

The Corporation of the Town of Aurora

By-law Number 6000-17

Being a By-law to enact a new Comprehensive Zoning By-law for the Town of Aurora.

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 under section 34(1) 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 By-law Number 6000-17 is a by-law to implement the policies of the Official Plan and govern land use, according to the provisions of the *Planning Act*;

And whereas on June 16, 1980, the Council of the Town enacted By-law Number 2213-78, as amended, which By-law was appealed to and then approved by the Ontario Municipal Board on August 22, 1983;

And whereas on July 15, 2014, the Council of the Town enacted By-law Number 5632-14, as amended, to amend By-law Number 2213-78, as amended, to prohibit the use of land or the erection or use of buildings or structures unless municipal services are available;

And whereas the Council of the Town held public planning meetings on February 24, 2014 and April 8, 2015;

And whereas the Council of the Town deems it necessary and expedient to adopt a new Comprehensive Zoning By-law for the Town of Aurora;

And whereas it is then deemed necessary and expedient to repeal By-law Number 2213-78, as amended, save and except those lands that are governed by By-law Number 5632-14, as amended, and minor variances previously granted under By-law Number 2213-78, as amended;

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

1. By-law Number 2213-78, as amended, and all previous by-laws passed under section 34 of the *Planning Act*, or any predecessor thereof, are repealed in their entirety, including all sections, schedules, and amendments that apply to all lands subject to By-law Number 2213-78, save and except for those lands that are:
 - (a) Governed by By-law Number 5632-14, as amended; and
 - (b) Minor Variances previously granted under By-law Number 2213-78, as amended.

2. The attached Town of Aurora Comprehensive Zoning By-law be and is hereby enacted as the zoning by-law for the Town of Aurora, being By-law Number 6000-17, pursuant to section 34 of the *Planning Act*.

Enacted by Town of Aurora Council this 27th day of June, 2017.



Geoffrey Dawe, Mayor



Michael de Rond, Town Clerk