

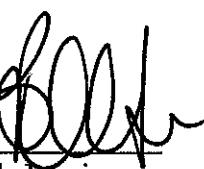


100 John West Way  
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Tel: (905) 727-1375  
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**AFFIDAVIT UNDER SECTION 34(22) OF THE PLANNING ACT (1990)**

I, Bob Panizza, hereby certify that the notice for By-law # 4634-05.D of the Corporation of the Town of Aurora, passed by the Council of the Corporation on the 25<sup>th</sup> day of January 2005, was given on the 28<sup>th</sup> day of January 2005, in the manner and form and to the persons prescribed by Ontario Regulation 199/96, as amended, made by the Lieutenant Governor-in-Council under subsection (18) of section 34 of the *Planning Act* R.S.O. 1990 c. P.13, as amended. I also certify that the 20 day appeal period expired on the 17<sup>th</sup> day of February 2005, and to this date no notice of appeal of the By-law has been filed with any person in the office of the Clerk.

Dated this 18<sup>th</sup> day of February 2005.

  
Bob Panizza  
Town Clerk

***The Corporation of the Town of Aurora***

***By-law Number 4634-05.D***

***BEING A BY-LAW to amend  
By-law No. 2213-78, as  
amended, being the Zoning  
By-law of the Town of  
Aurora.***

***(Timothy Parker Boland,  
Lot 65, Plan 246  
14996 Yonge Street  
Files D14-11-04 and D11-04-05)***

**WHEREAS** subsection 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended provides that the Council of a local Municipality may pass a Zoning By-law;

**AND WHEREAS** the Council of the Corporation of the Town of Aurora enacted by-law 2213-78 being the Zoning By-law, as amended;

**AND WHEREAS** the Council of the Corporation of the Town of Aurora may deem it necessary to amend the Zoning By-law from time to time;

**AND WHEREAS** the Council of the Corporation of the Town of Aurora deems it advisable to further amend By-law 2213-78, as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA HEREBY ENACTS AS FOLLOWS:**

1. THAT the zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law, is hereby amended from "Special Mixed Density Residential (R5) Zone" to "Special Mixed Density Residential (R5-28) Exception Zone".
2. THAT the following be added as Section 14.3 "Special Mixed Density Residential (R5-28) Exception Zone".

Section 14.3.28      **Special Mixed Density Residential (R5-28) Exception Zone**  
(4634-05.D)

**14.3.28      Uses Permitted**

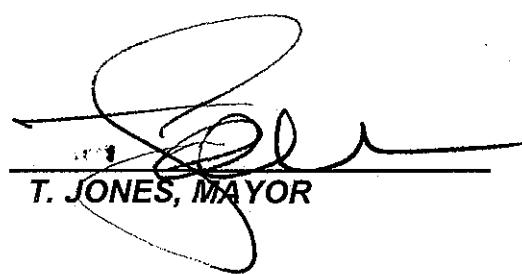
In accordance with Section 14.1 hereof with the addition of:

- Professional offices including medical offices provided that the maximum commercial floor area of all uses does not exceed 300m<sup>2</sup>.

3. THAT no part of this By-law will come into force until the provisions of the Planning Act have been complied with, but subject to such provisions the By-law will take effect from the day of passing thereof.

**READ A FIRST AND SECOND TIME THIS 25<sup>th</sup> DAY OF JANUARY, 2005.**

**READ A THIRD TIME AND FINALLY PASSED 25<sup>th</sup> DAY OF JANUARY, 2005.**



**T. JONES, MAYOR**



**B. PANIZZA, TOWN CLERK**

**TOWN OF AURORA**

**THE REGIONAL MUNICIPALITY OF YORK**

LOCATION: 14996 Yonge Street  
Lot 65, Plan 246

THIS IS SCHEDULE "A"

TO BY-LAW NO. 4634-05.D

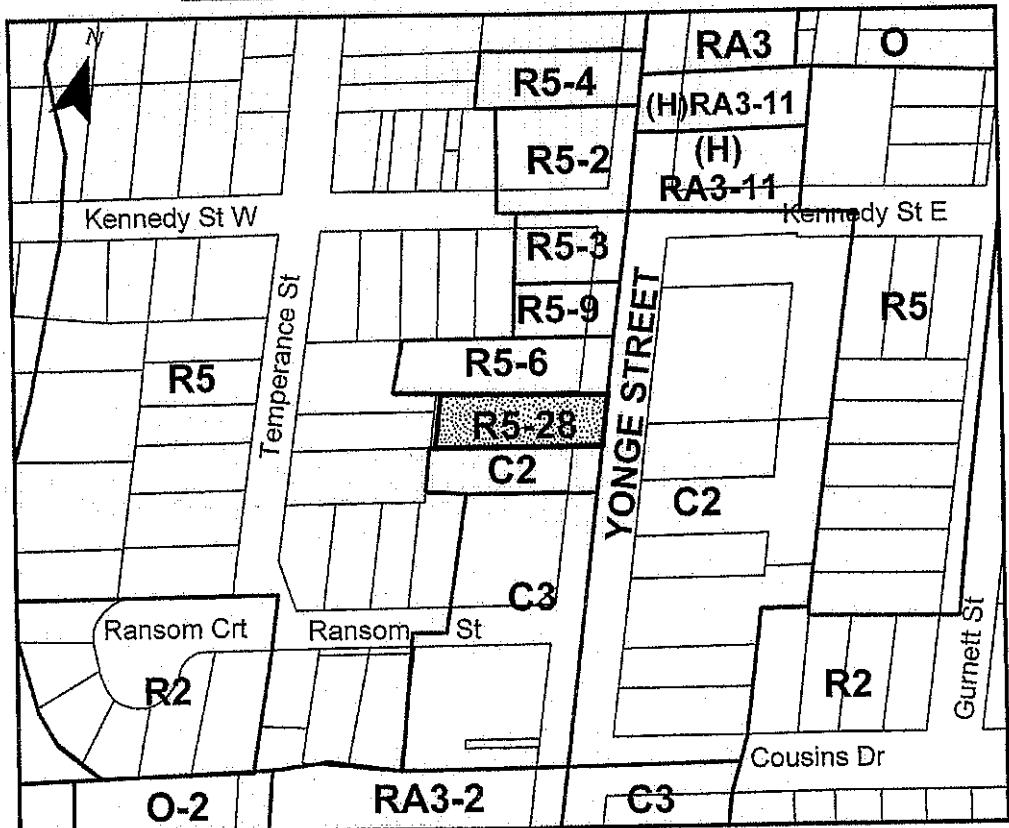
PASSED THIS 25 DAY

OF JANUARY, 2005.

*B. Panizza*  
B. PANIZZA, CLERK

*T. Jones*  
T. JONES, MAYOR

**LANDS SUBJECT TO REZONING  
FROM "R5" TO "R5-28"**



SCHEDULE "A" TO BY-LAW NO. 4634-05.D

**Explanatory Note**

Re: Zoning By-law No. 4634-05.D

By-law Number 4634-05.D has the following purpose and effect:

To amend By-law 2213-78, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from "Special Mixed Density Residential (R5) Zone" to "Special Mixed Density Residential (R5-28) Exception Zone". The rezoning will permit the use of the subject lands for professional offices including medical offices, and limit the commercial floor area to 300m<sup>2</sup>.