

The Corporation of the Town of Aurora

By-law Number XXXX-26

**Being a By-law to amend By-law Number 6000-17, as amended,
respecting the lands municipally known as 511, 521, 531 and 543
Wellington Street West (File No. ZBA-2024-05).**

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" or "OLT"), 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 "Estate Residential Exception (ER-14) 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 Exception (R8-579) Zone" and "Environmental Protection (EP) Zone".
2. The Zoning By-law be and is hereby amended to add the following:

"Parent Zone: R8 Exception No.: 579	Map: 4	Previous Zone: ER-14	Previous By-laws: 2589-83 & 6359-21
Municipal Address: 511, 521, 531 and 543 Wellington Street West			
Legal Description: Part of Lot 1 and Part of the 40 Acre Reserve Registered Plan 102, Town of Aurora, Regional Municipality of York			
24.579.1 Zone Requirements			
24.579.1.1 Siting Specifications			
Lot Area – total parcel (minimum)	0.8 hectares		
Lot Frontage – total parcel (minimum)	115 metres		

Front Yard – Wellington Street (minimum)	2.2 metres, except that a terrace or balcony may encroach up to 2 metres
Interior Side Yard (East and West Lot lines) (minimum)	0.7 metres
Required setback from a building to the Private Road (minimum)	0.2 metres
Rear Yard (minimum)	1.2 metres
Height (maximum)	14.5 metres
Setback to Underground Parking Structure	0 metres
24.579.1.2 Parking Standards	
Resident Parking Spaces (minimum)	1.5 spaces per dwellings
Visitor Parking Spaces (minimum)	14% of the provided parking spaces
24.579.1.3 Amenity Area	
Notwithstanding the provisions of Section 7.5.2.1 (Amenity Area), the following standards shall apply:	
<ul style="list-style-type: none"> • A minimum of 250 square metres shall be required for the purposes of outdoor Amenity Area. 	
24.579.1.4 Landscape Strip	
The width of the required landscape strip along the interior side lot lines (minimum)	0 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 27th day of January, 2026.

Tom Mrakas, Mayor

Patricia De Sario, Deputy Clerk

Explanatory Note

Re: By-law Number XXXX-26

By-law Number XXXX-26 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 "Estate Residential Exception (ER-14) Zone" to "Townhouse Dwelling Residential Exception (R8-579) Zone" and "Environmental Protection (EP) Zone".

The effect of this zoning amendment will rezone the subject property to facilitate the development of 114 back-to-back stacked townhouse dwelling units within four blocks, accessed from a proposed private road.

Schedule "A"

Location: Part of Lot 1 and Part of the 40 Acre Reserve Registered Plan 102,
Town of Aurora, Regional Municipality of York

