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Planning & Development  
 Services

**2013 Comprehensive Zoning Review**

**Technical Paper #7: Employment Zones**

**Introduction**

New legislation in the *Planning Act* requires municipalities to update its Zoning By-law within three years of a new Official Plan coming into effect. The Town’s Official Plan came into effect on August 14, 2012. The goal of the Comprehensive Zoning Review is to revise and update our current zoning standards primarily to implement the policies of the Town’s Official Plan, incorporate new standards for the Aurora Promenade and also update standards related to the general provisions to apply current progressive planning practice and regulations.

The following technical paper applies to all Industrial and Business Park Zones located outside of the Aurora Promenade.

**Issues to be Discussed:**

- New Zoning Structure for Industrial and Business Park Zones
- Up to date employment functions and permitted uses in the Industrial and Business Park Zones
  - Address undefined permitted uses
  - Establish as updated listing of defined uses
- Building and Siting Specifications to be addressed
- Consolidation of existing zoning exceptions
- Magna Employment Lands

**New Zoning Structure for Employment Zones:**

The following table re-organizes the current Industrial and Business Park zoning structure into the proposed zoning structure:

Proposed Zone Categorization	Current Zone	Proposed Structure
Promenade or E1	M1	Service Employment <ul style="list-style-type: none"> <li>• primarily unchanged</li> <li>• Limited lands zoned M1 are located in the Promenade</li> </ul>
Promenade or E1	M1A	Promenade Zoning <ul style="list-style-type: none"> <li>• reclassification to be determined</li> <li>• M1A lands located outside the Aurora Promenade will be reclassified to Service Employment</li> </ul>
Promenade or E2	M2	General Employment or Promenade <ul style="list-style-type: none"> <li>• primarily unchanged</li> <li>• Limited lands zoned M2 are located in the Promenade</li> </ul>

<b>Promenade, E1 or E2</b>	M3	Service Employment, Service Commercial or Promenade <ul style="list-style-type: none"> <li>Limited lands zoned M3 are located in the Promenade</li> </ul>
<b>E2</b>	M4	General Employment
<b>E2</b>	M5	General Employment
<b>E2 or E-BP</b>	M6	General Employment or Business Park
<b>E-BP</b>	BP	Business Park <ul style="list-style-type: none"> <li>primarily unchanged</li> </ul>

The proposed zoning structure for Industrial and Business Park zones will reflect the zoning structure outlined in the Town of Aurora Official Plan (2011).

**Permitted Uses in Employment Zones:**

Permitted Uses will be adjusted to reflect the policies and permitted uses identified in the Town of Aurora Official Plan (2011). Additional uses may be added to or deleted from appropriate parent zones. Permitted Uses for each Employment Zone will be evaluated and provided at future public consultation

**Undefined Permitted Uses:**

In Zoning By-law 2213-78, there are several examples of Permitted Uses that do not have definitions in the Definition Section of the By-law, this causes confusion in administration and interpretation. All existing uses that were not defined in By-law 2213-78 will have a definition as part of the new Zoning By-law. (See Definition Technical Paper #1)

**Multiple Definitions:**

Zoning By-law 2213-78 includes definitions specific to Industrial Zones and Business Park Zones. Definitions will be consolidated into one comprehensive set of definitions. Existing special exceptions and definitions may be retained where required.

**Building and Siting Specifications:**

Building and Siting Specifications will be enhanced with up to date employment functions within the new Zoning By-law. The creation of legal non-conforming issues will be evaluated.

**Consolidation of Existing Zoning Exceptions:**

In the formation of new parent zones, existing exception zones may be consolidated into the parent zoning. The creation of legal non-conforming issues will be discouraged, but may be necessary in the review process.

**Magna Industrial Lands:**

Lands zoned RU-6, (H)RU-7 and RU-11 are not in keeping with the intent of Rural General lands. The lands can be re-categorized to a Business Park zoning, keeping the existing zoning and siting specification as currently permitted on the lands. Re-zoning the lands to Business Park is consistent with policies identified in OPA 30.

**Contact Us:**

For more information about the 2013 Comprehensive Zoning Review, contact Town of Aurora Planning & Development Services at [planning@aurora.ca](mailto:planning@aurora.ca) or by phone: Glen Letman at 905-727-3123, ext. 4346 or Jeff Healey at 905-727-3123, ext. 4349.