

By-law Number XXXX-26

Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. XX (File No. OPA-2025-08).

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 Town's Updated Official Plan dated January 2024, and to repeal By-law Number 5285-10, as amended (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 amend the Official Plan and enable the Downtown Community Planning Permit By-law.

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 XXth day of XX, 2026.

Tom Mrakas, Mayor

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 enable the Downtown Community Planning Permit System By-law (Community Planning Permit By-law). The Amendment will allow the subject lands to be recognized as a special policy area subject to the standards of the Community Planning Permit By-law, including all design and planning components such as heights, permitted uses, and setbacks, amongst other matters. The Town’s Updated Official Plan already largely enables the utilization of a Community Planning Permit System, however, this Amendment specifically recognizes the subject lands as a special Community Planning Permit System policy area for Downtown Aurora and provides minor technical amendments and recognitions as required to enable the implementation of the Community Planning Permit System By-law for the subject lands.

3. Location

The lands affected by this Amendment are considered “Downtown Aurora” and are generally bound by just north of Wellington Street to the north, just south of Church Street to the south, Temperance street to the west and Victoria Street to the east. A more detailed location map is included with this By-law, per Schedule “A”.

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 Town Council passed a motion on October 15, 2019, directing staff to develop a Community Planning Permit System for the Downtown.
- 4.2 A statutory open house was held on June 9, 2025, and a statutory public meeting was held on October 29, 2025, to obtain input from the public and Council regarding the Downtown Community Planning Permit System.
- 4.3 The Amendment is consistent with the applicable Provincial Policies and Plans.
- 4.4 The Amendment enables the implementation of a Community Planning Permit By-law for the Downtown Aurora area.

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” and “B”, constitutes Amendment No. XX to the Official Plan (File No. OPA-2025-08).

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

- Item (1): Schedule “A”, “B”, “C”, “D1”, “D2” and “D3” – being part of the Town of Aurora Official Plan, be and are hereby amended to recognize the subject lands (shown in Schedule “A” to this by-law) as part of the “Downtown Community Planning Permit System (CPPS) Special Policy Area”, with a specific designation of “Downtown Mixed Use”, and being subject to the development standards as outlined in the Downtown Community Planning Permit By-law.
- Item (2): This Official Plan Amendment is intended to fully enable the use of the Community Planning Permit System for the subject lands and enable all development standards and policies as outlined in the implementing Community Planning Permit By-law, as well as administrative matters delegated to staff, including but not limited to the ability to approve certain Classes of development, impose conditions, and execute agreements.
- Item (3): Permitted heights and setbacks for the subject lands shall be as outlined through Schedule “B” attached to this by-law, as implemented by the Community Planning Permit By-law.
- Item (4): The Town of Aurora Comprehensive Zoning By-law 6000-17, as amended, is deemed to not apply to the subject lands, with the implementing Community Planning Permit By-law being the primary measure of development standards and zoning requirements for the subject lands.
- Item (5): The Town of Aurora Site Plan Control By-law 6106-18, as amended, is deemed to not apply to the subject lands, with site plan matters to be addressed through the Community Planning Permit approval process as described in the implementing Community Planning Permit By-law.
- Item (6): That Ontario Regulation 173/16 pertaining to Community Planning Permit Systems and By-laws shall apply to the subject lands.
- Item (7): The Town of Aurora, in its sole discretion, remains the determinant of the completeness of any development application/Community Planning Permit application received within the subject lands, and the Town retains full discretion in determining and assigning the appropriate class of development and application process under the Community Planning Permit By-law, as well as any other required development application review process as necessary.
- Item (8): The development standards and requirements of the Community Planning Permit By-law are deemed to conform to the Town’s Official Plan.

- Item (9): That in the event of any clerical or administrative revisions/matters required to implement this Official Plan Amendment and the Community Planning Permit By-law, such as typographical, numbering, mapping, or housekeeping/clarification revisions, staff be authorized to undertake such minor revisions to the Official Plan and Community Planning Permit By-law accordingly and in a timely manner.
- Item (10): Any future amendments to the Community Planning Permit By-law can be considered, but these amendments shall conform with the general intent of this Official Plan Amendment and the Town's Official Plan and other relevant Provincial Plans and policies, with the Town retaining the authority to determine the appropriateness of the amendment and administration and review process required through the implementing Community Planning Permit By-law or other development application(s) as necessary. Any application to amend the Community Planning Permit By-law shall be supported by a comprehensive planning rationale and required studies as determined by the Town.
- Item (11): All other relevant policies of the Official Plan dealing with the general administration of a Community Planning Permit System (including but not necessarily limited to Section 18 of the Official Plan) shall continue to apply, and in the event of any potential conflict, the Town retains the authority and discretion over the required review and administrative process for any application.

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" – Subject Lands

Schedule "B" – Height and Step-back Development Standards

Schedule "A"

Subject Lands for Official Plan Amendment No. XX

Location: The Downtown Aurora Community Planning Permit System is generally bound by just north of Wellington Street to the north, just south of Church Street to the south, Temperance Street to the west and Victoria Street to the east. A detailed map is below:



Schedule "B"

Height and Step-back Development Standards

