

**The Corporation of the Town of Aurora**

**By-law Number XXXX-24**

**Being a By-law to amend By-law Number 5285-10, as amended, to adopt  
Official Plan Amendment No. 31 (File No. OPA-2022-01).**

**Whereas** on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, as amended, 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. 31 to the Official Plan, attached and forming part of this by-law, be and is hereby adopted.
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 23rd of April, 2024.**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**

**Amendment No. 31**  
**To the Official Plan for the Town of Aurora**

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**Statement of Components**

**Part I – The Preamble**

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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. Introduction**

This part of the Official Plan Amendment No. 31 (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 add an Exception to the current land use designation of “Cluster Residential”. The provision of this Amendment will amend Site Specific Policy #42 and implement Site Specific Policy #63 to allow for the creation of three additional single detached lots within an approved plan of subdivision.

**3. Location**

The lands affected by this Amendment are located on the east side of Glensteeple Trail and south of Ridge Road, municipally known as 15 Glensteeple Trail; having a lot area of approximately 0.26 hectares (0.65 acres); and are legally described as Lot 29 on Plan 65M-4614, Town of Aurora, Regional Municipality of York (the “Subject Lands”).

**4. Basis of the Amendment**

The basis of the Amendment is as follows:

- 4.1 The Amendment is privately initiated and is intended to complete Plan of Subdivision 65M-4614, as the subject lands are a remanent piece of the subdivision that will maintain the character and round out the existing residential neighbourhood.
- 4.2 This Amendment proposes a gentle intensification of an underutilized portion of land of an existing subdivision with the available services. The division of the subject lands will contribute to the completion of this neighbourhood pocket.
- 4.3 The Amendment proposes to remove the requirement of a Block Plan, and implement a maximum density of 5.5 units per hectare (2.2 units per acre) and maximum lot coverage of 45%.
- 4.4 The Amendment provides for a compatible use. The full basis for this Amendment has been set out in the Planning Justification Report and related supplementary reports submitted in support of this Amendment and the related Zoning By-law Amendment.
- 4.5 The Amendment is considered as an appropriate form of intensification.
- 4.6 The Amendment provides for gentle intensification within an approved plan of subdivision.
- 4.7 A new Block Plan is not necessary as the function of the approved subdivision block remains unchanged.
- 4.8 The Amendment is consistent with Provincial and Regional Policies and Plans.
- 4.9 The Town of Aurora is the approval authority for the Amendment.

**Part II – The Amendment****1. Introduction**

This part of the Amendment, entitled Part II – The Amendment, consisting of the following text and attached map, designated as Schedule “A” (Amendment to Official Plan Schedule “H” - Site Specific Policy Areas) constitutes Amendment No. 31 to the Official Plan.

**2. Details of the Amendment**

The Official Plan be and is hereby amended as follows:

Item (1): Schedule “H”, Site Specific Policy Areas, being part of the Town of Aurora Official Plan, be and is hereby amended by designating the subject lands municipally known as 15 Glensteeple Trail, Town of Aurora in the Regional Municipality of York as “Special Policy Area 63” as shown on Schedule “H” – Site Specific Policy Areas.

Item (2): Section 16 of the Town of Aurora Official Plan be and is hereby amended by adding Subsection “16.63”, as follows:

**“16.63**

The following policies apply to the lands shown on Schedule “H” as Site Specific Policy Area 63, which is designated “Cluster Residential”

- a) “Notwithstanding any other provisions in OPA 34, on an individual lot basis, the maximum permitted building coverage for the proposed 4 residential lots shall not exceed 45%.
- b) A minimum of 20 metres of separation shall be maintained between primary residential buildings in the “Cluster Residential” designation and abutting lands designated “Estate Residential”.
- c) Site grading for development shall be undertaken, in a manner that preserves existing landforms and minimizes impact on adjoining lands to the greatest extent possible where natural features such as trees are intended to be preserved.
- d) Any lot abutting Ridge Road shall have a minimum lot frontage of 22 metres and minimum lot area of 0.18 hectares (0.44 acres).
- e) Notwithstanding any other provisions in OPA 34, a Block Plan is not required to permit new development on the subject lands as they are a completion of the Plan of Subdivision 65M-4614.
- f) Notwithstanding any other provisions in OPA 34, the gross residential density averaged over the constrained and unconstrained lands subject to a development application shall be no more than 5.5 units per hectare (2.2 units/acre).”

