

**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 115 George Street (File No.  
ZBA-2024-07).**

**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 and Environmental Protection (EP) Zone” zoning category applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this by-law with “Detached Dwelling Second Density Residential (R3) Exception Zone (578)”, Public Open Space (O1) Zone, and Environmental Protection (EP) Zone.
2. The Zoning By-law be and is hereby amended to add the following:

<b>“Parent Zone: R3 Exception No.: 578</b>	<b>Map: 4</b>	<i>Previous Zone:</i> I / EP	<i>Previous By-laws:</i> 6000-17
<b>Municipal Address:</b> 115 George Street			
<b>Legal Description:</b> Part of Lots 1 and 2, Registered Plan 38, Aurora			
<b>24.578.1 Permitted Uses</b>			

The following uses are permitted:	
<ul style="list-style-type: none"> <li>In accordance with R3 uses</li> </ul>	
<b>24.578.2 Zone Requirements</b>	
Lot Area (minimum)	1350 square metres
Lot Frontage (minimum)	21 metres
Front Yard Setback	9.0 metres
Interior Side Yard	1.5 metres
Lot Coverage (Maximum)	40%
Height (Maximum)	11 metres
<b>24.578.3 Yard Encroachments</b>	
Open porches, uncovered terraces and decks (3.2 m in height or less)	In no case shall be 6m from the Front Lot Line
Steps, Landings	In no case shall be closer than 6 m from the Front Lot Line. In no case shall be closer than 0.3 m from the Interior Side Lot Line."

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.

**Enacted by Town of Aurora Council this 24th day of February, 2026.**

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**Tom Mrakas, Mayor**

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**Patricia De Sario, Deputy Clerk**

**Explanatory Note**

Re: By-law Number XXXX-26

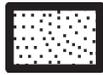
By-law Number XXXX-26 has the following purpose and effect:

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 "Institutional (I) Zone", and Environmental Protection (EP) Zone" to "Detached Third Density Residential R3(578) Exception Zone.", "Public Open Space (O1) Zone" and "Environmental Protection (EP) Zone"

The rezoning will permit the creation of six (6) residential lots, creation of a future 0.75 hectare public park, and will maintain the existing Environmental protection zone boundaries.

Schedule "A"

**Location:** Part of Lots 1 and 2, Registered Plan 38, Town of Aurora, Regional Municipality of York



Lands rezoned from "Institutional (I) Zone" to "Detached Third Density Residential R3(578) Exception Zone."



Lands rezoned from "Institutional (I) Zone" "Public Open Space (O1) Zone"



"Environmental Protection (EP) Zone" Maintained

