

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 180 Wellington Street East, to remove a holding symbol “H” (File No. ZBA(H)-2025-01).

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 under subsection 36(1) of the Planning Act, the council of a local municipality may, in a by-law passed under section 34 of the Planning Act, by the use of the holding symbol “H” (or “h”) in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendments to the Zoning By-law;

And whereas on April 22, 2025, the Council of the Town enacted By-law Number 6696-25, under section 34 of the Planning Act, to amend the Zoning By-law to include a holding symbol “H” (or “h”), under subsection 36(1) of the Planning Act, under Town File No. ZBA-2024-02;

And whereas the conditions for the removal of a holding symbol “H” (or “h”) respecting the “Second Density Apartment Residential (RA2) Exception Zone (566)” zoning on the subject lands have been satisfied, as set out in By-law Number 6696-25;

And whereas notice of intention to pass this by-law has been provided;

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 remove the holding symbol “H” (or “h”) preceding the “Second Density Apartment Residential (RA2) Exception

Zone (566)" on the lands as shown on Schedule "A" attached hereto and forming part of this By-law.

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 24th day of February, 2026.

Tom Mrakas, Mayor

Patricia De Sario, Deputy Clerk

Explanatory Note

Re: By-law Number XXXX-26

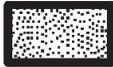
By-law Number XXXX-26 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, being the Zoning By-law in effect in the Town of Aurora, to remove the the holding symbol "H" (or "h") preceding the "Second Density Apartment Residential (RA2) Exception Zone (566)".

The effect of this zoning by-law amendment will lift the holding symbol "H" (or "h") on the subject lands to facilitate the development of a multi-unit development with four 12-storey apartment buildings with a total of 948 residential units.

Schedule "A"

Location: Part of Lot 106, Registered Plan 246, being Parts 1, 2 and 3 on Reference Plan 65R-3937, Town of Aurora, Regional Municipality of York



Lands rezoned from "(H)RA2(566) Second Density Apartment Residential Exception Zone" to "RA2(566) Second Density Residential Apartment Exception Zone".

