

Appendix B

The Corporation of the Town of Aurora

By-law Number XXXX-24

**Being a By-law to amend By-law Number 6000-17, as amended,
respecting the lands municipally known as 15 Glensteep Trail (ZBA-
2022-01).**

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 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 “Detached Second Density Residential R2(437) Exception Zone” zoning category applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this by-law with “Detached Third Density Residential (R3-XXX) Exception Zone”.
2. The Zoning By-law be and is hereby amended to add the following:

Parent Zone: R3 Exception No.: XXX	Map: 6	<i>Previous Zone:</i> R2(437)	<i>Previous By-laws:</i> 6000-17
Municipal Address: 15 Glensteep Trail			
Legal Description: Lot 29 on Plan 65M-4614			

<u>24.XXX.1 Permitted Uses</u> Only the following uses are permitted: <ul style="list-style-type: none">• One (1) detached dwelling per lot• A home occupation
<u>24.XXX.2 Zone Requirements</u>

Notwithstanding any other provisions to the contrary, the lot line which abuts Ridge Road shall be deemed the front lot line	
<u>24.XXX.2.2 Siting Specifications</u>	
Front Yard (minimum)	4.4 metres
Interior Side Yard (minimum)	0.8 metres
<u>24.XXX.2.3 Building Specifications</u>	
Lot Coverage (maximum)	45%
Height (maximum)	10 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 ___ of ___, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Explanatory Note

Re: By-law Number XXXX-24

By-law Number XXXX-24 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 "Detached Second Density Residential R2(437) Exception Zone" to "Detached Third Density Residential R3(XXX) Exception Zone."

The effect of this zoning amendment will rezone the subject property to one common exception zone category and will facilitate the creation of three additional lots for a total of four lots.

THE CORPORATION OF THE
TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

LOCATION: 15 Glensteepie Trail
Part of Lot 73, Concession 1 W of Yonge St
Town of Aurora



0 50m
SCALE 1 : 2,000



LANDS SUBJECT TO REZONING
FROM "R2(437)" TO "R3(XXX)"

THIS IS SCHEDULE "A"
TO BY-LAW NO. ____-____
PASSED THIS ____ DAY
OF _____, 2024.

CLERK

MAYOR

