

The Corporation of the Town of Aurora

By-law Number XXXX-20

**Being a By-law to amend By-law Number 5285-10, as amended, to adopt
Official Plan Amendment No. 22.**

Whereas on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, being a by-law to adopt the Official Plan for the Town of Aurora (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 further amend the Official Plan;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. Official Plan Amendment No. 22 to the Official Plan, attached and forming part of this by-law, be and is hereby adopted.
2. By-law Number 5446-12 be and is hereby repealed.
3. This By-law shall come into 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 November, 2020.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Amendment No. 22
To the Official Plan for the Town of Aurora

Statement of Components

Part I – The Preamble

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

Part II – The Amendment

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

Part III – The Appendices

Part – I The Preamble**1. The Introduction**

This part of Official Plan Amendment No. 22 (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 redesignate the subject lands from “Business Park” and “Business Park – Special Policy Area 1” to “Business Park – Special Policy Area 1” in its entirety. In addition, the Amendment will amend Section 3.5 of OPA 30 and Section 16.36 of the Town of Aurora Official Plan to add “Motor Vehicle Sales Establishment” and “Commercial Self-Storage Facility” as permitted uses on a portion of the subject lands in order to facilitate the future development of an integrated campus-like setting that include motor vehicle sales establishment(s), self-storage, office, retail, and other employment uses. The Amendment also includes an extension of Site Specific Policy Area 36 to the balance of the subject lands and the deletion of restrictions related to the maximum gross floor area of individual commercial retail units.

3. Location

The lands affected by this Amendment are located on the southwest corner of Wellington Street East and Highway 404, and municipally known as 1623 Wellington Street East and legally described as Part of Lot 20, Concession 3, Whitchurch, as set out in Instrument No. WH23270, save and except the lands described in Instrument No. IF400 and Expropriation Plans A48957A and R619446 lying west of Highway 404, Town of Aurora, The Regional Municipality of York (the “Subject Lands”).

4. Basis of the Amendment

The basis of the amendment is as follows:

- 4.1 Official Plan Amendment 30 designates the subject lands “Business Park” and “Business Park – Special Policy Area 1” and are identified as Site Specific Policy Area 36 in Schedule ‘H’ of the Official Plan. The Business Park designation permits an integrated mix of employment activities and businesses, including business and professional offices, as well as a variety of supporting commercial and community facilities.

The “Business Park – Special Policy Area 1” designation permits a maximum of 18,120 m² of limited ancillary commercial and retail uses in addition to the Business Park uses already permitted. These commercial retail uses will need to be designed to primarily service the business park lands and collectively shall not exceed 20% of total employment in the designated employment land area of OPA 30. In addition, the development of these commercial retail areas is to be phased with a maximum of 11,100 m² of commercial retail space being permitted in accordance with site specific by-law requirements. Additional commercial uses beyond this cap shall only be permitted at a ratio of 1 m² of gross floor area for every 1.5 m² gross floor area of business park uses developed on the remainder of the site. Also, restrictions are prescribed for commercial retail uses as the maximum gross floor area of any individual commercial retail unit shall not

exceed 2,000 m² except that a maximum of four retail stores shall be permitted to have a maximum gross floor area of 2,500 m².

- 4.2 Applications for Official Plan Amendment and Zoning By-law Amendment were submitted to the Town of Aurora for review in 2020, to facilitate the development of the eastern portion of the subject lands with a phased, integrated campus-like setting that will include retail, motor vehicle sales establishment(s), self-storage, offices, and other employment uses.
- 4.3 The Official Plan Amendment was submitted to redesignate the subject lands from "Business Park" and "Business Park – Special Policy Area 1" to "Business Park – Special Policy Area 1" in its entirety, and to add "Motor Vehicle Sales Establishment" and "Commercial Self-Storage Facility" as permitted uses on a portion of the subject lands. Additionally, the Official Plan Amendment was also submitted to extend the Site Specific Policy Area 36 to the balance of the subject lands and to delete the restrictions on the maximum gross floor area of individual commercial retail units.
- 4.4 A Public Planning Meeting was held on June 9, 2020, to present the application and obtain input from the public and Council.
- 4.5 The proposed uses are compatible and appropriate with the existing surrounding land uses and will contribute to a complete community.
- 4.6 The Amendment is consistent with Provincial and Regional Policies and Plans.
- 4.7 The Town of Aurora is the approval authority for the Amendment.
- 4.8 The proposed development of the subject lands will be subject to future site plan applications to ensure compatibility with the surrounding 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 Schedule "B", constitutes Amendment No. 22 to the Official Plan.

