

# The Corporation of the Town of Aurora

## By-law Number XXXX-25

**Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 7 Lacey Court (File No. ZBA-2024-01).**

**Whereas** under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act"), zoning by-laws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

**And whereas** on June 27, 2017, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6000-17 (the "Zoning By-law"), which Zoning By-law was appealed to the Ontario Municipal Board (the "OMB");

**And whereas** on January 29, 2018, the OMB made an order, in accordance with subsection 34(31) of the Planning Act, providing that any part of the Zoning By-law not in issue in the appeal shall be deemed to have come into force on the day the Zoning By-law was passed;

**And whereas** the OMB and the Local Planning Appeal Tribunal (the "LPAT") is continued under the name Ontario Land Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or OMB or Local Planning Appeal Tribunal or LPAT is deemed to be a reference to the Tribunal;

**And whereas** the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

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

1. The Zoning By-law be and is hereby amended to replace the "Institutional (I) Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this by-law with "Townhouse Dwelling Residential (R8) Exception Zone (565)" and "Environmental Protection (EP) Zone".
2. The Zoning By-law be and is hereby amended to add the following:

### **"24.565 Townhouse Dwelling Residential (R8) Exception Zone (565)**

<b>Parent Zone:</b> R8 <b>Exception No.:</b> (565)	<b>Map:</b> Schedule "A", Map No. 4	<b>Previous Zone:</b> I	<b>Previous By-laws:</b> By-law 6000-17
<b>Municipal Address:</b> 7 Lacey Court			
<b>Legal Description:</b> 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			
<b>24.565.1 Zoning Requirements</b>			

<b>24.565.1.1 Siting Specifications</b>		
Lot Area (minimum)	140.0 square metres	
Lot Frontage (minimum)	5.5 metres	
Front Yard (minimum)	5.3 metres	
Interior Side Yard (minimum)	0.0 metres for interior units 1.1 metres for end units	
Side Yard to Private Road (minimum)	2.0 metres	
Rear Yard (minimum)	6.0 metres (Blocks 6 and 7) 7.5 metres	
Lot Coverage (maximum) measured on the whole of the Lot	35%	
Height (maximum)	11 metres	
<b>24.565.1.2 Parking</b>		
Townhouse Parking (minimum)	2 spaces per unit	
Visitor Parking (minimum)	7 spaces	
<b>24.565.1.3 Yard Encroachments</b>		
Notwithstanding the provisions of Section 4.20 (Yard Encroachments Permitted), the following standards shall apply:		
<b>Structure of Feature</b>	<b>Applicable Yard</b>	<b>Maximum Encroachment into a Minimum Yard</b>
Open porches, uncovered terraces and decks (3.2 metres high or less)	Front Yards	3.0 metres In no case shall be closer than 3.0 metres from the Front Lot Line
	Rear Yards	2.0 metres
Steps, Landings	Front Yards	1.5 metres Steps associated may encroach but in no case shall be closer than 1.5 metres
	Side Yard to Private Road	1.0 metres

<b>24.565.1.4 Landscaping</b>
The provisions of Section 4.8 Landscaping Strip shall not apply.
<b>24.565.1.5 Ingress and Egress</b>
Notwithstanding the provisions of Section 5.5.4 (Ingress and Egress), the following standard shall apply:
The maximum width of any joint ingress or egress <i>Driveway</i> measured along the <i>Street Line</i> shall be 9.4 metres.”

3. 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.
4. If a building permit that is appropriate for the development has not been issued under the *Building Code Act, 1992, S.O. 1992, c. 23*, as amended, for any building or structure so authorized within three (3) years from enactment of this By-law, then this By-law shall automatically repeal and if so repealed, the zoning of the lands will revert to the original zoning.

**Enacted by Town of Aurora Council this 25th day of March, 2025.**

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**Tom Mrakas, Mayor**

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**Ishita Soneji, Deputy Town Clerk**

**Explanatory Note**


Re: By-law Number XXXX-25

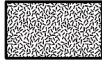
By-law Number XXXX-25 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from "Institutional (I) Zone" to "Townhouse Dwelling Residential (R8) Exception Zone (565)" and "Environmental Protection (EP) Zone." The rezoning will permit six (6) townhouse dwelling blocks with a total of twenty-nine (29) townhouse dwellings units.

**Schedule "A"**

**Location:** 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, Town of Aurora, Regional Municipality of York

 Lands rezoned from "Institutional (I) Zone" to "Townhouse Dwelling Residential (R8) Exception Zone (565)."

 Lands rezoned from "Institutional (I) Zone" to "Environmental Protection (EP) Zone."

