan 65R11281, being PIN 03632-0017 (LT) (the “Subject Lands”).

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 The Amendment is privately initiated and follows general provisions of the Aurora Official Plan including those policies and directives pertaining to “Local Corridors” and “Strategic Growth Areas” of the 2024 Aurora Official Plan.
- 4.2 The Amendment incorporates the lands into the “Stable Neighbourhoods” designation which, through the policies of the applicable “Local Corridors” overall, permits the proposed height and density of the development as of right. This is outlined in the Planning Justification Report and supporting materials submitted in support of this Amendment and related Zoning By-law Amendment.
- 4.3 Redevelopment of the site presents an opportunity for moderate intensification along the Wellington Street West Local Corridor and helps achieve the Town of Aurora’s pledge to build 8,000 units by 2031.
- 4.4 Only a portion of the Amendment affects the overall subject lands, which will be subject to a Consent to Sever application to create a new lot for the proposed development and will retain the existing Place of Worship on the north side of the property.
- 4.5 The Amendment facilitates the vision for development in Aurora as per the policies and directives of the approved and in-force 2024 Town of Aurora Official Plan.
- 4.6 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” 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 ‘B’ – Land Use Plan, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the designation for a portion of the subject property described as 7 Lacey Court, Town of Aurora in the Regional Municipality of York, from “Community Services and Facilities” to “Stable Neighbourhoods” and “Environmental Protection”, as shown on Schedule “A”, attached hereto and forming part of this Amendment.

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” – Land Use Plan



SCHEDULE "A"
TO OFFICIAL PLAN AMENDMENT NO. XX
 ADOPTED THE ___ DAY OF _____, 2025



FILE:
 RELATED FILE:
 LOCATION: PART BLOCK 12 PLAN 65M2583, LOT 0017 REGISTERED PLAN 65R11281
 APPLICANT: 200 WELLINGTON HOLDING CORP.
 TOWN OF AURORA

 LANDS SUBJECT TO THIS AMENDMENT