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

Item (1):Schedule "AA", Land Use Plan, being part of the Town of Aurora Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30, be and is amended by changing the land use designation for the subject lands municipally described as 1623 Wellington Street East, Town of Aurora in the Regional Municipality of York, from "Business Park" designation to "Business Park - Special Policy Area 1", as shown on Schedule "A" – Land Use Plan, attached hereto and forming part of this Amendment.

Item (2):Schedule "H" – Site Specific Policy Areas, being part of the Official Plan, be and is hereby amended by designating the subject lands as "Special Policy Area 36" as shown on Schedule "B" – Site Specific Policy Areas, attached hereto and forming part of this Amendment.

Item (3): Section 16.36 of the Official Plan be and is hereby deleted and replaced with the following:

- “36. Schedule “AA”, Land Use Plan, being part of the Town of Aurora Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30, is amended by changing the land use designation for the subject lands municipally described as 1623 Wellington Street East, Town of Aurora in the Regional Municipality of York, from “Business Park” and “Business Park – Special Policy Area 1” to “Business Park – Special Policy Area 1”.

Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment No. 30 be and is hereby amended by adding the following:

3.5.3 Business Park – Special Policy Area 1

The following special policies shall apply to the 13.9 hectare (34.4 acre) lands designated “Business Park – Special Policy Area 1” located at the south-west quadrant of Wellington Street East and Highway 404 and described as Part of Lot 20, Concession 3, E.Y.S”

- a) A maximum of 18,120m² of limited ancillary commercial and retail uses shall be permitted in addition to the Business Park uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan (OPA 30) only within Area “A”. The commercial retail uses shall be designed to primarily service businesses in the business park lands and these ancillary uses collectively shall not exceed 20% of the total employment in the employment land area of OPA 30.
- b) The development of these commercial retail areas shall be phased. A maximum of 11,100m² of commercial retail space shall be permitted in accordance with site specific by-law requirements. Any additional commercial retail uses beyond 11,100m² to a maximum of 7,020m² shall only be permitted at a ratio of 1m² of gross floor area of commercial retail space for every 1.5m² gross floor area of business park uses developed within Areas “A”, “B”, “C” or “D”.
- c) In addition to the retail commercial uses and maximum gross floor areas permitted in Section 3.5.3 a) for Area “A”, Motor Vehicle Sales Establishment uses shall also be permitted as a principle use.
- d) Within Area “B”, Motor Vehicle Sales Establishment uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment 30.
- e) A maximum of 2 automobile dealership uses may be permitted provided 1 is located in Area “A” and 1 in Area “B”, or both within Area “A”.
- f) Within Area “C”, self-storage uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan – Official Plan Amendment 30.

- g) The policies contained herein shall be implemented by way of a site specific zoning by-law.
- h) All other provisions of OPA 30 shall continue to apply.”

