

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. 4 (File No. OPA-2024-01).

Whereas on January 30, 2024, the Council of the Town enacted By-law Number 6579-24, as amended, to adopt the Town of Aurora Official Plan dated January 2024, and to repeal By-law Number 5285-10, as amended (the "Official Plan"), which is under appeal;

And whereas appeals were filed with the Ontario Land Tribunal (the "OLT"), under OLT Case No. OLT-24-000690, pursuant to Section 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act");

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

1. Official Plan Amendment No. 4 to By-law Number 6579-24, as amended, 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 the order, issued by the OLT.

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

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk

Amendment No. 4

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. 4 to By-law Number 6579-24 as amended (the “Amendment”) entitled Part 1 – 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 seven (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 Schedules “A”, constitutes Amendment No. 4 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.

Item (2): Schedule “H”, Site Specific Policy Areas, being part of the Town of Aurora Official Plan, be and is hereby amended by designating a portion of the Subject Lands on Schedule “A” attached hereto, and known as 7 Lacey Court as “Site and Area Specific Policy Area 67”.

Item (3): Notwithstanding any policies to the contrary as outlined in the Town of Aurora Official Plan, “Site and Area Specific Policy No. 67” is added to Chapter 20 of the Official Plan.

3. Implementation

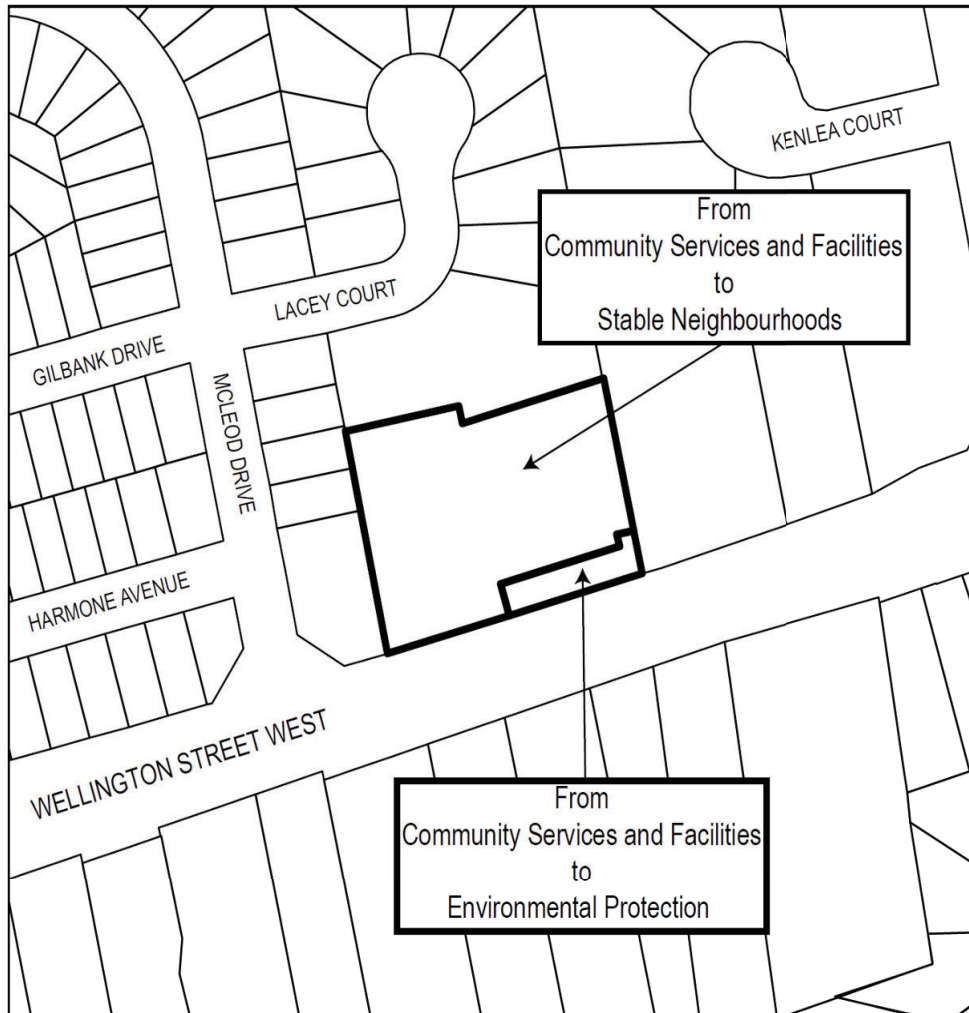
This Amendment has been considered in accordance with the provisions of the Town of Aurora Official Plan. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

Part III – The Appendices

Schedule “A” – Land Use Plan

Schedule "A"

Land Use Plan



 LANDS SUBJECT TO THIS AMENDMENT