

The Corporation of the Town of Aurora

By-law Number XXXX-20

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 162, 306, 370, 434 & 488 St. John's Sideroad West.

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 is continued under the name Local Planning Appeal Tribunal (the "LPAT"), and any reference to the Ontario Municipal Board or the OMB is deemed to be a reference to the LPAT;

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 "Oak Ridges Moraine Rural General (RU-ORM)" designation applying to the lands highlighted on Schedule "A" attached hereto and forming part of this By-law with "Detached Third Density Residential Exception Zone (R3-529)", "Private Open Space (O2-530)" and "Oak Ridges Moraine Environmental Protection (EP-ORM)";
2. The Zoning By-law be and is hereby amended to add the following:

"24.529 Detached Third Density Residential (R3-529) Exception Zone

Parent Zone: R3	Map: Schedule	Previous Zone: RU-ORM
Exception No. (529)	"A" Map No. 1	
Municipal Address: 162, 306, 370, 434 & 488 St. Johns Sideroad		
Legal Description: Part of Lot 86, Concession 1		

24.529.1 Permitted Uses

- Dwelling, Detached
- Dwelling, Second Suite ⁽¹⁾
- Home Occupation ⁽²⁾

24.529.2 Zone Requirements

24.529.2.1 Siting Specifications

Minimum Lot Area	460 m ²
Minimum Lot Frontage	15 m (3)
Minimum Front Yard <ul style="list-style-type: none"> To Main Building To Garage Face 	4.5 m 6.0 m
Minimum Rear Yard	7.5 m
Minimum Interior Side Yard	1.5 m
Minimum Exterior Side Yard	3.0 m
24.529.2.2 Building Specifications	
Maximum Building Coverage	45%
Maximum Building Height	11.0 m (4)

24.529.2.3 Encroachments	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)
Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

24.529.2.4 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.	

- (1) A maximum of one (1) second suite dwelling unit shall be permitted per lot and shall be in accordance with Section 7.5.4 of this by-law.
- (2) Subject to Section 4.6 of this by-law.
- (3) All lots abutting the landscape buffer along St. John's Sideroad shall have a minimum lot frontage of 20.0 m with the exception of the lots located to the east in between the open space block zoned "Private Open Space (O2-530)" and the SWM block zoned "Private Open Space (O2-530)". For lots that front onto the private road that abuts the landscape buffer adjacent to St. John's Sideroad, a minimum lot frontage of 17.0 m shall be provided, with the exception of the lots located to the east in between the open space block zoned "Private Open Space (O2-530)" and the SWM block zoned "Private Open Space (O2-530)".
- (4) On lots with walk-out basements, the maximum height shall be 12 m provided

the total number of lots with walk-out basements does not exceed more than 32 within the “Detached Third Density Residential (R3-529) Zone”.

3. The Zoning By-law be and is hereby amended to add the following:

“24.530 Private Open Space (O2-530) Exception Zone

Parent Zone: O2	Map: Schedule	Previous Zone: RU-ORM
Exception No. (530)	“A” Map No. 1	
Municipal Address: 162, 306, 370, 434 & 488 St. Johns Sideroad		
Legal Description: Part of Lot 86, Concession 1		

24.530.1 Permitted Uses

- Private Park
- Stormwater Management Pond
- Conservation Uses
- Woodlands

24.530.2 Zone Requirements

Minimum Lot Area	n/a
Minimum Lot Frontage	n/a
Minimum Front Yard	n/a
Minimum Rear Yard	n/a
Minimum Side Yard	n/a
Maximum Building Height	n/a
Maximum Building Coverage	n/a”

4. 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 29th day of September, 2020

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Explanatory Note

Re: By-law Number XXXX-20 (ZBA- 2018-02)

By-law Number XXXX-20 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 rezone the subject lands from “Oak Ridges Moraine Rural General (RU-ORM)” designation applying to the lands highlighted on Schedule “A” attached hereto and forming part of this By-law with “Detached Third Density Residential Exception Zone (R3-529)”, “Private Open Space (O2-530)” and “Oak Ridges Moraine Environmental Protection (EP-ORM)”.

Schedule "A"

Location: Part of Lot 86, Concession 1, Town of Aurora, Regional Municipality of York



Lands rezoned from "Oak Ridges Moraine Rural General (RU-ORM)" to "Detached Third Density Residential Exception Zone (R3-529)", "Private Open Space (O2-530)" and "Oak Ridges Moraine Environmental Protection (EP-ORM)".