3. Interpretation and 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 policies of the Official Plan.

Part III – The Appendices

Schedule “A” – Land Use Plan

Schedule “B” – Site Specific Policy Areas

SCHEDULE "AA" Land Use Plan


Schedule A to
OPA No. 22


LEGEND

 Lands subject to
this Amendment

OPA 30

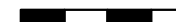
 Community Commercial

 Business Park - Special
Policy Area 1

 Business Park - Regional
Commercial Centre

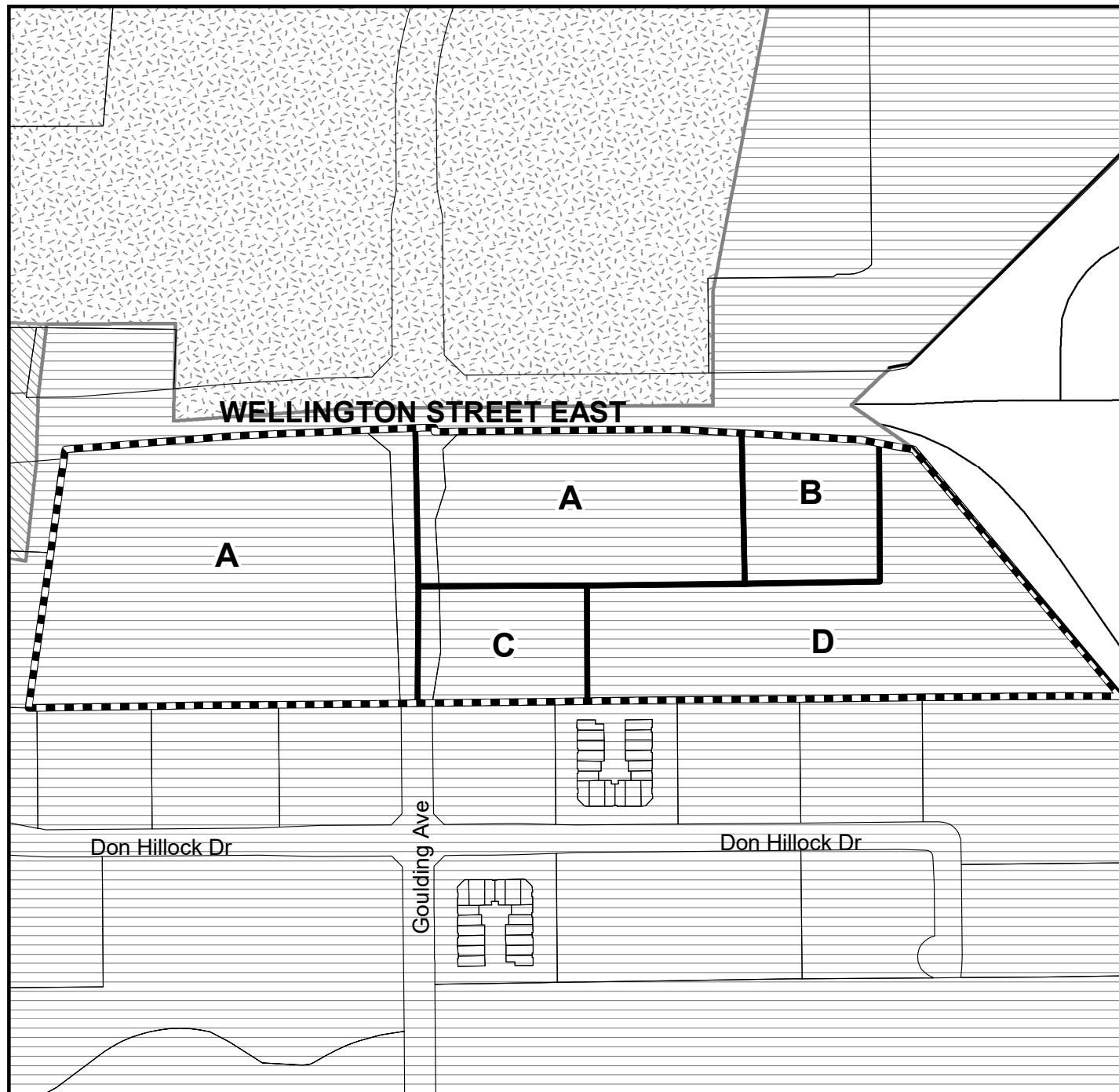


0 25 50 75 100



Metres

Map created by the Town of Aurora Planning
and Development Services Department -
GIS Division, November 18, 2020. Base data
provided by York Region