**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 respective policies of the Official Plan.

**Part III – The Appendices**

Schedule “A” – Amendment to Official Plan Schedule “H” - Site Specific Policy Areas

# **SCHEDULE "H" TO OPA - SITE SPECIFIC POLICY AREAS**

## **SCHEDULE "A" TO OPA NO. 31**

### **LEGEND**

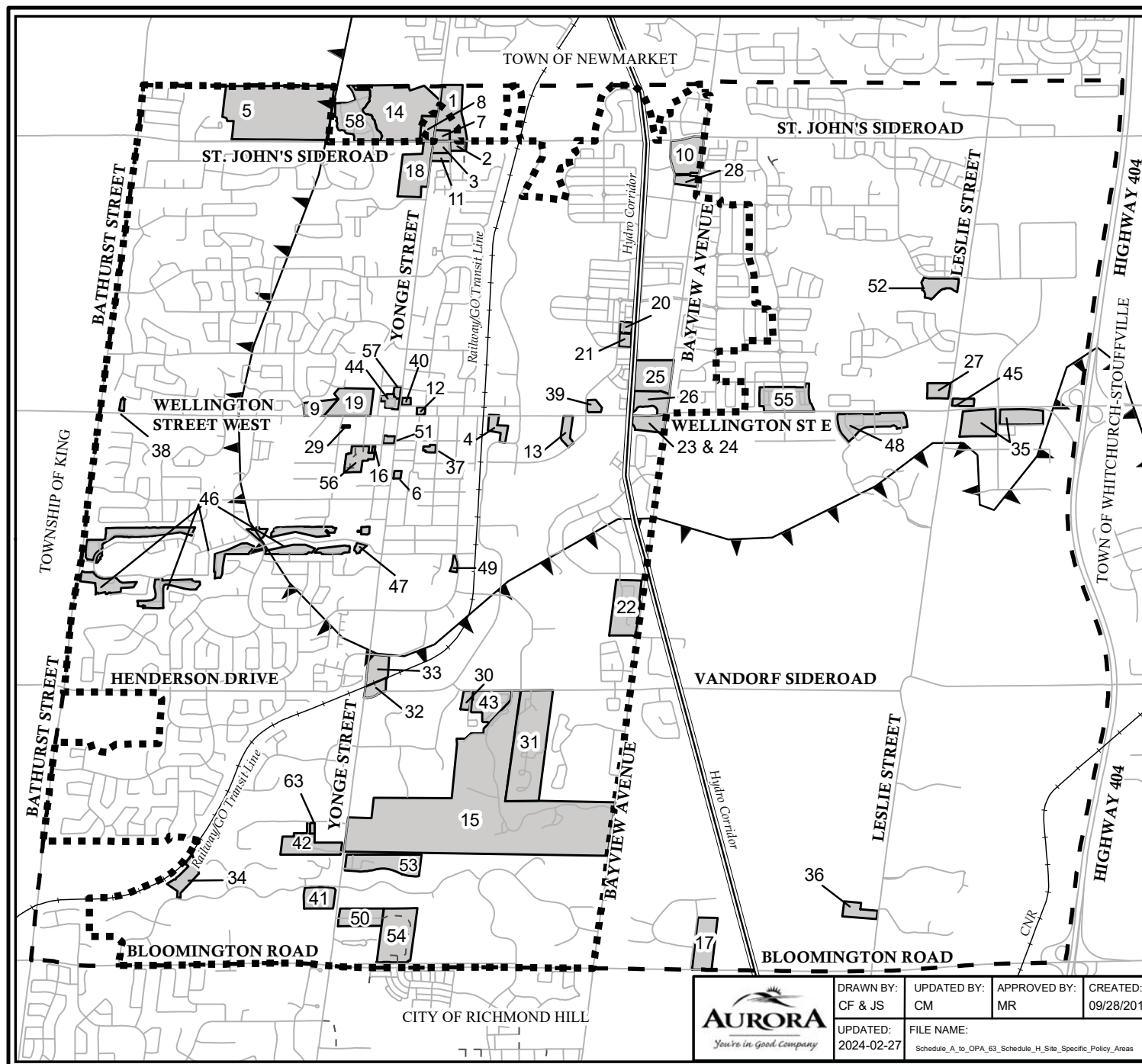
- Municipal Boundary
- Road
- - - Proposed Road
- ▲ Oak Ridges Moraine Boundary
  - Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 140/02
  - Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02
- - - Built Boundary

Site Specific Policy Areas  
 ■ Site Specific Policy Area



0 0.5 1  
Kilometers

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: CM	APPROVED BY: MR	CREATED: 09/28/2011
UPDATED: 2024-02-27	FILE NAME: Schedule_A_to_OPA_63_Schedule_H_Site_Specific_Policy_Areas		