SCHEDULE 'H' SITE SPECIFIC POLICY AREAS

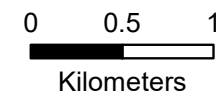
SCHEDULE B TO OPA NO. 22

LEGEND

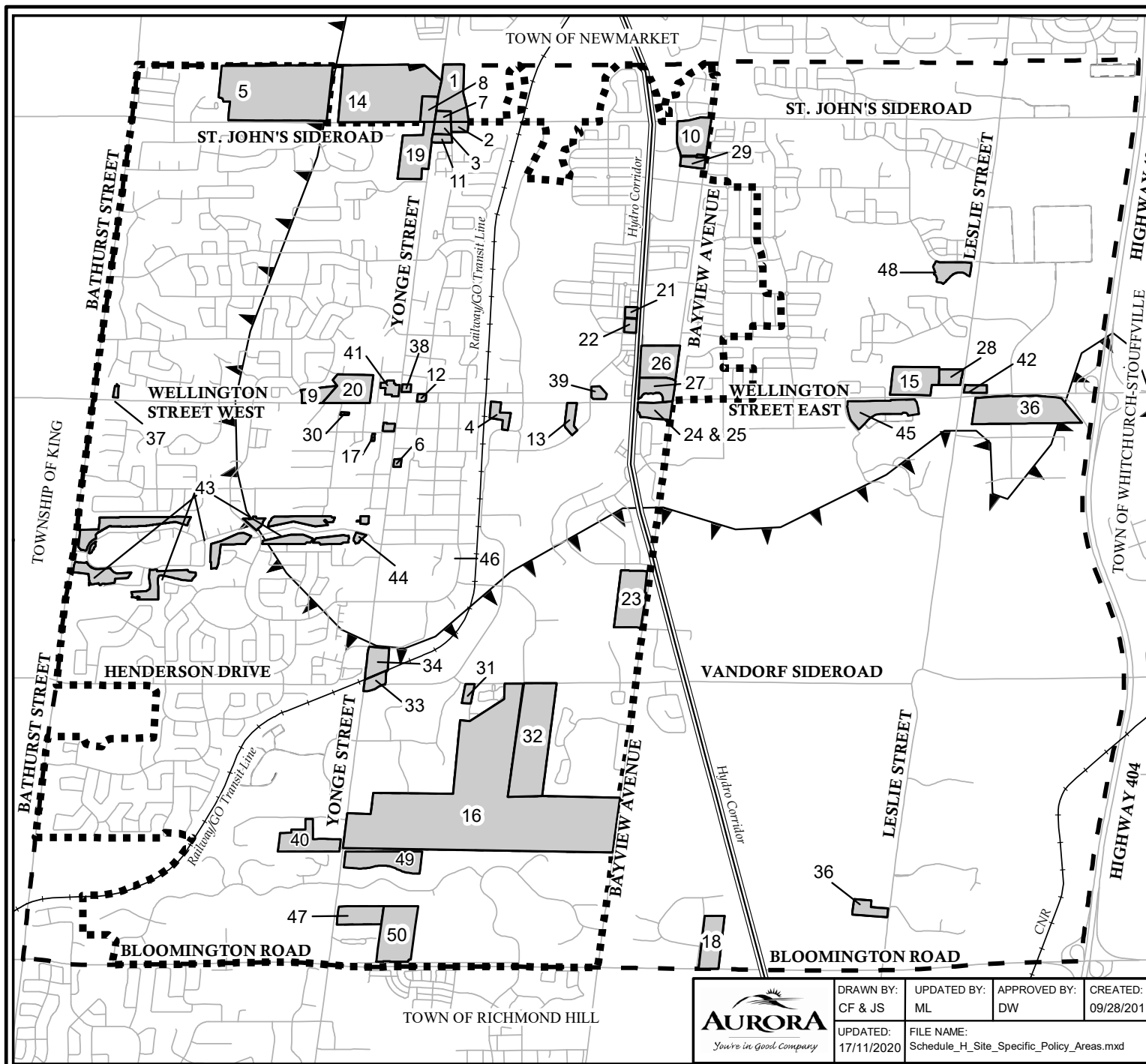
- Municipal Boundary
- Road
- Proposed Road
- Oak Ridges Moraine Boundary
 - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 160/02
 - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- Built Boundary

Site Specific Policy Areas

- Site Specific Policy Area



THIS SCHEDULE IS A CONSOLIDATION AND IS PREPARED FOR CONVENIENCE ONLY. FOR ACCURATE REFERENCES, THE ORIGINAL OPA SCHEDULES SHOULD BE CONSULTED. COPIES OF THE ORIGINALS ARE AVAILABLE IN THE CORPORATE & FINANCIAL SERVICES OR PLANNING & BUILDING SERVICES DEPARTMENTS.



DRAWN BY: CF & JS	UPDATED BY: ML	APPROVED BY: DW	CREATED: 09/28/2011
UPDATED: 17/11/2020	FILE NAME: Schedule_H_Site_Specific_Policy_Areas.mxd		